

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>	Mr Vittorio Scomazzon c/- Planning Plus
Contact name <i>(only applicable for companies)</i>	Evan Yelavich
Postal address <i>(P.O. Box or street address)</i>	PO Box 399
Suburb	Redlynch
State	QLD
Postcode	4870
Country	
Contact number	40393409
Email address <i>(non-mandatory)</i>	info@planningplusqld.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	20-02

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
			Vixies Road	Wonga Beach
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	32	SP126925	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

Note: Place each set of coordinates in a separate row. 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="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

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

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

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input checked="" 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>
Reconfiguration of a Lot (1 lot into 72 lots and park).
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- 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 type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input checked="" 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)

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

- Yes
- 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?

1

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

- | | |
|--|--|
| <input checked="" 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:
				Park
Number of lots created	72			1

10.2) Will the subdivision be staged?

- Yes – provide additional details below
- No

How many stages will the works include?	6
What stage(s) will this development application apply to?	1 - 6

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: 100%;" 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: 100%;" 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: 100%;" type="text"/>
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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"> • <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i> <i>Further advice about information requests is contained in the <u>DA Forms Guide</u>.</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	



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Our Ref: 20-02/000973
Date: 17 February 2020

Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Dear Sir

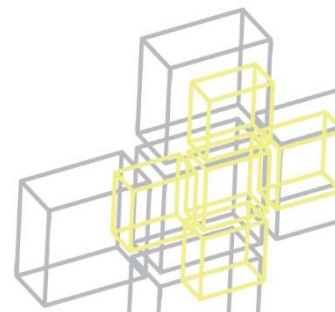
RE: APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT (1 LOT INTO 72 LOTS PLUS PARK) OVER LAND LOCATED AT VIXIES ROAD, WONGA BEACH, DESCRIBED AS LOT 32 ON SP126925

Planning Plus QLD Pty Ltd has been engaged by Mr Vittorio Scomazzon (the 'Applicant') to prepare and lodge the abovementioned development application with Douglas Shire Council.

In support of the application, please find attached completed DA Form 1 (**Annexure 1**). It is noted that the applicant will pay the relevant application fee over the counter at the time of lodgement. Following agreement with Council's Planning Department, it is understood that the relevant fee will be \$1,419 (base fee) + \$530 x 70 additional lots = \$38,519 x 50% = **\$19,259.50**.

In addition to the above, the following submission has been prepared to assist Council and other relevant authorities with their assessment of the application.

town planning, project management & development consultants



1 Site Information

1.1 Site Details

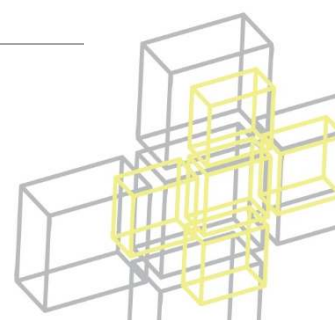
Key details of the subject site include:

Address:	Vixies Road, Wonga Beach, QLD 4873
Real Property Description:	Lot 32 on SP126925 <i>Refer to Annexure 2 – QLD Globe Overlay and Annexure 3 - SmartMap</i>
Site Area:	56.33ha
Easements:	N/A
Land Owner:	Vittorio Giuseppe Scomazzon <i>Refer to Annexure 4 –Title Search</i>

1.2 Planning Context

The planning context of the site includes:

Planning Scheme Local Plan:	N/A
Planning Area:	Rural Residential
Planning Scheme Overlays:	<ul style="list-style-type: none">▪ Acid Sulfate Soils (<5m AHD)▪ Bushfire Hazard (Medium Potential Bushfire Intensity / High Potential Bushfire Intensity / Potential Impact Buffer)▪ Coastal Processes (Erosion Prone Area)▪ Flood and Storm Tide Inundation (Storm Tide - Medium Hazard / Storm Tide - High Hazard / Flood Plain Assessment Overlay)▪ Landscape Values (Medium Landscape Values / High Landscape Values)▪ Natural Areas (MSES Regulated Vegetation (of concern regional ecosystem) / MSES Regulated Vegetation (intersecting a watercourse / MSES High Ecological Significance Wetlands)▪ Transport Network Road Hierarchy (Minor Rural Road)
SARA Mapping:	<ul style="list-style-type: none">▪ Coastal Protection (Coastal Area – erosion prone area / Coastal Area – medium storm tide inundation area / Coastal Area – high storm tide inundation area)



- Fish Habitat Area (Queensland waterways for waterway barrier works).
- Wetland Protection Areas (wetland protection area wetland).
- Native Vegetation Clearing (Category B of concern regional ecosystem / Category R regulated vegetation / essential habitat)

Refer to **Annexure 5 – SARA Mapping**

1.3 Site Characteristics

Key site characteristics include:

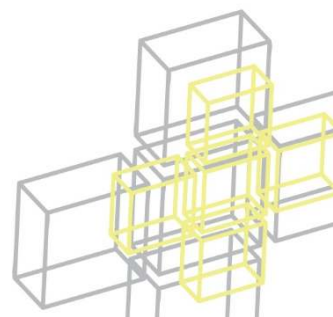
Topography:	Sand dunes/drainage swales running generally north-south parallel with the coast.
Vegetation:	Small areas of native vegetation, generally within the drainage swales.
Wetlands:	Small lake located generally in the southern portion of the site.
Waterways:	Unnamed tributary running within drainage swale, generally north-south.
Services:	The site is connected to, or has access to, the following urban infrastructures: <ul style="list-style-type: none"> ▪ Telecommunications; ▪ Electricity; and ▪ Roads.
Road frontages:	Vixies Road and South Arm Drive.
Existing use of site:	Horticulture, dwelling and air strip.

1.4 Surrounding Land Uses

The subject site is located adjacent to an established rural residential area at the northern end of Wonga Beach.

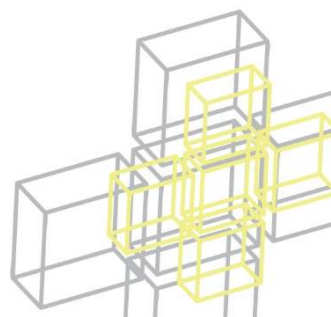
2 Application Details

Aspects of Development Sought:	Development Permit for Reconfiguration of a Lot (1 Lot into 72 Lots plus Park).
Applicant:	Mr Vittorio Scomazzon



Contact:

Mr Evan Yelavich
Planning Plus QLD
PO Box 399
REDLYNCH QLD 4870
Ph: 0402 073 082
E: evan@planningplusqld.com.au



3 Background

The proposed development has previously been approved by Douglas Shire Council, however this approval was recently allowed to lapse. The subject application therefore simply seeks to reinstate the approved development with no changes to the proposal.

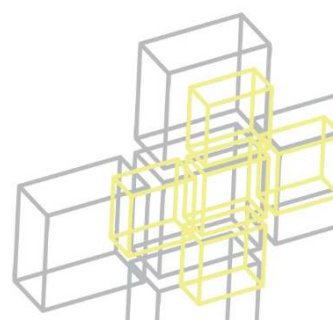
Initially, the original development application was lodged in August 2009 with Cairns Regional Council, being the relevant Local Government Authority at the time following amalgamation of Douglas Shire and Cairns Regional Council. The application was assessed over a number of years and was required to address a range of issues, ultimately being approved by Douglas Shire Council in November 2015. In the Council officer's report which recommended approval of the application, the following comment is noted:

“Despite the lodgement of the application in August 2009, the investigations and subsequent findings in conjunction with the assessment and subsequent Recommendation to Council represents contemporary expectations and outcomes when developing land for residential purposes.”

Given the above, the approved development is considered to remain appropriate today and it is unlikely that any significant changes would be necessary to meet contemporary standards.

While the current Planning Act 2016 provides for 6-year approval currency periods, the former Sustainable Planning Act 2009 provided for 4 years, meaning the subject approval lapsed recently in November 2019. A new development application is therefore necessary to reinstate the approval.

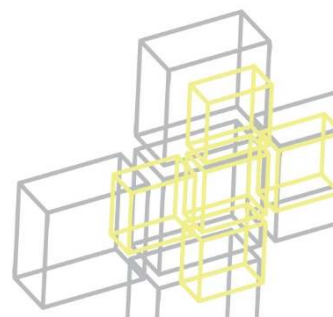
A copy of the recently-lapsed approval, Council reference ROL 3316/2009, is included as **Annexure 6** and no changes to the approved plans or approval conditions are being sought.



4 Proposal

This application seeks a Development Permit for Reconfiguration of a Lot (1 lot into 72 lots plus park) in accordance with the approved plans and conditions of development approval ROL 3316/2009, included for reference as **Annexure 6**. A copy of the approved plan set is also included separately as **Annexure 7**.

No changes to the approved plans or approval conditions are being sought and the application simply seeks to reinstate the development approval which lapsed recently in November 2019. The lapsing of the application was simply an oversight by the applicant and their intent is to proceed with the first stage of the development in the near future.



5 Legislative Requirements

5.1 *Planning Act 2016*

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016*.

5.1.1 *Assessable Development*

The proposed development is identified as ‘assessable’ under the *Planning Act 2016* due to the effect of the Douglas Shire Planning Scheme.

5.1.2 *Assessment Manager*

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

5.1.3 *Level of Assessment*

The Level of Assessment of the proposal is outlined in the below table.

Planning Scheme Zone	Aspect of Development	Level of Assessment
Rural Residential	Reconfiguration of a Lot	Code Assessable

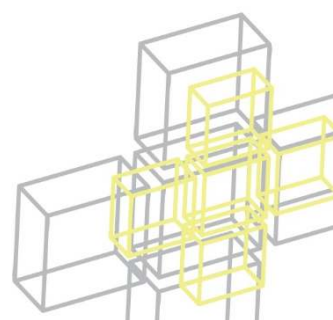
5.1.4 *Referral Agencies*

A review of Schedule 10 of the *Planning Regulation 2017* indicates that the application will trigger the following referrals:

- Native vegetation clearing - Schedule 10, part 3, div 4, table 2
- Wetland protection area - Schedule 10, part 20, div 4, table 2
- State transport infrastructure (thresholds) - Schedule 10, part 9, div 4, sub 1, table 1

5.1.5 *Public Notification*

This application is subject to ‘code-assessment’ and therefore does not require Public Notification.



5.2 Statutory Planning Assessment

This section assesses the application against all relevant statutory planning provisions.

5.2.1 State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

5.2.2 State Planning Policy

It is understood that all State Planning Policy provisions relevant to the proposal are adequately addressed in the Planning Scheme.

5.2.3 State Development Assessment Provisions (SDAP)

The following State Development Assessment Provisions are identified as being applicable to the proposal:

- State code 6: Protection of state transport networks
- State code 9: Great Barrier Reef wetland protection areas
- State code 16: Native vegetation clearing

An assessment of the proposal against the above-mentioned codes is included as **Annexure 8**.

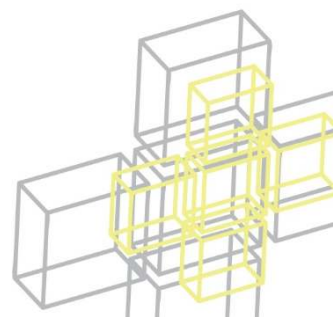
5.3 Planning Scheme

Under the Douglas Shire Planning Scheme 2018, the subject site is included within the Rural Residential Zone. Within this designation, the proposed Reconfiguration of a Lot is identified as being 'code-assessable' development.

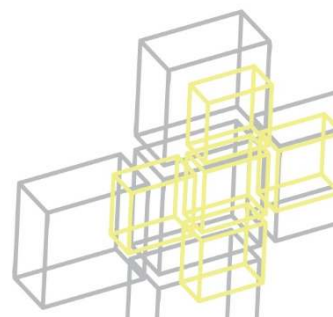
5.3.1 Applicable Codes

The following codes are identified as being relevant to this development proposal:

- Rural Residential Zone Code;
- Acid Sulfate Soils Overlay Code;
- Bushfire Hazard Overlay Code;
- Coastal Processes Overlay Code;
- Flood and Storm Tide Inundation Overlay Code;
- Landscape Values Overlay Code;
- Natural Areas Overlay Code;
- Transport Network Overlay Code;
- Infrastructure Works Code;
- Filling and Excavation Code;
- Landscape Code;
- Environmental Performance Code;
- Reconfiguration of a Lot Code; and
- Vegetation Management Code.



A detailed assessment against the Douglas Shire Planning Scheme codes is included as **Annexure 9** to this report. The proposal is considered generally compliant with the relevant 'Acceptable Outcomes' and/or 'Performance Outcomes' of the relevant codes. Where strict compliance with the 'Acceptable Outcomes' is not achieved, comments addressing the relevant 'Performance Outcomes' are provided.



6 Conclusions and Recommendations

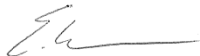
This submission supports an application by Mr Vittorio Scomazon (the 'Applicant') for a Development Permit for Reconfiguration of a Lot (1 Lot into 72 Lots plus Park) over land at Vixies Road, Wonga Beach, described as Lot 32 on SP126925.

The submission has included an assessment of the proposal against the relevant statutory planning controls at both the local and state level and included supporting information intended to address the likely concerns of Council and assessing authorities.

In summary, we submit that the proposed development is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area that cannot be adequately controlled through the use of reasonable and relevant conditions.

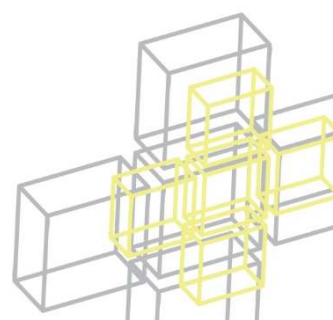
We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



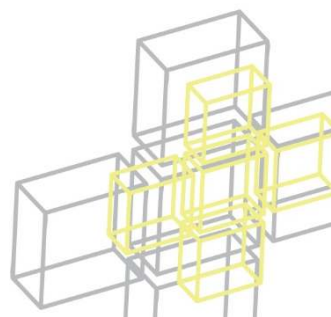
Evan Yelavich
Director / Planner
Planning Plus QLD Pty Ltd

enc: Annexure 1: DA Forms
Annexure 2: QLD Globe Overlay
Annexure 3: SmartMap
Annexure 4: Title Certificate
Annexure 5: SARA Mapping
Annexure 6: Lapsed Development Approval
Annexure 7: Previously-Approved Plans
Annexure 8: SDAP Code Assessment
Annexure 9: Douglas Shire Planning Scheme 2018 Code Assessment



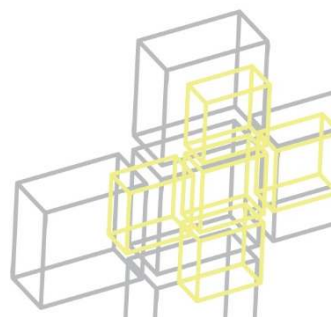
Annexure 1

DA Forms



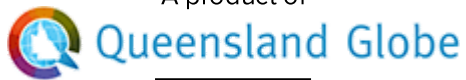
Annexure 2

QLD Globe Overlay





A product of



Legend located on next page



0 100 metres

Scale: 1:6600

Printed at: A3

Print date: 17/2/2020

Datum: Geocentric Datum of Australia 1994
Projection: Web Mercator EPSG 102100

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



Queensland Government

Department of Natural Resources, Mines and Energy

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Natural parcel boundary



Railway



Road parcel



Land parcel



Easement parcel



Strata parcel



Volumetric parcel



Land parcel label

Road crossing



Tunnel

Road



DigitalGlobe

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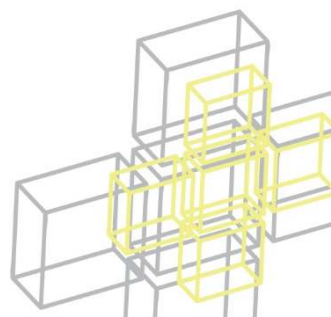
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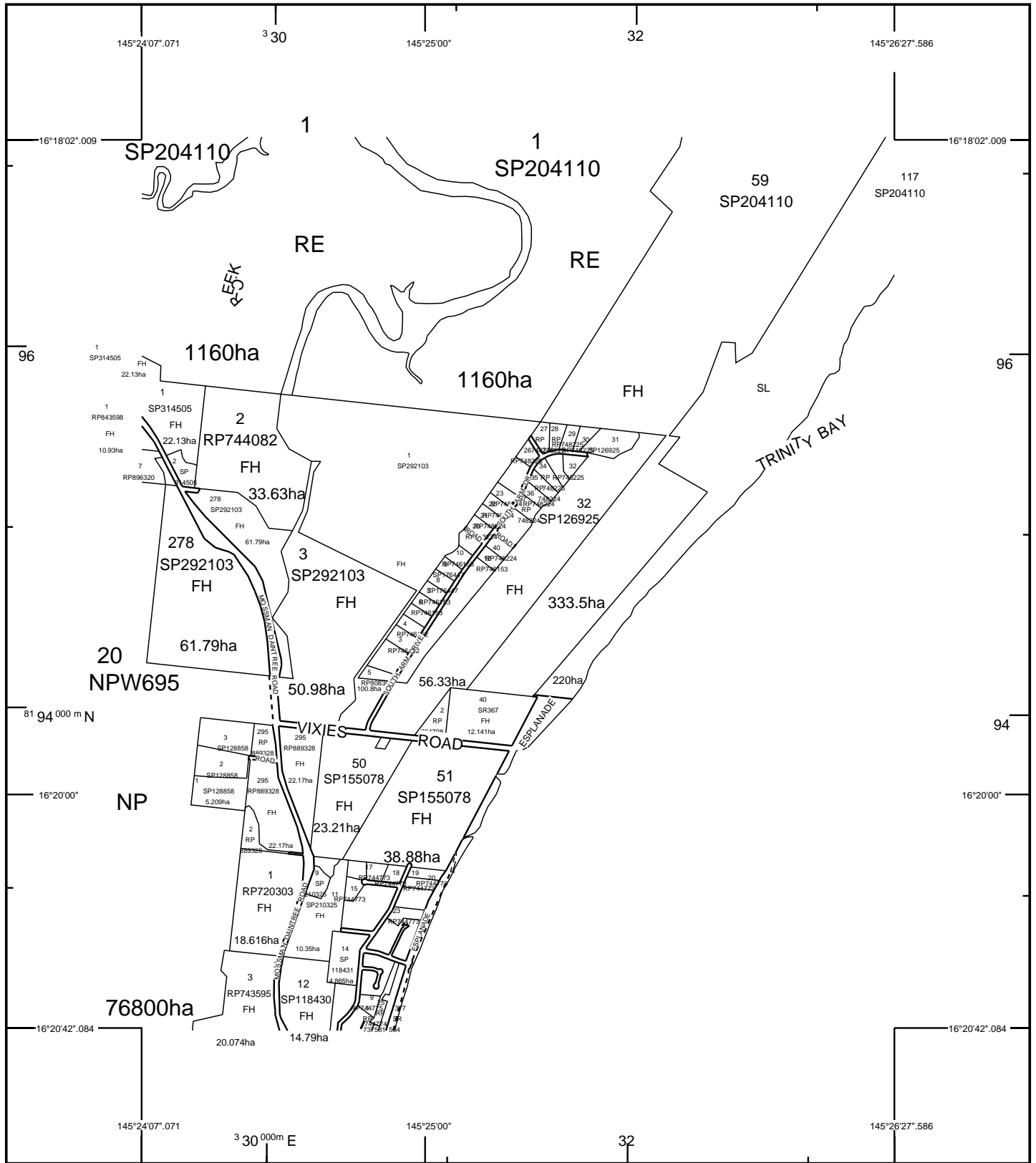
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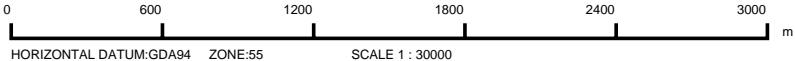
Annexure 3

SmartMap

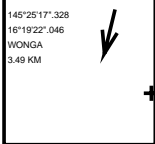




STANDARD MAP NUMBER
7965-21314



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	32/SP126925
Area/Volume	56.33ha
Tenure	FREEHOLD
Local Government	DOUGLAS SHIRE
Locality	WONGA BEACH
Segment/Parcel	8922/349

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 17/02/2020

DCDB 15/02/2020 (Lots with an area less than 1.000ha are not shown)

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SmartMap

An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base

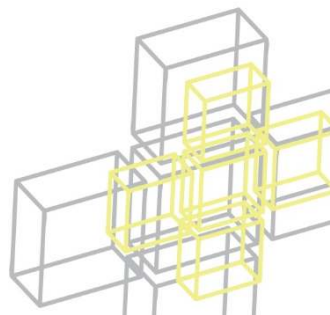


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Annexure 4

Title Certificate



CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 33170879

Search Date: 04/02/2020 11:09

Title Reference: 50336091

Date Created: 22/11/2000

Previous Title: 21533133

REGISTERED OWNER

Dealing No: 704086732 02/06/2000

VITTORIO GUISEPPE SCOMAZZON

ESTATE AND LAND

Estate in Fee Simple

LOT 32 SURVEY PLAN 126925
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21085168 (POR 348)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
713117593	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	15/03/2010 16:12	CURRENT

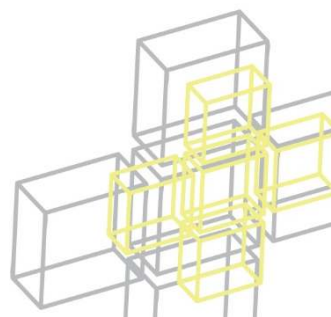
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ PROPERTY & TITLE SEARCH

Annexure 5

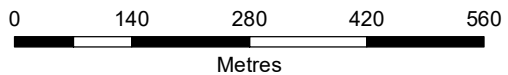
SARA Mapping





DA Mapping System – Print Screen

Date: 04/02/2020



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Legend


Cadastre (10k)

 Cadastre (10k)

Wetland protection area trigger area

 Wetland protection area trigger area

Wetland protection area wetland

 Wetland protection area wetland

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Date: 04/02/2020

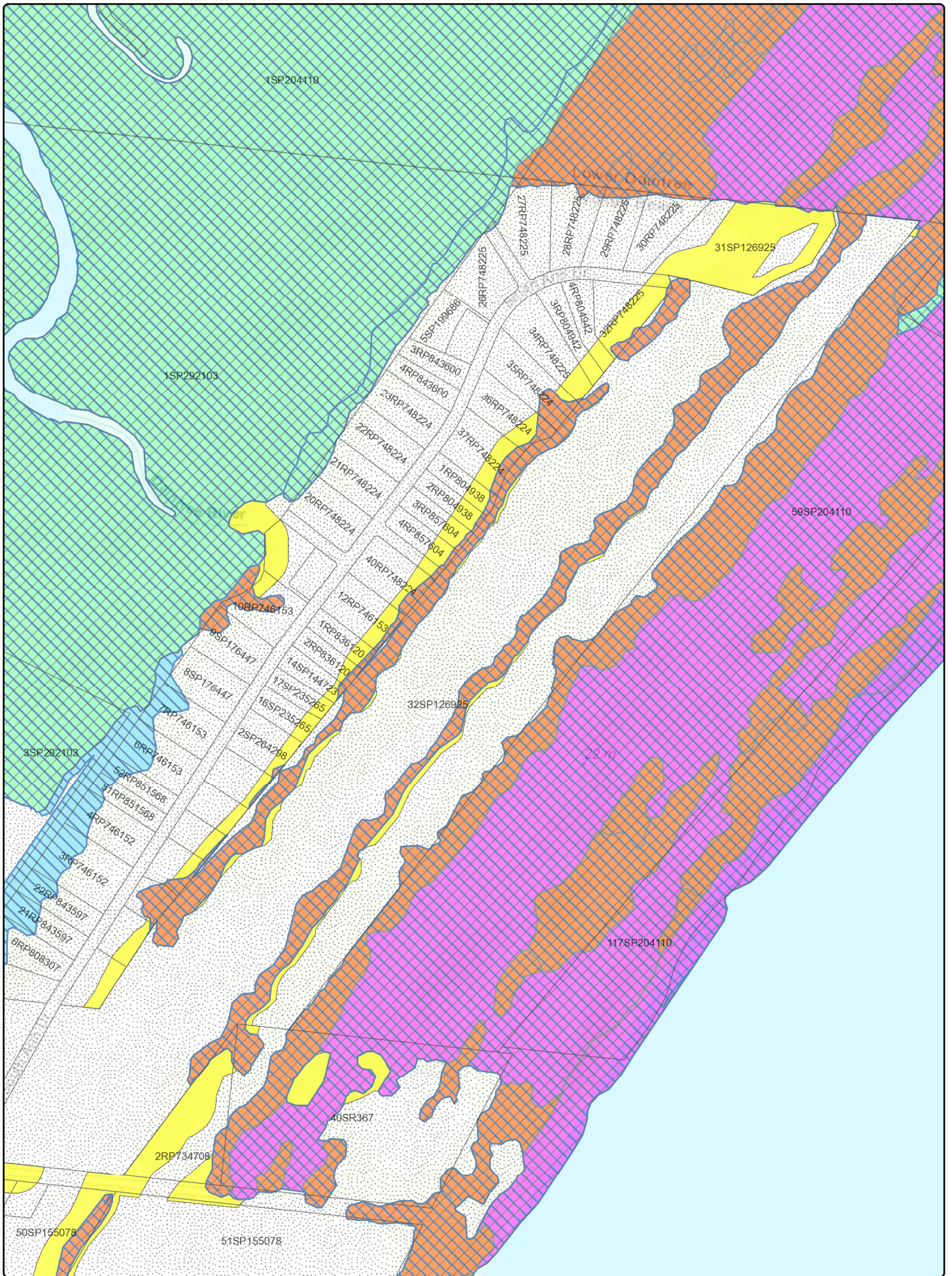
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0 140 280 420 560

Metres



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Legend

Cadastre (10k)


 Cadastre (10k)

Regulated vegetation management map (Category A and B extract)


 Category A on the regulated vegetation management map


 Category B on the regulated vegetation management map


Essential habitat

 Essential habitat


Regulated vegetation management map (other vegetation categories)


 Category C on the regulated vegetation management map


 Category R on the regulated vegetation management map

 Category X on the regulated vegetation management map

Vegetation management regional ecosystem map

 Category A or B area containing endangered regional ecosystems

 Category A or B area containing of concern regional ecosystems


 Category A or B area that is a least concern regional ecosystem

Non remnant

 Water

Vegetation management coastal and non-coastal bioregions and sub-regions

 Coastal bioregions and sub-regions

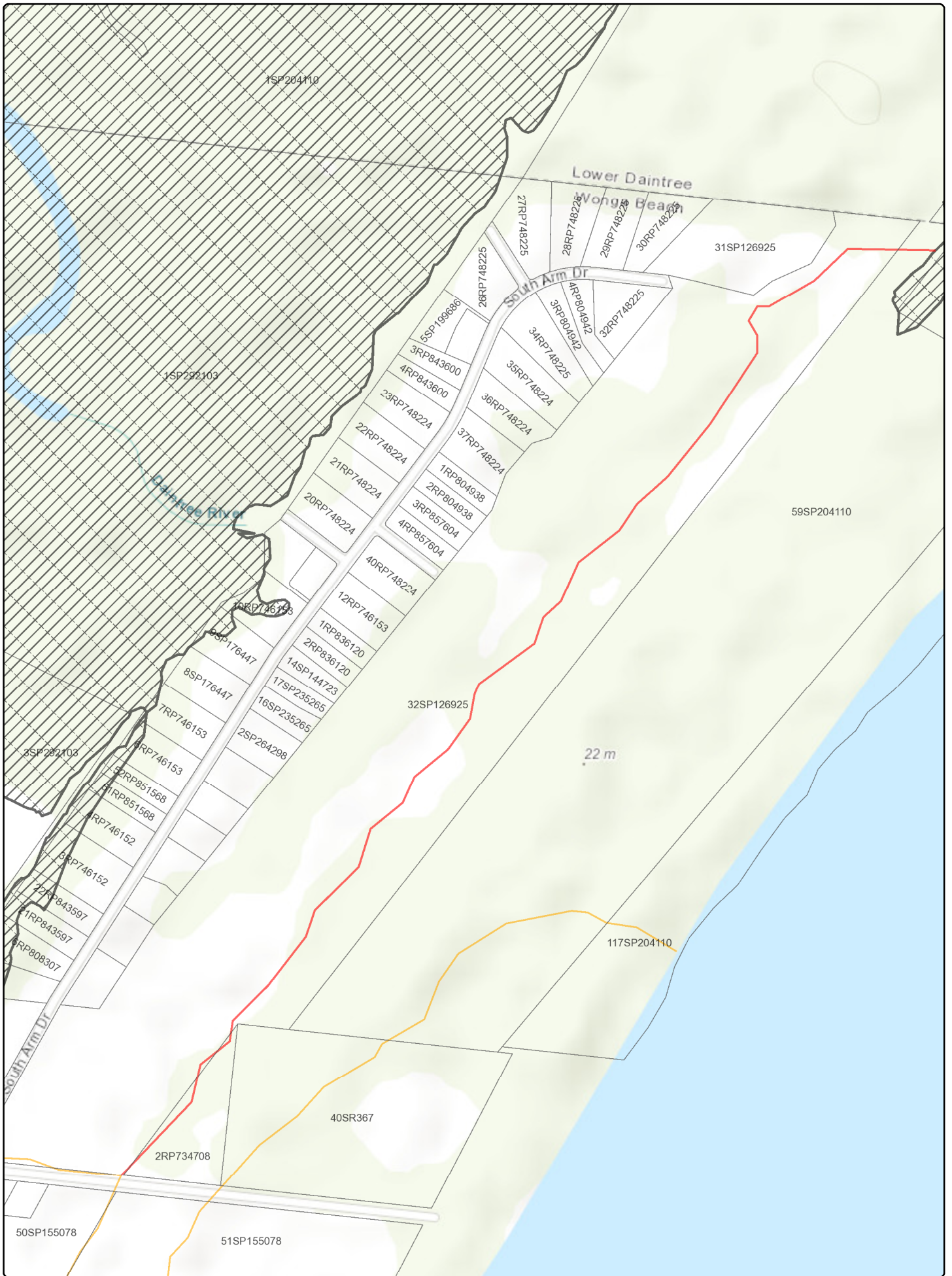
 Non coastal bioregions and sub-regions

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Legend


Cadastre (10k)


 Cadastre (10k)

Queensland waterways for waterway barrier works

 1 - Low

 2 - Moderate


 3 - High

 4 - Major


Fish habitat management area A

 FHAA

Fish habitat management area B

 FHAB

Tidal waterways

 Tidal waterways

DA Mapping System – Print Screen

Date: 04/02/2020

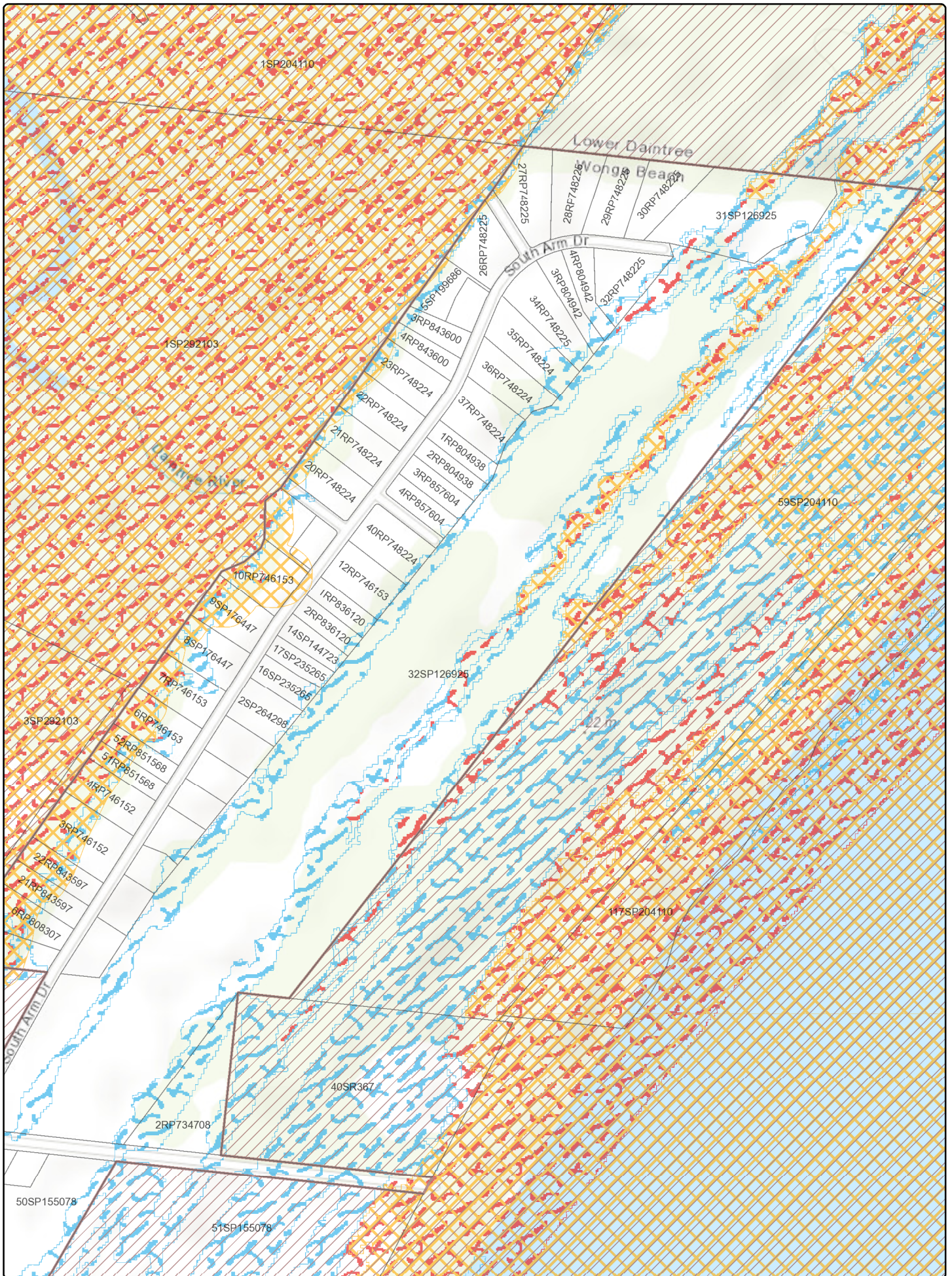
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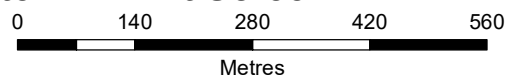
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Legend


Cadastre (10k)

 Cadastre (10k)


Coastal building line

 Coastal building line


Coastal management district

 Coastal management district


Coastal area - erosion prone area

 Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

 Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

 Coastal area - high storm tide inundation area

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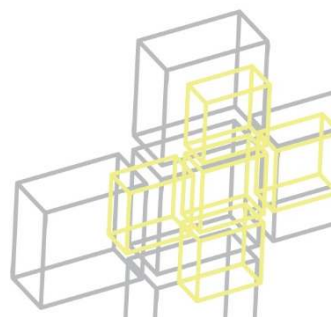


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Annexure 6

Lapsed Development Approval



OUR REF: ROL 3316/2009 (734293)

6 November 2015

Mr Vixie Scomazzon
C/- Cardno HRP
PO Box 1619
CAIRNS QLD 4870

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR VIXIES ROAD, WONGA BEACH**

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 3 November 2015, please find attached the relevant Decision Notice.

The Notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

This notice also includes an Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act 2009*.

Should you have any enquiries in relation to this Decision Notice, please contact Neil Beck of Development and Environment on telephone number 07 4099 9451.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPLICANT DETAILS

Vixie Scomazzon
C/- Cardno HRP
PO Box 1619
CAIRNS QLD 4870

ADDRESS

Vixies Road, Wonga Beach

REAL PROPERTY DESCRIPTION

Lot 32 on SP126925

PROPOSAL

Reconfiguring a Lot (1 Lot into 72 Lots) plus Park

DECISION

Approved subject to conditions (refer to approval package below).

DECISION DATE

3 November 2015

TYPE

Reconfiguration of a Lot (Development Permit)

REFERRAL AGENCIES

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
State-controlled road	Department of Infrastructure, Local Government and Planning	Concurrence	Far North Queensland Regional Office PO Box 2358 CAIRNS QLD 4870
MCU or ROL containing remnant vegetation as defined under the Vegetation Management Act 1999	Department of Infrastructure, Local Government and Planning	Concurrence	Far North Queensland Regional Office PO Box 2358 CAIRNS QLD 4870

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Operational Work

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)

Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date
Contour & Drainage Plan – Sheet 1 of 3	Q144007-001-C01 Rev 03	25 March 2015
Contour & Drainage Plan – Sheet 2 of 3	Q144007-001-C02 Rev 03	25 March 2015
Contour & Drainage Plan – Sheet 3 of 3	Q144007-001-C03 Rev 04	6 May 2015
Layout Plan – Sheet 1 of 3	Q144007-001-L01 Rev 02	24 September 2015
Layout Plan – Sheet 2 of 3	Q144007-001-L02 Rev 02	24 September 2015
Layout Plan – Sheet 3 of 3	Q144007-001-L02 Rev 03	24 September 2015
Supporting Technical Documents		
Wonga Beach Flood Study	Q144007	20 November 2014

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council;
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to issue of a Compliance Certificate for the Plan of Survey, except where specified otherwise in these conditions of approval.

Street Layout and Design

3. The street layout and design is to be generally in accordance with Cardno Drawings Q144007-001-C01 to C03 subject to any amendments to comply with conditions, Queensland Streets and the FNQROC Development Manual, to the satisfaction of the Chief Executive Officer. In particular:

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

- a. Design and construct the internal road servicing lots 6 to 72 in accordance with the FNQROC Development Manual and generally in accordance with the Cross Section as detailed on Drawing No Q144007-001-C01 subject to the construction of a seven (7) metre sealed pavement with one (1) metre gravel shoulders.
- b. Design and construct the road connection to South Arm Drive. Lots 27 and 28 are to be amended to ensure the road reserve width is consistent for the entire length of the road. Noting the vegetation constraints in the drainage reserve, the road connection within the drainage corridor is to meet the following performance criteria:
 - (i) the road connection is to be a two (2) lane road;
 - (ii) pedestrian access is to be provided on at least one (1) side;
 - (iii) suitable barriers are to be provided as required;
 - (iv) plans are to demonstrate clearance to and location of significant vegetation;
 - (v) drainage calculations are to show the crossing achieves flood immunity for the ARI 10 year rainfall event and are to show compliance with the Queensland Urban Drainage Manual for events flows up to and including the 100 year ARI rainfall event (1%AEP).

An amended plan incorporating the above requirements must be submitted prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

Earthworks and Drainage Plan

4. Provide revised earthworks and drainage plans to address the following requirements:
 - a. Provide a plan identifying a building pad of minimum 1000m² located at least 300mm above the identified Q100 ARI flood interval level for each lot on site. The minimum freeboard is to be confirmed based on the freeboard requirements in QUDM but shall be a minimum of 300mm; and
 - b. Where cutting and filling is proposed to achieve the building pad footprint, confirm extents of cut and fill and demonstrate the proposed work does not have a worsening impact on the drainage and flooding. In particular that the areas of the site being cut down do not become impacted by flooding as a result of the earthworks.

The amended Plan must be submitted to Council, to the satisfaction of the Chief Executive Officer, prior to submitting a Development Application for Operational Works. All filling is to be completed in accordance with the approved plans during the Operational Works stage.

Building Envelope Plan

5. Provide a Plan nominating building envelopes for all habitable buildings on each lot. These envelopes are to correspond with the 1000m² building pads required by conditions of this Development Permit.

The Building Envelope Plan must be submitted to Council, to the satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

The applicant / owner must also ensure that the endorsed building envelope plans are made known to all prospective purchasers of the lots.

Updated Flood Study Plan

6. The Wonga Beach Flood Study prepared by Cardno and dated 20 November 2014, must be updated based on detailed survey of the site and drainage lines adjacent to the site. Subject to the findings of the updated flood modelling the development footprint and layout must be confirmed and any changes identified.

The updated study based on detailed survey is to verify the findings of the November 2014 assessment that relied on LIDAR data. In particular the flood modelling must consider the following elements:

- a. The in-stream barriers where existing crossings occur including on existing Lot 31 to the north of the development;
- b. The impact of the proposed crossings for the accesses to Lots 70 to 72;
- c. The impact of the proposed crossing linking the development to South Arm Drive between Lots 27 and 28;
- d. The detailed survey of the site and subsequent flood modelling must also verify that the existing site levels on the northern lots are consistent with the LIDAR data and therefore the extent of inundation of these lots is not greater than currently indicated in the November 2014 assessment.

The detailed survey and amended flood study must be endorsed by the Chief Executive Officer prior to issue of a Development Permit for Operational Works.

External Works

7. Undertake the following external works:
 - a. Construct the intersection for the proposed new road with Vixies Road in accordance with the FNQROC Development Manual requirements, including line marking, street lighting, drainage, pavement design and carriageway widening if required to facilitate the intersection operation.

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works. All works must be carried out in accordance with the approved plan prior to the issue of a Compliance Certificate for the Plan of Survey.

Plan of Drainage Works

8. The subject land must be drained to the satisfaction of the Chief Executive Officer. This includes provision of the following:
 - a. Drainage infrastructure generally in accordance with the concepts shown on Cardno drawings Q144007-001-C01 to C03 Revision 3 and 4 subject to amendments required to comply with the FNQROC Development Manual. Calculations of the sub-catchment discharge and the flow width and depth in roadside drains and easements must be provided prior to the issue of a Development Permit for Operational Works. The calculations must demonstrate that the flows are fully contained in the drainage paths and do not enter private property except where easements exist;
 - b. The drainage lines along the side boundaries are to be included in easements with sufficient width for vehicular access for maintenance;
 - c. The cross drainage culverts for the accesses to Lots 70 – 72 are to be designed to provide immunity for the ARI 10 year event unless otherwise approved by Council. Any alternative crossing arrangement must demonstrate that acceptable immunity is provided for minor rainfall events with access maintained for the 100 year ARI event (1%AEP event). In particular trafficability and flow depth are to be demonstrated for the accesses for various rainfall events.
 - d. The building pads and on-site sewage disposal areas on all new allotments shall have immunity from flooding associated with an ARI 100 year rainfall event;
 - e. The drainage swale at the rear of Lots 1 – 5 inclusive can be re-profiled to formalise the drainage line through this area. The rear boundaries of Lots 1-5 must be amended to reflect the re-profiling works undertaken. The re-profiling works must also be reflected in the updated flood study required by conditions of the Development Permit.

The nature and extent of drainage easements will be determined at the time of seeking a Development Permit for Operational Works.

All drainage works must be completed to the satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.

Existing Creek and Drainage Systems

9. All existing creek systems and drainage areas must be left in their current state, including no channel alterations and no removal of vegetation unless consented to in writing by the Chief Executive Officer.

The applicant / owner must obtain any necessary approvals from the Department of Natural Resources and Mines for carrying out works in a watercourse.

Lawful Point of Discharge

10. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development.

Open Space

11. The area identified as Park on Drawing No Q144007-001-C02 / 03 is not suitable to be dedicated as Park due to the characteristics and location of the land. The land could form one (1) additional residential lot within the development.

Water Supply Master Plan

12. A Water Supply Master Plan accompanied by supporting calculations must be provided which demonstrates how the development can be connected to Council's water supply network at the nearest point of connection.

The calculations must include modelling of the internal reticulation and the external connection mains and must include provision for fire fighting flows in accordance with the FNQROC Development Manual.

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey for Stages 2 – 6 inclusive.

Water Supply Works Internal

13. Undertake the following water supply works internal to the subject land for Stages 2 – 6 inclusive:
 - a. Provide ability for water connection to each lot in accordance with the FNQROC Development Manual;

- b. Provide the conduit for water supply for the full length of the access leg for proposed Lots 70 to 72 and Lot 39. The conduit does not need to be connected to Council's water supply. The conduit must be capped and staked at the road frontage and at the nominated building pad for easy identification when a future house is constructed on these lots.

All the above works must be designed and constructed in accordance with the FNQROC Development Manual.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

Infrastructure Credits for Augmentation of Water Main

14. Where water supply infrastructure has the potential to service external development areas, some of this work may be subject to infrastructure credits. The value will need to be assessed in consultation with Council officers for the costs over and above that which the developer would need to provide to service the proposed development subject of this Development Permit.

Subject to detailed design for water supply and where it is agreed that a credit is applicable, the cost of constructing water supply infrastructure must be agreed to by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works to construct the infrastructure.

Damage to Infrastructure

15. In the event that any part of Council's existing infrastructure is damaged as a result of construction activities occurring on the site, Council must be notified of the affected infrastructure and have it repaired or replaced at no cost to Council.

Electricity Supply

16. Written evidence from Ergon Energy advising if distribution substation/s are required within the development must be provided. If required, details regarding the location of these facilities must be submitted to the Chief Executive Officer accompanied by written confirmation from Ergon Energy. Details regarding electricity supply must be provided prior to the issue of a Development Permit for Operational Works.

Electricity and Telecommunications

17. Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both an underground electricity supply and telecommunications service will be provided to the development prior to the issue of a Compliance Certificate for the Plan of Survey for Stages 2 – 6 inclusive. Stage 1 may be serviced by existing over head power.

Stockpiling and Transportation of Fill Material

18. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.

Transportation of fill or spoil to and from the site must not occur within:

- a. peak traffic times; or
 - b. before 7:00 am or after 6:00 pm Monday to Friday; or
 - c. before 7:00 am or after 1:00 pm Saturdays; or
 - d. on Sundays or Public Holidays.
19. Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

Storage of Machinery and Plant

20. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

Construction Access

21. Vehicular access to the site for construction and demolition purposes must be provided from Vixies Road only, unless authorised by the Chief Executive Officer.

Access to Hatchet or Battleaxe Lots

22. Construct an imperviously sealed driveway to battleaxe Lots 70, 71, 72 and 39 extending the full length of the access leg from adjacent edge of carriageway with an approximate crossover of the road side table drain in accordance with FNQROC Development Manual Standard Drawings. The access legs must have a minimum width of six (6) metres.

Construction of the concrete driveways must be generally in accordance with FNQROC Development Manual Standard Drawing except that the minimum width of the sealed pavement must be three (3) m for Lot 70 with a passing bay on the western side of the drainage swale and 4.5m for the shared access for Lots 71 and 72. The width and alignment of the cross drainage culverts for Lots 71 and 72 will be determined at the time of seeking Operational Works approval and must seek to retain the significant vegetation at this location. Council will accept a bitumen sealed driveway if requested.

The size of the drainage crossing is to be confirmed in accordance with the drainage conditions of this Development Permit.

All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

Service Conduits

23. Provide service conduits to Lots 70, 71, 72 and 39 adjacent to the driveway together with associated access pits if necessary, to extend from the front boundary to the end of the access driveway.

All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

Temporary Vehicle Turnaround

24. A temporary vehicle turnaround at end of all partially constructed roads where the length of road exceeds 60 metres (ie maximum acceptable reversing distance for garbage truck) must be provided. The turning facility must be of sufficient size to turn around a garbage truck, either in a continuous forward movement or by a three-point turn.

Access & Service Easement/s

25. Create Access and Service Easements to allow vehicle access and on-site manoeuvring for Lots 71 and 72 and Lots 39 and 40 to the requirements and satisfaction of the Chief Executive Officer.

Create an Access Easement over Lot 72 in favour of Lot 59 on SP204110 to the requirements and satisfaction of the Chief Executive Officer.

A copy of the easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council. The approved easement documents must be submitted at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.

Acid Sulfate Soil Investigation

26. Undertake an Acid Sulfate Soil investigation in the area to be affected by this development. Soil sampling and analysis must be undertaken in accordance with procedures specified in '*Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland*' (1998) or updated version of the document produced by Department of Natural Resources and Mines (DNRM) – QASSIT Guidelines. The results of this investigation must be submitted to Council for approval prior to any earthworks being commenced on the site.

Identification of soils with a pyrite content in excess of the action levels nominated in the latest version of DNRM – QASSIT: '*Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland*' (1998) will trigger the requirement for preparation of an Acid Sulfate Soil Environmental Management Plan in accordance with the most recent requirements of the DNRM: '*Queensland Acid Sulfate Soil Technical Manual*' (2002), including Soil Management Guidelines 2014, which must be prepared to the satisfaction of the Chief Executive Officer.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

CONCURRENCE AGENCY CONDITIONS & REQUIREMENTS:

Concurrency Agency	Concurrency Agency Reference	Date	Council Electronic Reference
Department of Environment & Heritage Protection	DEHP – IC0909CNS0006	15 February 2012	309310
Department of Main Roads	214/655/102 (1489.06)	15 September 2009	160587

- Refer to Attachment: Concurrence Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

ADVICE

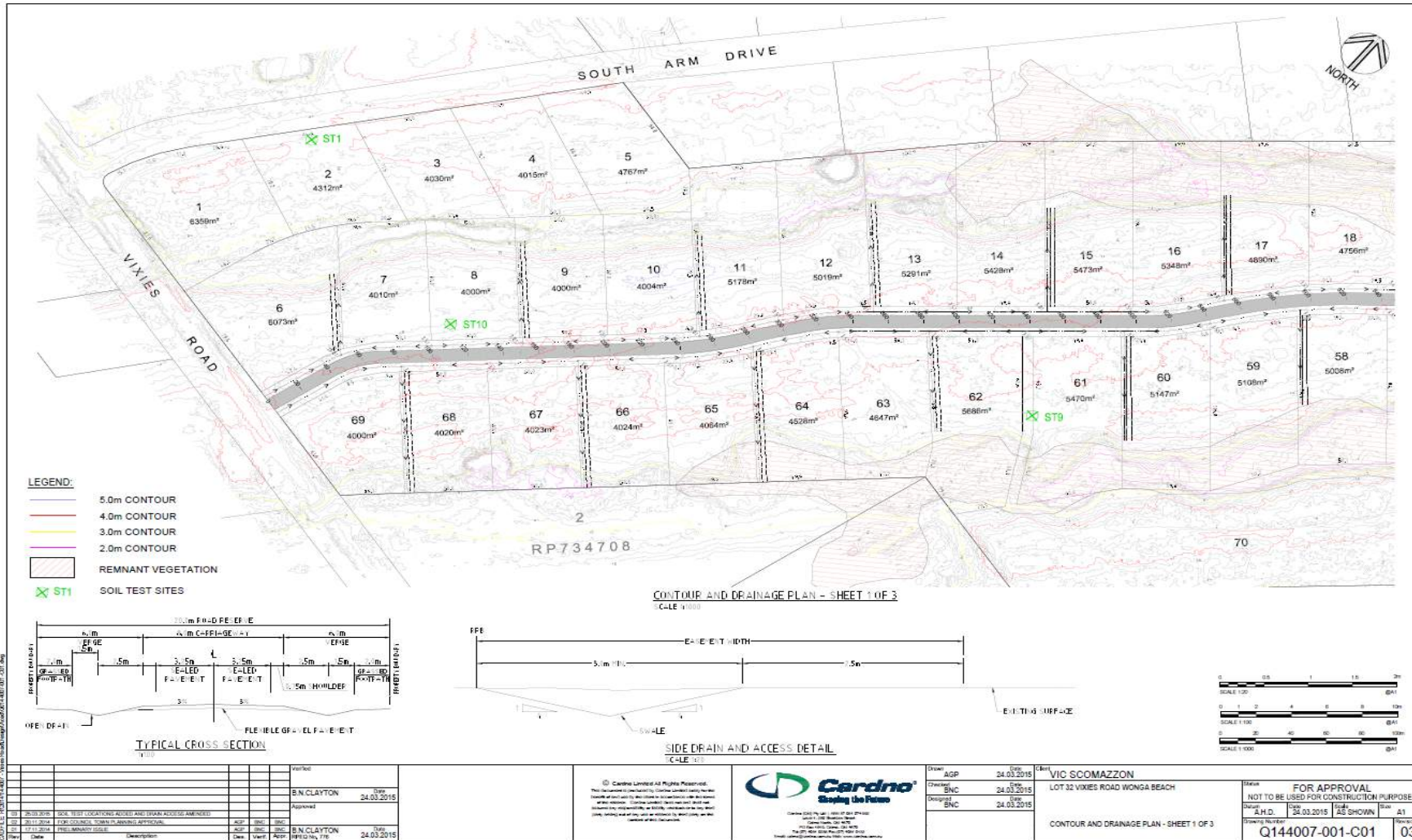
1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of sections 339 and 341 of the *Sustainable Planning Act 2009*.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. If the works identified in Condition 14 generate a credit, Council and the applicant / owner shall enter into an Infrastructure Agreement. The Agreement shall document, to the satisfaction of both parties, the terms and conditions under which the applicant is to be reimbursed.
5. For information relating to the *Sustainable Planning Act 2009* log on to www.dilgp.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.

RIGHTS OF APPEAL

Attached

End of Decision Notice

ATTACHMENT 1: APPROVED DRAWING(S) & DOCUMENT(S)



DATE PLOTTED: 28/03/2015 10:38:16 AM
DRAWN BY: B.N. CLAYTON
CHECKED BY: B.N. CLAYTON
APPROVED BY: B.N. CLAYTON

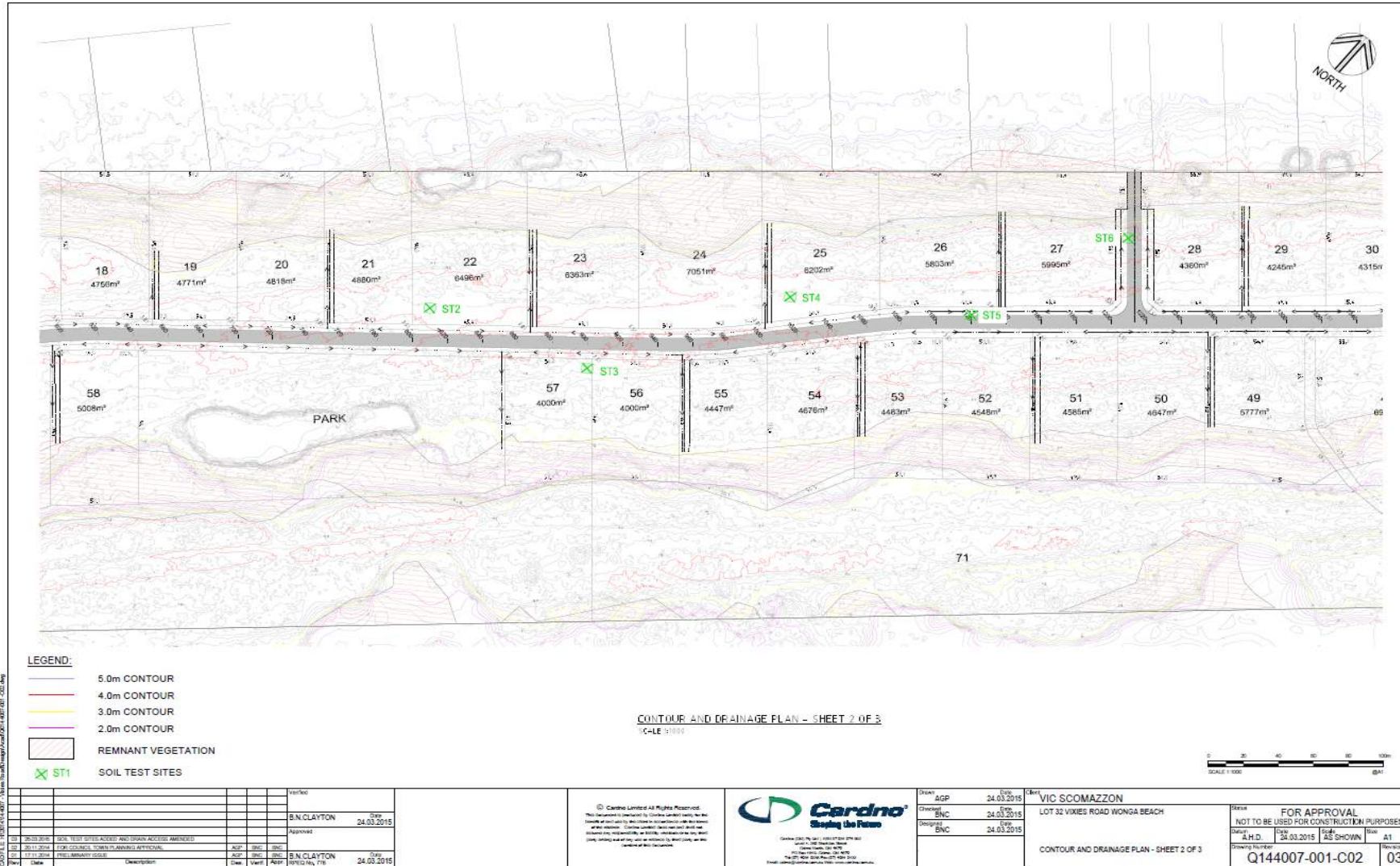


Drawn:	AGP	Date:	24.03.2015
Checked:	SNC	Date:	24.03.2015
Designed:	SNC	Date:	24.03.2015

Client: VIC SCOMAZZON
 Address: LOT 32 VIXIES ROAD WONGA BEACH
 Drawing Number: CONTOUR AND DRAINAGE PLAN - SHEET 1 OF 3

FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Drawn:	A.H.D.	Date:	24.03.2015
Checked:	P. SHOWN	Date:	
Scale:	A1	Sheet:	03
Drawing Number: Q144007-001-C01			

DECISION NOTICE DETAILS SUSTAINABLE PLANNING ACT 2009



- LEGEND:**
- 5.0m CONTOUR
 - 4.0m CONTOUR
 - 3.0m CONTOUR
 - 2.0m CONTOUR
 - REMNANT VEGETATION
 - ST1 SOIL TEST SITES

Date	Description	Drawn	Checked	Approved
				Verified B.N CLAYTON 24.03.2015
				Approved
17.11.2014	FOR COUNCIL TOWN PLANNING APPROVAL	AGP	BNC	
17.11.2014	PRELIMINARY ISSUE	AGP	BNC	B.N CLAYTON 24.03.2015

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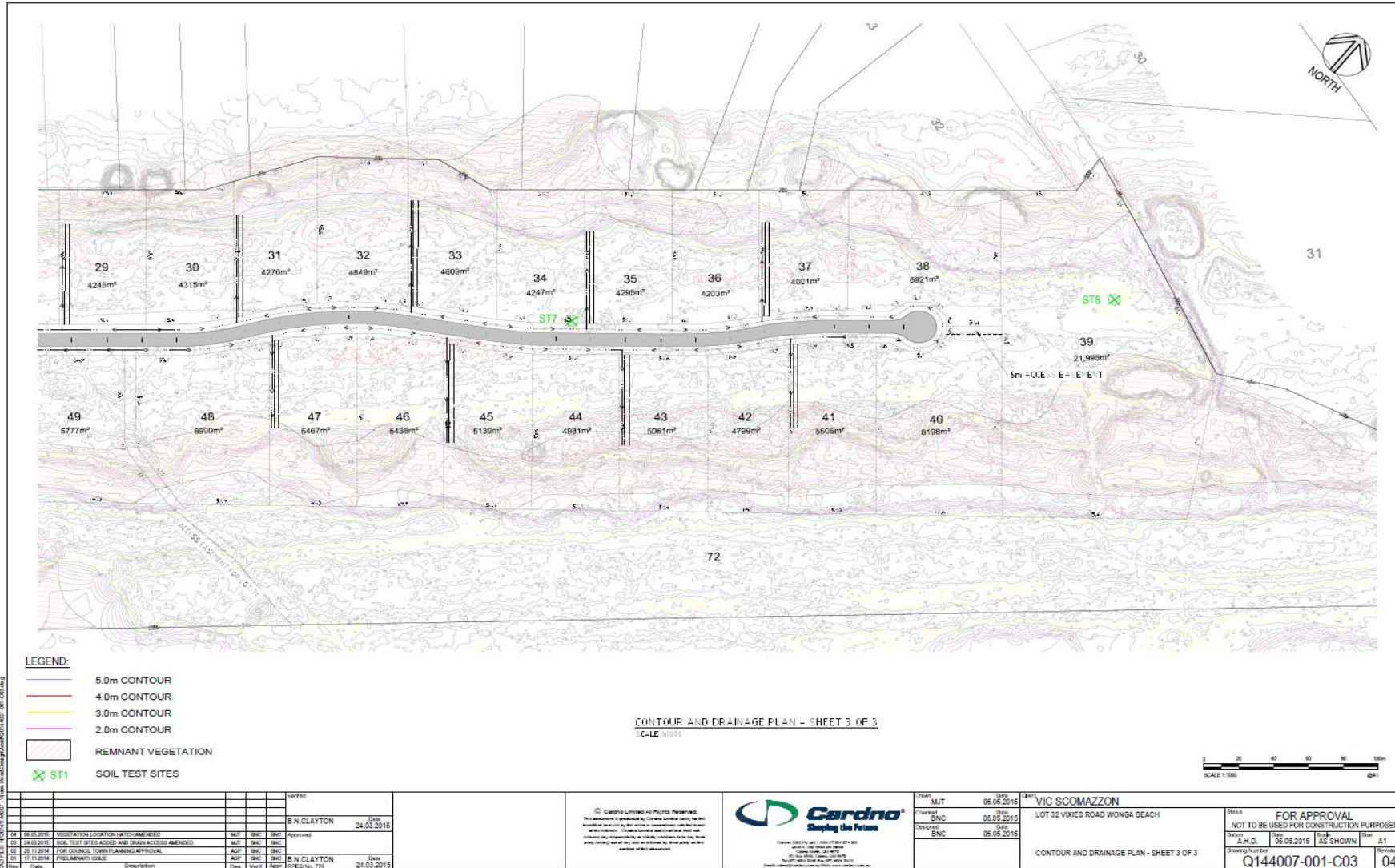


Drawn	AGP	24.03.2015
Checked	BNC	24.03.2015
Designed	BNC	24.03.2015

Client: VIC SCOMAZZON
LOT 32 VIKES ROAD WONGA BEACH
CONTOUR AND DRAINAGE PLAN - SHEET 2 OF 3

FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date:	24.03.2015	Drawn:	AS SHOWN
Drawn by:	A.H.D.	Scale:	A1
Drawing Number:	Q144007-001-C02	Revision:	03

DECISION NOTICE DETAILS SUSTAINABLE PLANNING ACT 2009



- LEGEND:**
- 5.0m CONTOUR
 - 4.0m CONTOUR
 - 3.0m CONTOUR
 - 2.0m CONTOUR
 - REMNANT VEGETATION
 - X ST1 SOIL TEST SITES

CONTOUR AND DRAINAGE PLAN - SHEET 3 OF 3
SCALE 1:1000



DATE PLOTTED: Mon 22/06/2015 09:17 AM
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Rev	Date	Description	Drawn	Checked	Project	Date
01	17/11/2014	PRELIMINARY ISSUE	B.N. CLAYTON		14316-001-C03	24/03/2015
02	26/11/2014	FOR COUNCIL TOWN PLANNING APPROVAL				
03	24/03/2015	SOIL TEST SITES ADDED AND DRAINAGE SITES AMENDED				
04	06/05/2015	VEGETATION LOCATION WATCH AMENDED				

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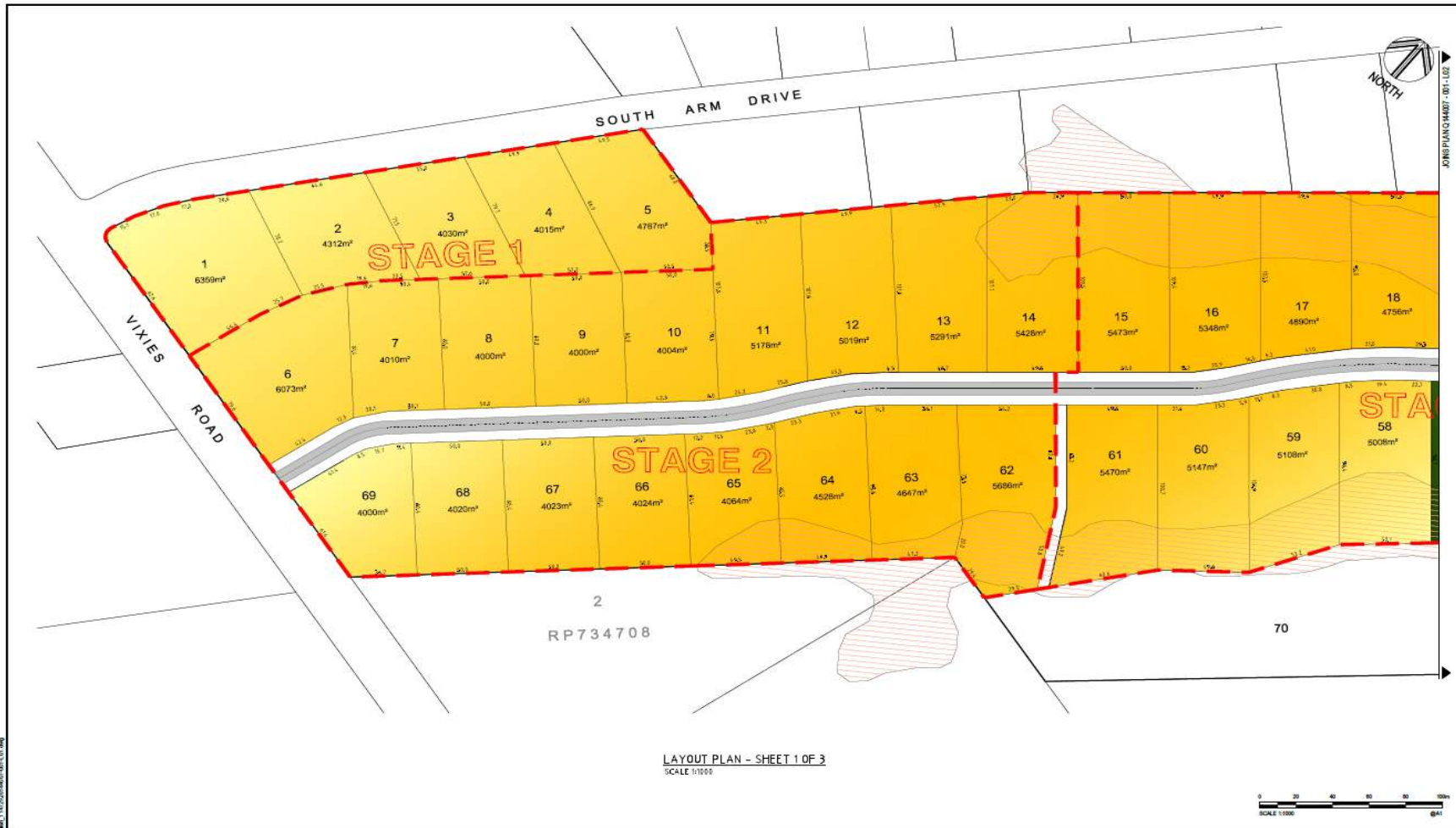
Drawn	MJT	Date	06/05/2015
Checked	BNC	Date	06/05/2015
Designed	BNC	Date	06/05/2015

VIC SCOMAZZON
LOT 32 VIXIES ROAD WONGA BEACH
CONTOUR AND DRAINAGE PLAN - SHEET 3 OF 3

FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	06/05/2015	As Shown	Sheet
Drawing Number	Q144007-001-C03	Revision	04

**DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009**

ATTACHMENT 2: STAGING PLANS



DATE PLOTTED: 26 September 2015 10:55 AM
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20	24.08.2015	ADDED STAGE BOUNDARIES	ALP				
21	20.11.2014	FOR COUNCIL TOWN PLANNING APPROVAL	SNP	BNC	BNC	B.N. CLAYTON	20.11.2014
22			Des	Verif	Appr	B.N. CLAYTON	20.11.2014

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Drawn	AGP	Date	20.11.2014
Checked	BNC	Date	20.11.2014
Designed	BNC	Date	20.11.2014

VIC SCOMAZZON
LOT 32 VIXIES ROAD WONGA BEACH
LAYOUT PLAN - SHEET 1 OF 3

PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Drawn	A.H.D.	Date	24.09.2015
Stage	AS SHOWN	Date	A1
Revision	Q144007-001-L01	02	

**DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009**



LAYOUT PLAN - SHEET 2 OF 3
SCALE 1:1000

DATE PLOTTED: 24/09/2015 15:35:58
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20/11/2014	FOR COUNCIL TOWN PLANNING APPROVAL	ALJ	APR	B.N. CLAYTON	20/11/2014
24/09/2015	ASSED STAGE BOUNDARIES	ALJ	APR	B.N. CLAYTON	20/11/2014
20/11/2014	FOR COUNCIL TOWN PLANNING APPROVAL	ALJ	APR	B.N. CLAYTON	20/11/2014
20/11/2014	FOR COUNCIL TOWN PLANNING APPROVAL	ALJ	APR	B.N. CLAYTON	20/11/2014
20/11/2014	FOR COUNCIL TOWN PLANNING APPROVAL	ALJ	APR	B.N. CLAYTON	20/11/2014

Verified	
B.N. CLAYTON	20/11/2014
Approved	

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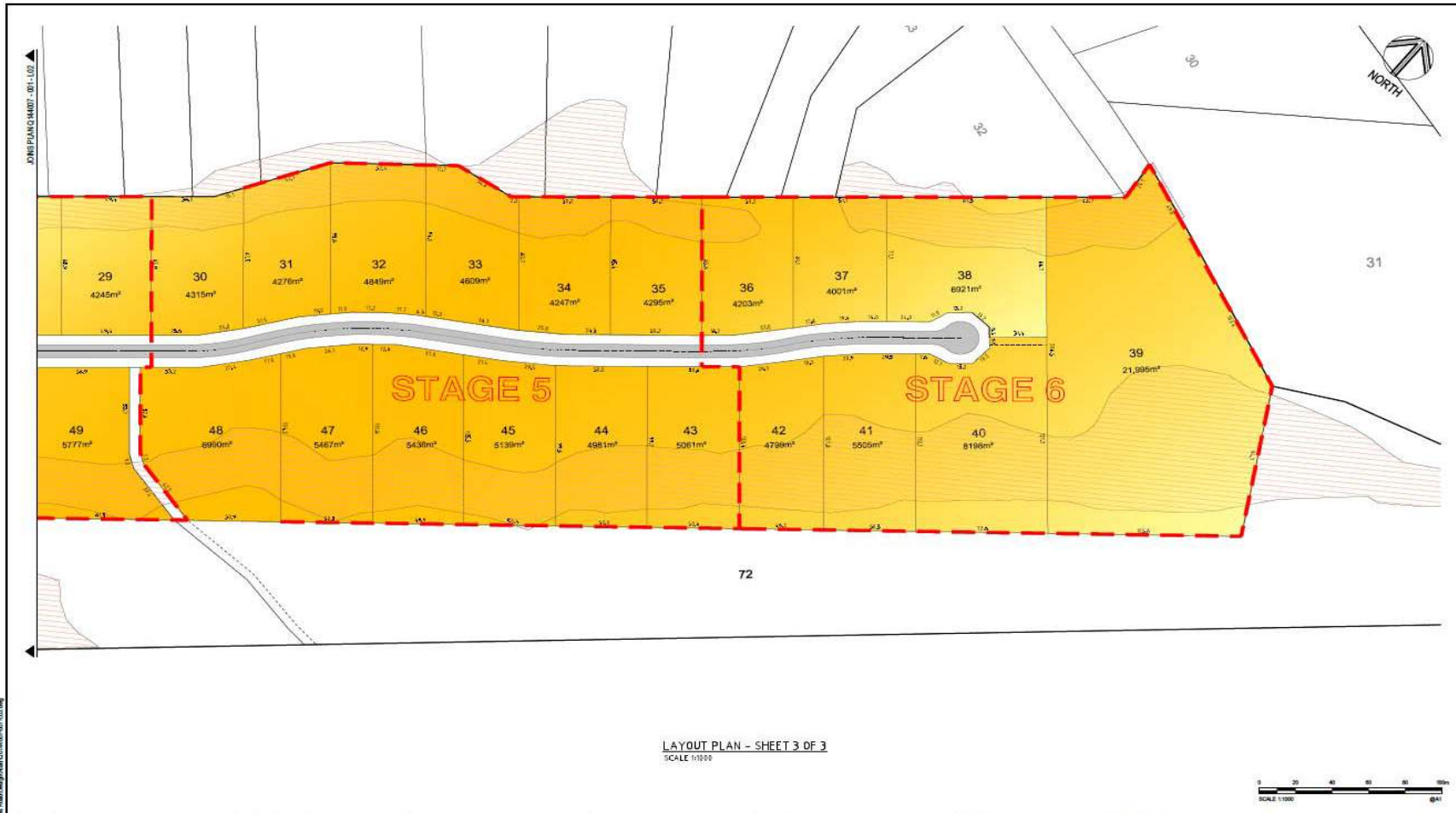


Drawn	AGP	20/11/2014
Checked	BVC	20/11/2014
Drawn by	SNC	20/11/2014

VIC SCOMAZZON
LOT 32 VIKES ROAD WONGA BEACH
LAYOUT PLAN - SHEET 2 OF 3

Revision	PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES	
Date	24/09/2015
Drawn by	AS SHOWN
Scale	AS SHOWN
Sheet	02

DECISION NOTICE DETAILS SUSTAINABLE PLANNING ACT 2009



DATE PLOTTED: 24 September 2015 4:05:19 PM
DRAWN BY: J. CLAYTON
CHECKED BY: J. CLAYTON
SCALE: 1:1000

Rev	Date	Description	By	Appr
01	24.09.2015	ADDED STAGE BOUNDARIES	ALM	
02	20.11.2014	FOR COULDER TOWN PLANNING APPROVAL	INC	
03	20.11.2014		INC	
04	20.11.2014		INC	
05	20.11.2014		INC	
06	20.11.2014		INC	
07	20.11.2014		INC	
08	20.11.2014		INC	
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12	20.11.2014		INC	
13	20.11.2014		INC	
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31	20.11.2014		INC	
32	20.11.2014		INC	
33	20.11.2014		INC	
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41	20.11.2014		INC	
42	20.11.2014		INC	
43	20.11.2014		INC	
44	20.11.2014		INC	
45	20.11.2014		INC	
46	20.11.2014		INC	
47	20.11.2014		INC	
48	20.11.2014		INC	
49	20.11.2014		INC	

Checked	Date
B.N. CLAYTON	20.11.2014
Approved	

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Checked	Date
AGP	20.11.2014
BNC	20.11.2014
BNC	20.11.2014

VIC SCOMAZZON
LOT 32 VIXIES ROAD WONGA BEACH
LAYOUT PLAN - SHEET 3 OF 3

Sheet	Scale	Revision
PRELIMINARY	AS SHOWN	02
NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Number	Q144007-001-L03	

41.2009.3316
17/43

ATTACHMENT 3: CONCURRENCE AGENCY REQUIREMENTS



Council Ref: 8/13/1481

15 September 2009

Department of **Main Roads**

Chief Executive Officer
Cairns Regional Council
PO Box 359
Cairns Qld 4870



Attention: Gary Warner

Dear Mr Warner

Integrated Planning Act 1997 – Referral Agency Response

Applicant: Vittorio Scomazzon

Application: Reconfiguration of Lot (72 Rural Settlement Allotments, Parks & New Roads)

Location: Lot 32 on SP 126925, Parish of Whyanbeel
Vixies Road, Wonga Beach

I refer to the above application received at the Department of Transport & Main Roads (DTMR) on 11 September 2009 requesting consideration of the above development.

Pursuant to sections 3.3.15, 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, the Department, as a Concurrence Agency, has assessed the impact of the proposed development on the State-controlled road network and requires that Council include the following attached conditions of development for the subject application

Should you have any queries regarding the response please contact Malcolm Hardy on telephone 4050 5511.

Council is requested to reflect the conditions on its Rates Record, to ensure that the planning intentions of the conditions are secured.

The Department would appreciate a copy of Council's decision notice regarding the application.

A copy of this letter has been sent to the applicant.

Yours sincerely

Malcolm Hardy
Senior Planner (Assets & Operations) Far North

Assets & Operations (A&O)
Floor 4 Cairns Corporate Tower 15 Lake Street
PO Box 6185 CAIRNS Queensland 4870
ABN 57 836 727 711
A&O Enquiries Malcolm Hardy
Our Ref : 214/655/102 (1489.06)
Telephone - 4050 5511
Facsimile - 4050 5429

**Conditions of Development
and
Statement of Reasons**

Council Ref: 8/13/1481 **Date:** 15 September 2009
State-controlled road: Mossman-Daintree Road
Proposal: Reconfiguration of Lot (72 Rural Settlement Allotments, Parks & New Roads)
Real property description: Lot 32 on SP 126925, Parish of Whyanbeel
Site locality: Vixies Road, Wonga Beach
Applicant: Vittorio Scomazzon

Conditions of Development	Reasons	Condition Basis
<p>Layout</p> <p>1. Unless otherwise approved in writing by DTMR the development site layout must generally comply with Projex North Pty Ltd drawing numbered 09-012-SK01-14A "Lot 32 Vixies Road Wonga Beach General Layout Plan".</p> <p>Permitted Road Access Location</p> <p>2. Vehicular access between the state-controlled road (Mossman-Daintree Road) and the Subject Land shall be via Vixies Road only, to the satisfaction of Cairns Regional Council.</p> <p>3. No direct vehicular access between the state-controlled road (Mossman-Daintree Road) and the Subject Land is permitted.</p>	<p>To ensure the development proceeds in accordance with the proposal</p> <p>DTMR must ensure that access between to the Subject Land does not adversely impact the safe and efficient operation of the state-controlled road</p>	<p>s. 62 Transport Infrastructure Act 1994 (Qld)</p>

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Conditions of Development	Reasons	Condition Basis
<p>Intersection Works</p> <p>4. Prior to Council signing and sealing the first plan of survey for the proposed reconfiguration, the applicant/landowner shall design and construct an upgrade of the Mossman-Daintree Road/ Vixies Road intersection with Channelised Right Turn (CHR) treatment generally in accordance with Figure 13.60 in DTMR's <i>Road Planning and Design Manual</i> and Basic Left Turn (BAL) treatment generally in accordance with Figure 13.80 in DTMR's <i>Road Planning and Design Manual</i> with a 1.5m radius and concrete kerb return. The design shall include:</p> <ul style="list-style-type: none"> • Through and turn lane widths no less than 3.5m, and • Shoulders sealed to a width no less than 1.5m. <p>The intersection shall include intersection lighting to a minimum V5 standard in accordance with Chapter 17 of DTMR's <i>Road Planning and Design Manual</i> and shall comply with:</p> <ul style="list-style-type: none"> • The Electrical Safety Act and regulations 2002 • Australian Standards (AS1158.1:1 2005 Lighting for roads and public spaces, AS3000 2000 Australian wiring rules for electrical installations) • MR specifications MRS11.91, MRS11.92, MRS11.94 & MRS11.95 • MR Standard Drawings and • District specific standards, notes and drawing details (made available on request) <p>Registered Professional Engineer Queensland (RPEQ) (Electrical) certification is mandatory</p> <p>To this end:</p> <p>(i) The applicant/landowner shall obtain DTMR approval prior to commencing any works within the state-controlled road reserve.</p> <p>(ii) The applicant/landowner shall submit to DTMR for approval engineering drawings, certified by a Registered Professional Engineer of Queensland (RPEQ), of the proposed works.</p> <p>(iii) Subject to DTMR approval of the engineering designs the applicant/landowner shall construct the works.</p>	<p>Access works at the permitted access location are required to mitigate the impacts of development generated traffic onto the state-controlled road.</p> <p>Any works within the state-controlled road reserve must have the written approval of the Chief Executive Officer</p>	<p>s. 33 <i>Transport Infrastructure Act 1994</i> (Qld) DTMR's <i>Road Planning and Design Manual</i></p> <p>s. 50 <i>Transport Infrastructure Act 1994</i> (Qld)</p>

Conditions of Development	Reasons	Condition Basis
Advertising 5. No advertising device for the proposed development is permitted within the state-controlled road reserve (Mossman-Daintree Road).	Advertising devices may obscure signage and distract motorists.	s. 50 <i>Transport Infrastructure Act 1994</i> (Qld)

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009



Your Reference: 8/13/1481 (2194244)
Our Reference: IC0909CNS0006
Ecolrack project: 340610
Contact: Cristina Cochenec
Directorate / Unit: Regional Planning & Coordination
Phone: (07) 4222 5446

Department of
**Environment and Resource
Management**

15 February 2012

The Chief Executive Officer
Cairns Regional Council
PO Box 359
CAIRNS QLD 4870

Attention: G Warner

Dear

Development Application for Reconfiguration of a Lot (1 Lot into 72 Lots and Park) Vixies Road, Wonga Beach (Lot 32 SP126925) – REFERRAL AGENCY RESPONSE.

The Department of Environment and Resource Management (Concurrence and Advice agency for the application) advises as follows:

The referral agency response for the application, prepared pursuant to section 3.3.16 of the *Integrated Planning Act 1997*, is **enclosed**. I look forward to receiving a copy of the decision notice for the application in due course.

Should you have any questions about this advice, please contact Cristina Cochenec on 07 4222 5446

Yours sincerely


Cristina Cochenec
Natural Resource Officer
Regional Planning & Coordination
North Region

CC

V G Scomazzon
c/ - Peter Robinson Planner
P O Box 4751
CAIRNS QLD 4870

Department of Environment
& Resource Management
Level 4, 5b Sheridan Street
PO Box 937
Cairns Queensland 4 870
Australia
Telephone + 617 4222 5446
Facsimile + 61 7 4222 5493
Website www.derm.qld.gov.au

Department of Environment and Resource Management – Referral agency response

Given under Section 3.3.16 of the *Integrated Planning Act 1997*

Application details

1.1. Applicant's name	V G Scomazzon
1.2. Property description	LOT 32 on SP126925
1.3. Development type	Reconfiguring a Lot
1.4. Assessment manager	Cairns Regional Council
1.5. Referral date	14 September 2009
1.6. Our references	Trackjob: IC0909CNS0006 Ecotrack: Project No 340610

2. Concurrence Agency Response: Vegetation Management Act 1999 - Remnant Vegetation

Please refer to the attached concurrence agency response from Senior Vegetation Management Officer Shannon Farrell dated 2 February 2012 (**Attachment 1**).

3. Advice agency response – Wetlands and Conservation Estate

Please refer to the attached advice agency response from Mike Trenerry dated 17 February 2010. (**Attachment 2**).

4. Third Party Advice: Water Act 2000 – Watercourse

It is noted that part of the proposed development covers an area that has two (2) identified watercourse as defined by the *Water Act 2000*. Please refer to the attached NRW map of 24 September 2009 showing the two (2) watercourses in blue.

From the information provided by the applicant and specifically Drawings 09-012-SK01-05 to 07 show that a proposed road will be crossing a watercourse.

Any activities within these watercourses will require approval under a separate operational works application and must satisfy sustainability criteria under the *Water Act 2000*.

5. Third Party Advice – Sewage treatment & Groundwater

The submitted 'On-site effluent disposal report' for the proposed Reconfiguration of a Lot, prepared by Projex North Pty Ltd on 12/08/09, proposes the following:

- On-site secondary sewage treatment.
- Conventional trenches and beds of an area of 45 m² for each allotment.
- 30 m buffer from top of bank of watercourse, drains, etc.

DERM advises that the proposed effluent disposal system, via trenches, is not suitable for category 2 soil (sand and loamy sand). The proposed system can cause groundwater pollution and subsequently health risks for the users of the potable water coming from bore water.

Recommendation

The recommended effluent disposal system for shallow watertable and category 2 soil is an irrigation system (AS 1547:2000 – On-Site Domestic-wastewater Management). This system will require a larger area of effluent disposal than shown in the Drawings 09-012-SK01-03 to 09.

**Department of Environment and Resource Management –
Referral agency response**

Given under Section 3.3.16 of the *Integrated Planning Act 1997*

Any queries about the assessment should be made to the coordinating officer for the application.
Contact details for the coordinating officer are:

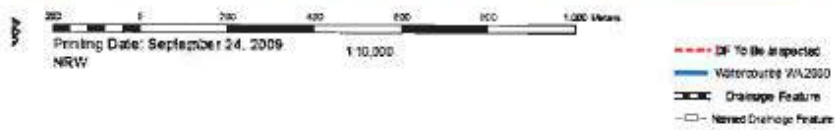
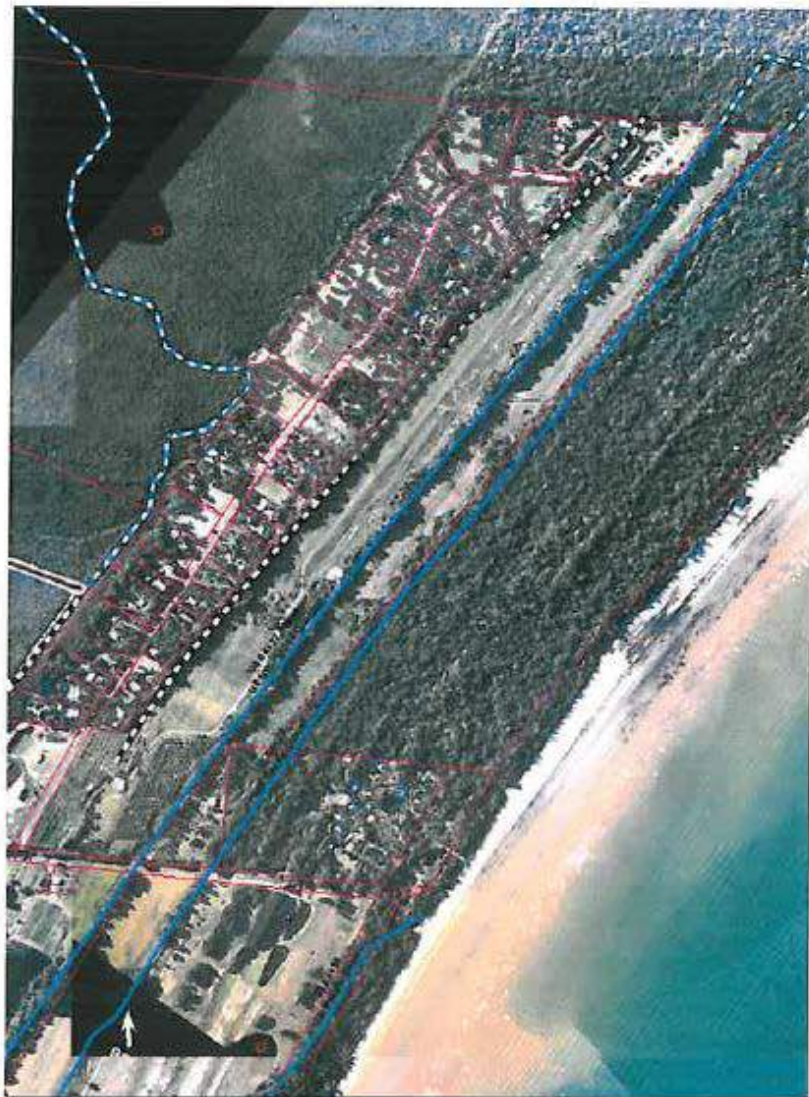
Coordinating Officer:	Cristina Cochenec
Address:	PO Box 937, Cairns QLD 4870
Phone:	07 4222 5446



Cristina Cochenec
Natural Resource Officer
Regional Planning & Coordination
North Region

15 February 2012

DECISION NOTICE DETAILS
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MAP SHOWING WATERCOURSES

ATTACHMENT 1

Vegetation Management

Referral Agency Response – Reconfiguring a Lot

S3.3.16 Integrated Planning Act 1997

1. Application Information

- 1.1. **Applicant's name:** VG Scomazon C/- PRP Planning
- 1.2. **Property description:** 32 SP126925
- 1.3. **Assessment Manager/Reference:** 8/12/1481 (2194244) Cairns Regional Council
- 1.4. **Date application was referred to Department:** 14 September 2009
- 1.5. **Departmental Reference:** eLVAS Case No: 2009/008520, File Ref. No: MBA000764, Trackjob No: IC0909CNS0006
- 1.6. **Type of development sought by the application:**
 - Reconfiguring a Lot

2. Concurrence Agency response:

The Chief Executive of the Department of Environment and Resource Management directs that the application is approved subject to the following conditions:

1. All infrastructure associated with the reconfiguration of Lot 32 SP126925 must be located outside of 'Area A' (Parts A1 to A8) as identified on Referral Agency Response (Vegetation) Plan 2009/008520, dated 4 January 2012.
2. All infrastructure, apart from roads, fences or underground services, must be located at least 20 metres from 'Area A' (Parts A1 to A8) as identified on Referral Agency Response (Vegetation) Plan 2009/008520, dated 4 January 2012.

Covenant:

3. The applicant will, upon Council's approval of the development application, have registered in the land registry, simultaneously with registration of the survey plan for the reconfiguration of the lot:
 - a) A properly completed plan of survey:
 - i) Over the area of which is generally in accordance with the area identified as 'Area A' (A1 to A8) as identified on Referral Agency Response (Vegetation) Plan 2009/008520, dated 4 January 2012; and
 - ii) To the standards required by the Registrar of Titles for registration of an instrument of covenant over part of a lot; and
 - iii) That the Department of Environment and Resource Management agrees is generally in accordance with the area identified as 'Area A' (A1 to A8) of Referral Agency Response (Vegetation) Plan 2009/008520, dated 4 January 2012; and
 - b) A properly completed instrument of covenant in the form and including such terms as set out in Schedule 2 of this approval.
4. The State of Queensland, represented by the Department of Environment and Resource Management will not bear any of the costs associated with the lodging and registration of the instrument of covenant including:
 - a) The preparation of any documents

IDAS Referral Agency Response

- b) The preparation of a survey plan suitable for registration
 - c) Legal fees; and
 - d) Any lodgement fees.
5. The applicant must comply with the terms of the registered covenant.
6. Clearing of remnant vegetation must not occur within 'Area A' (A1 to A8) on Referral Agency Response (Vegetation) Plan 2009/008520, dated 4 January 2012 except in accordance with the terms of the registered covenant required by Condition 3.

3. Reasons:

A Statement of Reasons is attached at Schedule 1.

4. Authorised Officer Signature:



Shannon Farrell
Senior Vegetation Management Officer
North Region

Date of Response: 2 February 2012

Att. Schedule 1 – Statement of Reasons
Schedule 2 – Draft Instrument of Covenant

eLVAS Case No:	2009/008520
File Ref. No:	MBA000764
Trackjob No:	IC0909CNS0008

Schedule 1

**Statement of Reasons
Referral Agency Response
Application for Reconfiguring a Lot
VG Scomazzon**

The following Statement of Reasons is provided pursuant to s.3.3.16 of the *Integrated Planning Act 1997*

Introduction

1. The Department of Environment and Resource Management (DERM) received an application from VG Scomazzon on 14 September 2009
2. The application is for 14 September 2009 for Reconfiguring a Lot on 32 on SP128925 – Cairns Regional Council.
3. Information request period extended 10 business days sent on 25 September 2009
4. An Information Request was sent by registered post to the applicant on the 12 October 2009. This request disclosed information on addressing Part P of the *Regional Vegetation Management Code for the Coastal Bioregions – 20 November 2006*.
5. The applicant responded to the Information Request on the 16 April 2010.
6. The application provided draft covenant documents on 9 August 2010.
7. The application was extended several times between April 2010 and February 2012. The Referral Agency Response is due on 6 February 2012.
8. An Assessment Report was sent to the Delegate of the Chief Executive, Senior Vegetation management Officer, on 1 February 2012
9. The Delegate determined the Referral Agency Response on 2 February 2012.

Evidence

1. Application dated 23 August 2009.
 - a) Completed IDAS Form 1 Part "J".
 - b) Property Vegetation Management Plan.
2. *Integrated Planning Act 1997 & Integrated Planning Regulation 1997*
3. *Vegetation Management Act 1999*
4. *Sustainable Planning Act 2009*
5. *Department of Environment and Resource Management Concurrence Agency Policy for Reconfiguring a Lot – 23 August 2007 (RaL Policy)*
6. *State Planning Policy (SPP) 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire, and Landslide*
7. Response to information request dated 16 April 2010
8. Proposed covenant documents submitted 9 August 2010
9. SmartMap
10. Cairns Regional Council Planning Scheme zoning information

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11. Regional ecosystem Description Database (2009) (version 6) Regional Ecosystem data.

Findings of fact

1. An application was received from VG Scomazon on 14 September 2009 for Reconfiguring a Lot on Lot 32 on SP126925- Cairns Regional Council. The Reconfiguring a Lot application is a 1 Into 70, rural residential allotments
2. The subject lot is freehold land and zoned "Rural 4"
3. The applicant has proposed the use of a covenant to ensure no clearing as a result of the RaL. The application is therefore assessable under Criteria Table A of the RaL Policy.
4. The application satisfies Performance Requirement (PR) A.1 of Criteria Table A as clearing will not occur within assessable vegetation.

Reasons

The assessing officer is satisfied that the application meets the Performance Requirement of **Criteria Table A.1**: A RaL assessed under this Table may occur only where clearing as a result of the RaL will not occur within assessable vegetation of the *Concurrence Agency Policy for Reconfiguring a Lot (RaL) 23 August 2007* and therefore recommends the application be approved with conditions.

Conditions are required to ensure that the covenant is finalised at the time of approval of the application by the Cairns Regional Council.



Shannon Farrell
Senior Vegetation Management Officer
North Region

Date: 02/02/2012

Schedule 2: Draft Instrument of Covenant

Form 31 and Form 20 attached.

**DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009**

QUEENSLAND LAND REGISTRY
Land Title Act 1994 and Land Act 1994

COVENANT

FORM 31 Version 3
Page 1 of 1



Dealing Number

Lodger (Name, address & phone number)
Vittorio Scomazzon
C/- Peter Robinson
PO Box 4751
Cairns QLD 4870
Ph: (07) 4041 5118

Lodger
Code

OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 and the Land Act 1994 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see <http://www.nrw.qld.gov.au/about/privacy/index.html>.

1. Covenantor

Vittorio G Scomazzon

2. Description of Covenant / Lot on Plan	County	Parish	Title Reference
Lot 32 SP126925	Solander	Whyanbeel	50336091

3. Covenantee

THE STATE OF QUEENSLAND (Represented by Department of Environment and Resource Management)

4. Description of Covenant (Include reference to relevant section of legislation)

Pursuant to Section 97A (3)(b)(i) of the Land Title Act 1994 and the terms of the attached schedule A to preserve the vegetation in the Covenant Area.

5. Execution

The Covenantor being the registered owner of the lot described in item 2 covenants with the Covenantee in respect of the covenant described in item 4 and the attached schedule A.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

.....signature

.....full name

.....qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

/ /
Execution Date

.....
Covenantor's Signature

.....signature

.....full name

.....qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

/ /
Execution Date

.....
Covenantee's Signature

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

SCHEDULE A

Form 20 Version 2
Page _ of _

Title Reference

This is Schedule A referred to in Covenant dated <Insert date>

1. Interpretation

Unless the context otherwise requires or the contrary Intention appears, the following terms shall have the meanings respectively assigned to them –

"Clear/ing" – as defined in the *Vegetation Management Act 1999* and as amended from time to time

"Council" means Cairns Regional Council together with its assigns and successors and includes all persons authorised by the Council

"Covenant Area" means that area referred to in Item 2 of the Form 31.

"Covantee" means the State of Queensland (represented by Department of Environment and Resource Management) including any delegated or authorised officer

"Covenantor" means the person or persons named in Item 1 of the Form 31 and their and each of their successors in title, transferees and assigns.

"Covenantor's obligations" means the obligations set out in clause 3 (Covenantor's Obligations)

"Development approval" – means the approval given by the Cairns Regional Council DA 8/13/1481

"Fence" means a structure of posts and boards, palings, rails, galvanised iron, metal, or wire, or a wall, ditch, or embankment, or a combination of any of these, enclosing or bounding land, and includes any foundation, foundation wall, or support reasonably necessary for the support and maintenance of the fence, but does not include a wall which is part of a house or other building.

"Infrastructure" – includes roads and excavation for civil works and other fixtures

"Structure/s" – includes any building, shed, pergola, gazebo, wall, fence, pillar, post and pool

"the Land" – means the lots specified in Item 2 of the Form 31 and any land created in lieu the lots mentioned in item 2 of the Form 31 by registration of any other plan and howsoever described

"Vegetation" - as defined in the *Vegetation Management Act 1999* and as amended from time to time

2. Description of Covenant

This Covenant is for the purpose of preserving the vegetation in the Covenant Area.

3. Covenantor's Obligations

The Covenantor covenants, and agrees with the Covantee, that:

- 3.1 Except as provided in clause 3.3, clearing of vegetation is not authorised in the Covenant Area.
- 3.2 Infrastructure and structures, including fences are not permitted in the Covenant Area.
- 3.3 Clearing of vegetation in the Covenant Area is allowed:
 - (a) by fire under the *Fire and Rescue Service Act 1990* to reduce hazardous fuel loads or an activity under the *Fire and Rescue Service Act 1990*, section 53, 68 or 69; or
 - (b) where it is necessary to remove or reduce the imminent risk that the vegetation poses to serious personal injury or damage to property; or

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

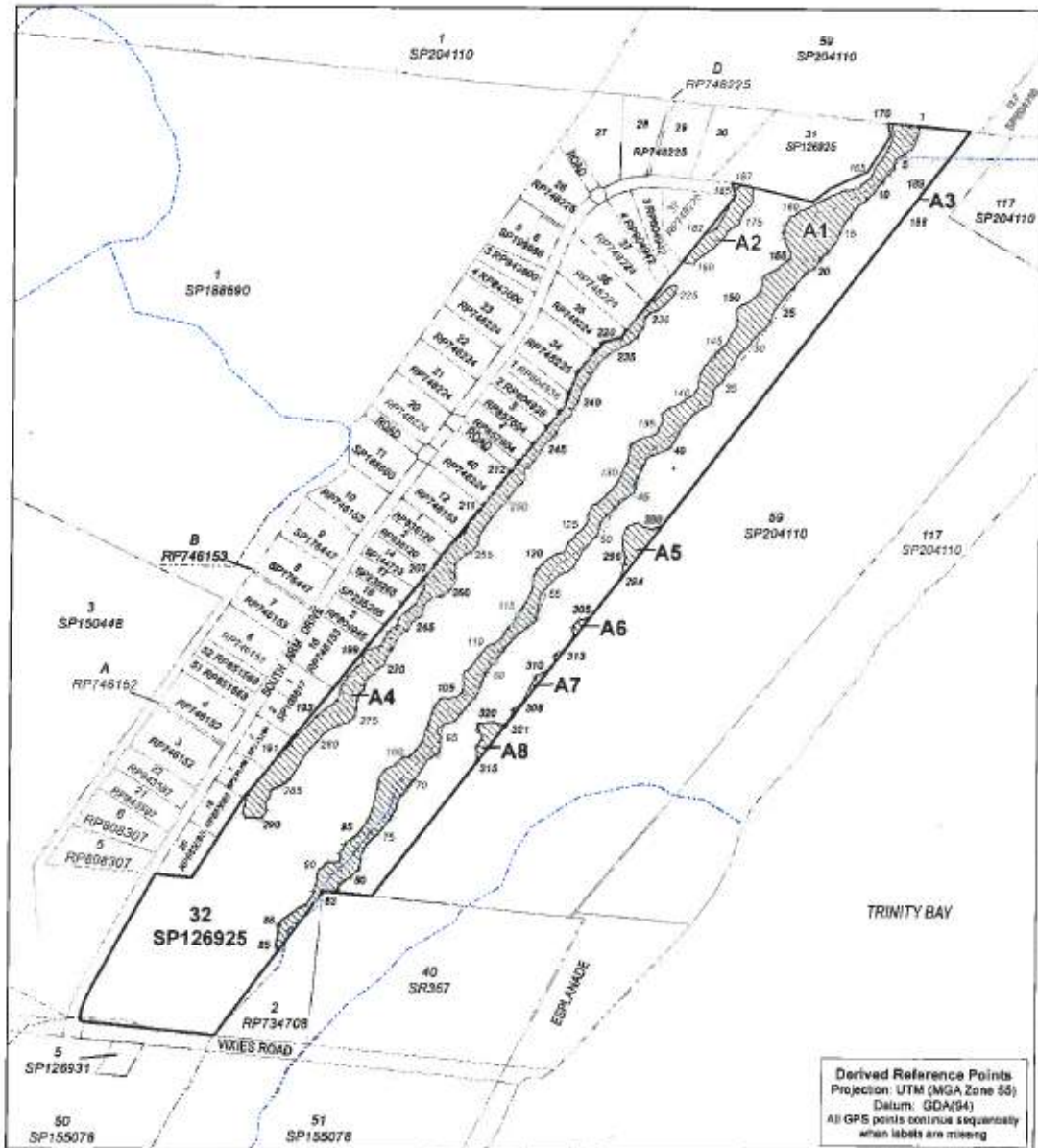
SCHEDULE A

Form 20 Version 2
Page _ of _

Title Reference

- (c) to give effect to any subsequent development approvals for operational works that is the clearing of native vegetation.
- 3.4 Subject to the conditions of the development approval, nothing prevents the Covenantor from using the Covenant Area, provided such use is consistent with the obligations imposed by this covenant.
4. **Rights of Access**
The Covenantor covenants, and agrees with the Covenantee, that:
- 4.1 The Covenantee or the Council may inspect the vegetation within the Covenant Area at any reasonable time after the giving of notice.
- 4.2 Representatives of the Queensland Fire and Rescue Service (or any successor to that body), may at any reasonable time after giving notice enter, re-enter and traverse the covenant area each year to assess the bushfire hazard risk of the Covenant Area.
5. **Release and indemnity**
- 5.1 The Covenantor irrevocably releases the Covenantee from, and waives, any claim, right, remedy, action, cause of action, loss, damage, expense or liability which the Covenantor may have against the Covenantee in respect of this Covenant or its performance or breach.
- 5.2 The Covenantor indemnifies and holds the Covenantee harmless from and against any claim, right, remedy, action, cause of action, loss, damage, expense or liability incurred, suffered or asserted by any person in connection with the performance of this Covenant by the Covenantor or its breach by the Covenantor or connected with any negligence or other legal wrong of the Covenantor.
6. **No Obligations on Covenantee**
- 6.1 The rights given to the Covenantee by this covenant are permissive only and nothing in this Covenant imposes any duty of any kind on the Covenantee to anyone or obliges the Covenantee to perform any act or to incur any expense for any of the purposes set out in this Covenant.
7. **No Effect on Rates and Charges**
- 7.1 Nothing in this Covenant of itself affects any obligations of the Covenantor to pay all taxes, rates, charges and levies lawfully imposed in respect of the Land.
8. **Registration**
- 8.1 The Covenantor agrees to do everything necessary at the Covenantor's expense to ensure that this Covenant is registered against the title to the Covenant Area.
9. **Waiver**
- 9.1 Any alleged waiver of any breach of this Covenant is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Covenant does not operate as a waiver of any other breach of this Covenant.
10. **Severance**
- 10.1 If any part of this Covenant is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Covenant and the rest of this Covenant remains in force unaffected by that holding or by the severance of that part.
11. **Enurement**
- 11.1 This Covenant binds the parties to it and their respective successors, heirs, executors and administrators.

**DECISION NOTICE DETAILS
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1:7000 @ A3 size
0 50 100 200 300 400 500 m
Projection: UTM (MGA Zone 55) Datum: GDA94

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractors.

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

Note: This plan must be read in conjunction with Referral Agency Response 2009/008520

LEGEND Derived Reference Points for GPS Subject Lot(s) Area A Area to be surveyed for Statutory Covenant Watercourse	Referral Agency Response (Vegetation) Plan Plan of Areas A (Parts A1 - A8) in Lot 32 on SP126925		 Q Queensland Government	
	CENTRE: TOWNSVILLE LOCALITY OF WONGA			REGION: NORTH LOCAL GOVT: CAIRNS
	Map Reference: 7965			Compiled from: DCDB, PVMP & VMO Notes
	File Reference: MSA000784			Prepared by: EMR Date: 4 January 2012
RARP 2009/008520 Sheet 1 of 2				

ATTACHMENT 2

Department of Environment
and Resource Management

Notice

Advice Agency Response – Wetlands and Conservation Estate

This notice is issued by the Department of Environment and Resource Management acting as an advice agency under the Integrated Planning Act 1997 ("the Act").

Our reference: 340610

1. **Application Details**

Assessment Manager ref.: 8/13/1481 (2194244)

Date application referred to DERM:

14-SEP-2009

Development approval applied for:

Development permit

Aspect of development:

*Integrated Planning Regulation 1998 - Schedule 2, table 2, item 38;
Integrated Planning Regulation 1998 - Schedule 2, table 2, item 39*

Development description:

Reconfiguring a Lot – 1 Lot onto 72 Lots & Park

Property/Location description:

Lot 32 on SP126925, Vixies Road, WONGA BEACH.

2. The Chief Executive, Department of Environment and Resource Management (DERM) concurrence agency response, amended concurrence agency response for the concurrence agency referral jurisdiction for the aspect of development involved with the application the subject of this Notice is to tell the assessment manager as follows.

Not Applicable

Notice
Advice Agency Response

3. The Chief Executive, Department of Environment and Resource Management (DERM) advice agency response for the advice agency referral jurisdiction for the aspect of development involved with the application the subject of this Notice is to recommend to the assessment manager as follows.

The reconfiguration involves the creation of 72 new allotments on a dune and swale system at Vixies Road. The supporting information comprises Engineering and a Planning Report.

A key unresolved and constraining issue relates to water supply and wastewater management. The proponent has not demonstrated that the aquifer can supply sufficient freshwater all year for all of the new residents. No meaningful work has been done to establish the seasonal variation in aquifer depth, current water quality or the potential for saline water ingress should the aquifer be depressed from extraction. The photos show mangroves in one of the swales.

Insufficient work has also been carried out to establish what the risks are from wastewater releases to water quality of the aquifer. This is especially important if residents are compelled to use groundwater for domestic purposes. Compatibility of waste releases with groundwater extraction and sustainability of use require further scrutiny.

The above matters need to be resolved to the satisfaction of Cairns Regional Council.

4. **Approved plans / specifications**

Nil

5. **General advice to assessment manager**

Pursuant to sections 334 and 363 of the Act, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to DERM as a referral agency for the relevant application at Department of Environment and Resource Management, PO Box 2066, CAIRNS QLD 4870 and an electronic copy to eco.access@derm.qld.gov.au.

The State's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager. Therefore, DERM as a referral agency for the relevant application has not provided notification to native title parties.

6. **Additional comments or advice about the application**

Nil

7. **Additional information for applicants**

Notifiable Activities under the *Environmental Protection Act 1994*

It is a requirement of Section 371 of the *Environmental Protection Act 1994* that if the owner or occupier of this site becomes aware that a Notifiable Activity (as defined under Schedule 3 of the *Environmental Protection Act 1994*) is being carried out on this land or that the land has been affected by a hazardous contaminant they must, within thirty (30) days after becoming aware the activity is being carried out, give notice to the Department of Environment and Resource

Notice
Advice Agency Response

Aboriginal Cultural Heritage

Under section 23 of the *Aboriginal Cultural Heritage Act 2003* a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are \$750,000 for a corporation and \$75,000 for an individual.

Applicants will comply with the duty of care in relation to Aboriginal cultural heritage if they are acting in accordance with cultural heritage duty of care guidelines gazetted under the *Aboriginal Cultural Heritage Act 2003*, available on the DERM website, or in accordance with an agreement with the Aboriginal party for the area or a cultural heritage management plan approved under part 7 of the *Aboriginal Cultural Heritage Act 2003*.

Applicants are also encouraged to undertake a search of the Aboriginal Cultural Heritage Database and the Aboriginal Cultural Heritage Register, administered by the Cultural Heritage Coordination Unit, DERM. Application forms to undertake a free search of the Cultural Heritage Register and the Database may be obtained by contacting the Cultural Heritage Coordination Unit on (07) 3238 3838 or on the DERM website www.derm.qld.gov.au/cultural_heritage



Delegate
Mike Trenerry
Far Northern Region
Department of Environment and Resource
Management
17/05/2010

Enquiries:
Matt Bogart
Department of Environment and Resource
Management
PO Box 2066
Cairns Q 4870
Phone: (07) 4046 6680
Fax: (07) 4046 6606
Email: matt.bogart@derm.qld.gov.au

Attachment(s)

Nil

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

ATTACHMENT 4: INFRASTRUCTURE CHARGES

DOUGLAS SHIRE COUNCIL		2006 & 2008 Douglas Shire Planning Schemes Application	
INFRASTRUCTURE CHARGES NOTICE			
V Scmazzon		N/A	
DEVELOPERS NAME		ESTATE NAME	
Vixies Road		Lot 32 SP126925	
STREET No. & NAME		SUBURB	
RDL		3316/2009	
DEVELOPMENT TYPE		COUNCIL FIL	
732376		1	
DSC Reference Doc. No.		VERSION No.	

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
Rural Areas - Water Only					
	proposed	68	14,263.83	985,940.44	
		0	0.00	0.00	
	existing	1	14,263.83	14,263.83	
	Total			985,676.61	
Urban Areas - Water only					
	proposed	0	0.00	0.00	
		0	0.00	0.00	
	existing	0	0.00	0.00	
	Total			0.00	
Urban Areas - Water & Sewer					
	proposed	0	0.00	0.00	
		0	0.00	0.00	
	existing	0	0.00	0.00	
	Total			0.00	
TOTAL			\$985,676.61		

Prepared by	N Beck	15-Oct-15	Amount Paid	
Checked by	J Elphinstone	15-Oct-15	Date Paid	
Date Payable			Receipt No.	
Amendments	Date		Cashier	

Note:

The Infrastructure Charges in this Notice are payable in accordance with Part 2 Division 1 of the Sustainable Planning Act 2009 (SPA).

Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted.

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au

OUR REF: ROL 3316/2015 (734293)

6 November 2015

Mr Vixie Scomazzon
C/- Cardno HRP
PO Box 1619
CAIRNS QLD 4870

Dear Sir

**ADOPTED INFRASTRUCTURE CHARGES NOTICE FOR
VIXIES ROAD, WONGA BEACH**

Please find attached an Adopted Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act 2009* (the Act).

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

The amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact Development and Environment at Council for review of the charge amount prior to payment.

These charges are payable prior to the issue of a Compliance Certificate for the Plan of Subdivision.

Please also find attached extracts from the Act regarding the following:

- your right to make representations to Council about the Adopted Infrastructure Charges Notice; and
- your Appeal rights with respect to the Adopted Infrastructure Charges Notice.

Should you have any enquiries in relation to this Adopted Infrastructure Charges Notice, please contact Neil Beck of Development and Environment on telephone number 07 4099 9451.


Yours faithfully

Donna Graham
Manager Development & Environment

Att

41.2009.3316
42/43

ADOPTED INFRASTRUCTURE CHARGES NOTICE

	2006 & 2008 Douglas Shire Planning Schemes Application		
	INFRASTRUCTURE CHARGES NOTICE		

V Scmazzon DEVELOPERS NAME	N/A ESTATE NAME	0 STAGE
Vixies Road STREET No. & NAME	Wonga Beach SUBURB	Lot 32 SP126925 LOT & RP No.s
RDL DEVELOPMENT TYPE	3316/2009 COUNCIL FIL	31-Mar-15 VALIDITY PERIOD (years)
752376 DSC Reference Doc. No.	1 VERSION No.	

	Use	Charge per Use	Amount Due	Amount Paid	Receipt Code & GL Code
Rural Areas - Water Only	proposed	68	14,263.83	988,940.44	
		0	0.00	0.00	
	existing	1	14,263.83	14,263.83	
	Total			985,676.61	
Urban Areas - Water only	proposed	0	0.00	0.00	
		0	0.00	0.00	
	existing	0	0.00	0.00	
	Total			0.00	
Urban Areas - Water & Sewer	proposed	0	0.00	0.00	
		0	0.00	0.00	
	existing	0	0.00	0.00	
	Total			0.00	
TOTAL			\$985,676.61		

Prepared by	N Beck	15-Oct-15	Amount Paid	
Checked by	J Elphinstone	15-Oct-15	Date Paid	
Date Payable			Receipt No.	
Amendments	Date		Cashier	

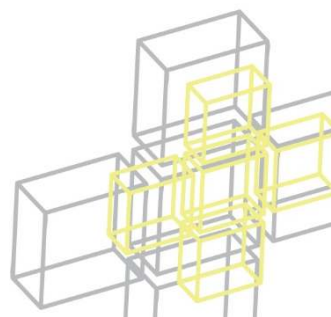
Note:
The Infrastructure Charges in this Notice are payable in accordance with Part 2 Division 1 of the Sustainable Planning Act 2009 (SPA).

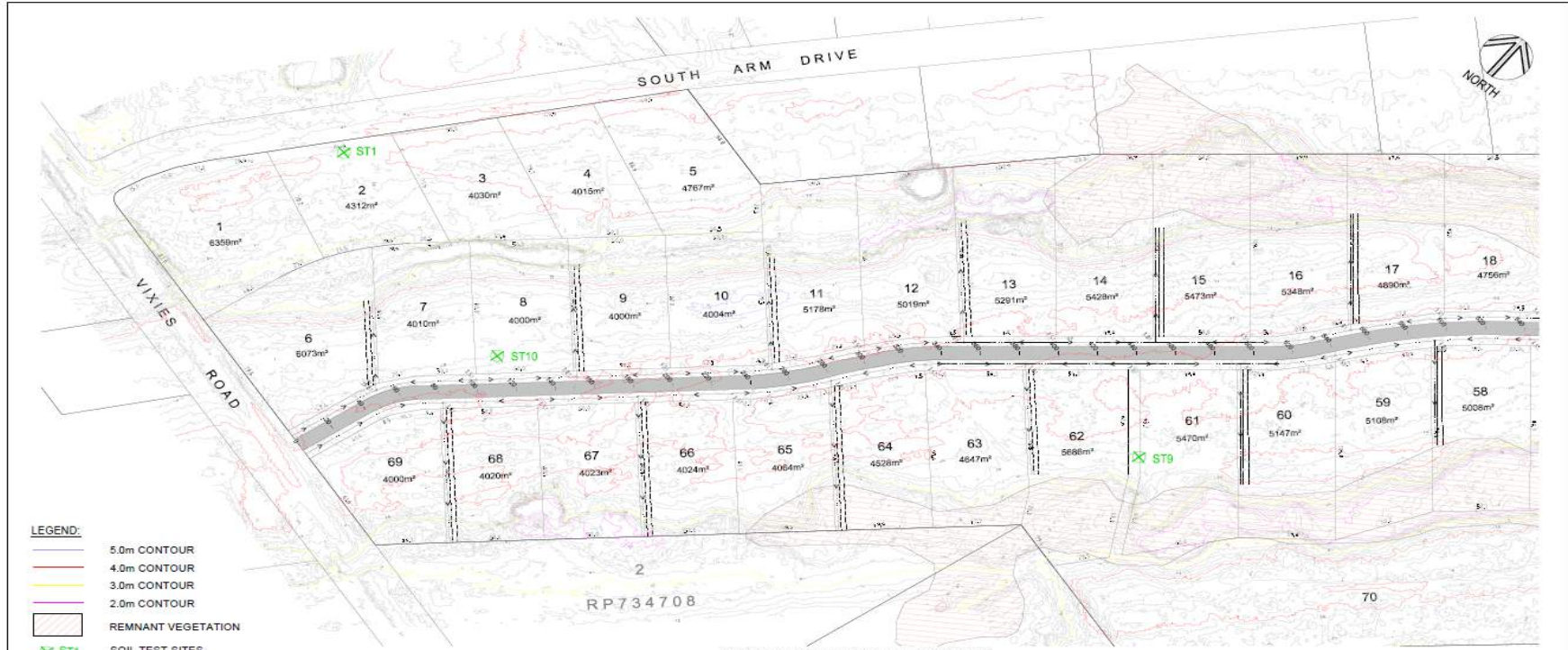
Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted.

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 8444 or by email on enquiries@douglas.qld.gov.au

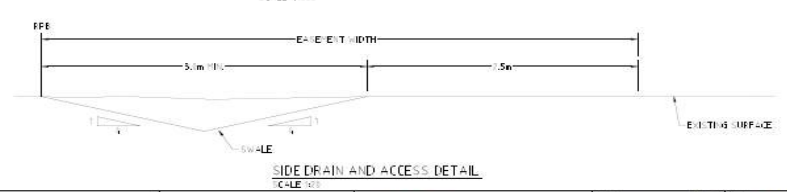
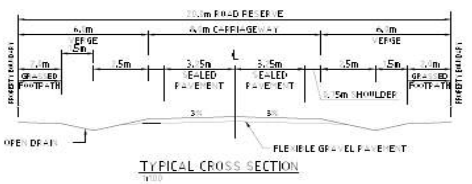
Annexure 7

Previously-Approved Plans





- LEGEND:**
- 5.0m CONTOUR
 - 4.0m CONTOUR
 - 3.0m CONTOUR
 - 2.0m CONTOUR
 - REMNANT VEGETATION
 - X ST1 SOIL TEST SITES



DATE PLOTTED: 28/03/2015 10:38:16 AM
DRAWN BY: SINC
CHECKED BY: SINC
DATE: 24/03/2015

Date	Description	Drawn	Checked	Approved	Date
24.03.2015	FINAL DESIGN	SINC	SINC	SINC	24.03.2015
24.03.2015	FINAL DESIGN	SINC	SINC	SINC	24.03.2015

Drawn	AGP	24.03.2015
Checked	SNC	24.03.2015
Designed	SNC	24.03.2015

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Drawn	AGP	24.03.2015
Checked	SNC	24.03.2015
Designed	SNC	24.03.2015

Client: VIC SCOMAZZON
LOT 32 VIXIES ROAD WONGA BEACH
CONTOUR AND DRAINAGE PLAN - SHEET 1 OF 3

FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Drawn	A.H.D.	24.03.2015	Scale
Checked	SINC	24.03.2015	Scale
Designed	SINC	24.03.2015	Scale
Drawn Number	Q144007-001-C01		Sheet
			03



LEGEND:

- 5.0m CONTOUR
- 4.0m CONTOUR
- 3.0m CONTOUR
- 2.0m CONTOUR
- REMNANT VEGETATION
- X ST1 SOIL TEST SITES

CONTOUR AND DRAINAGE PLAN - SHEET 2 OF 3
VIC-LE 151013



Q:\144007\144007-001-C02.dwg 24.03.2015 11:58:00 AM

Date	Description	Drawn	Checked	Approved
24.03.2015	PRELIMINARY ISSUE	B.N. CLAYTON		
20.11.2014	FOR COUNCIL TOWN PLANNING APPROVAL			
17.11.2014	PRELIMINARY ISSUE			

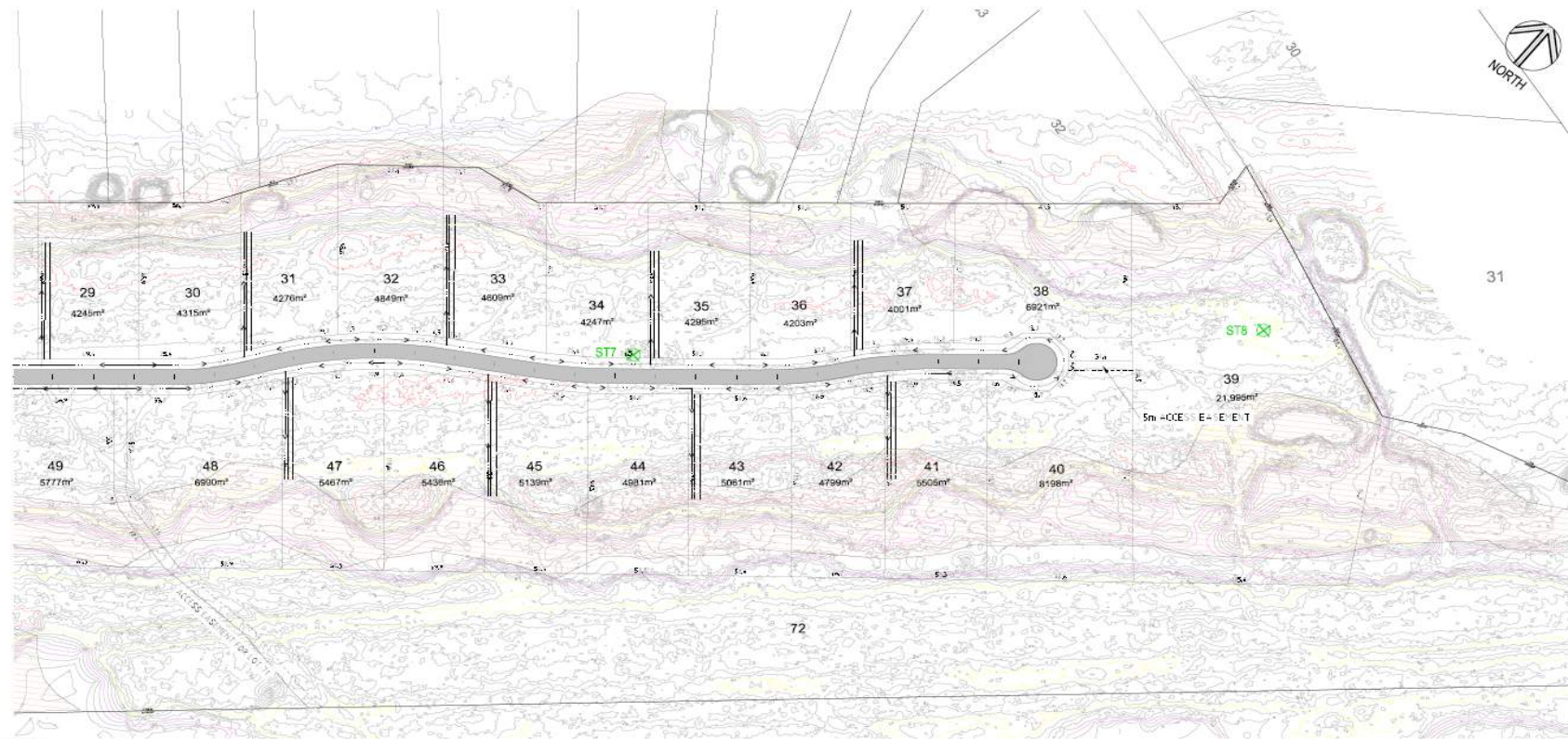
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Drawn	AGP	24.03.2015
Checked	BNC	24.03.2015
Designed	BNC	24.03.2015

Client	VIC SCOMAZZON
Address	LOT 32 VIKES ROAD WONGA BEACH
Project Name	CONTOUR AND DRAINAGE PLAN - SHEET 2 OF 3

Status	FOR APPROVAL			
Status	NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Author	A.H.D.	Date	24.03.2015	
Revision	AS SHOWN	Sheet	A1	
Drawing Number	Q144007-001-C02		Revision	03



LEGEND:

- 5.0m CONTOUR
- 4.0m CONTOUR
- 3.0m CONTOUR
- 2.0m CONTOUR
- REMNANT VEGETATION
- X ST1 SOIL TEST SITES

CONTOUR AND DRAINAGE PLAN - SHEET 3 OF 3
SCALE 1:1000



DATE PLOTTED: Mon 22/06/2015 09:17 AM
CAD FILE: I:\ENVIS\ASSET\14466\14466.dwg

Rev	Date	Description	Drawn	Checked	Appr'd	Date
04	06.05.2015	VEGETATION LOCATION WATCH AMENDED	MJT	BNC	BNC	06.05.2015
03	24.03.2015	SOIL TEST SITES ADDED AND DRAINAGE SITES AMENDED	MJT	BNC	BNC	24.03.2015
02	26.11.2014	FOR COUNCIL TOWN PLANNING APPROVAL	ACP	BNC	BNC	
01	17.11.2014	PRELIMINARY ISSUE	ACP	BNC	BNC	

Project		B.N. CLAYTON
Date		24.03.2015

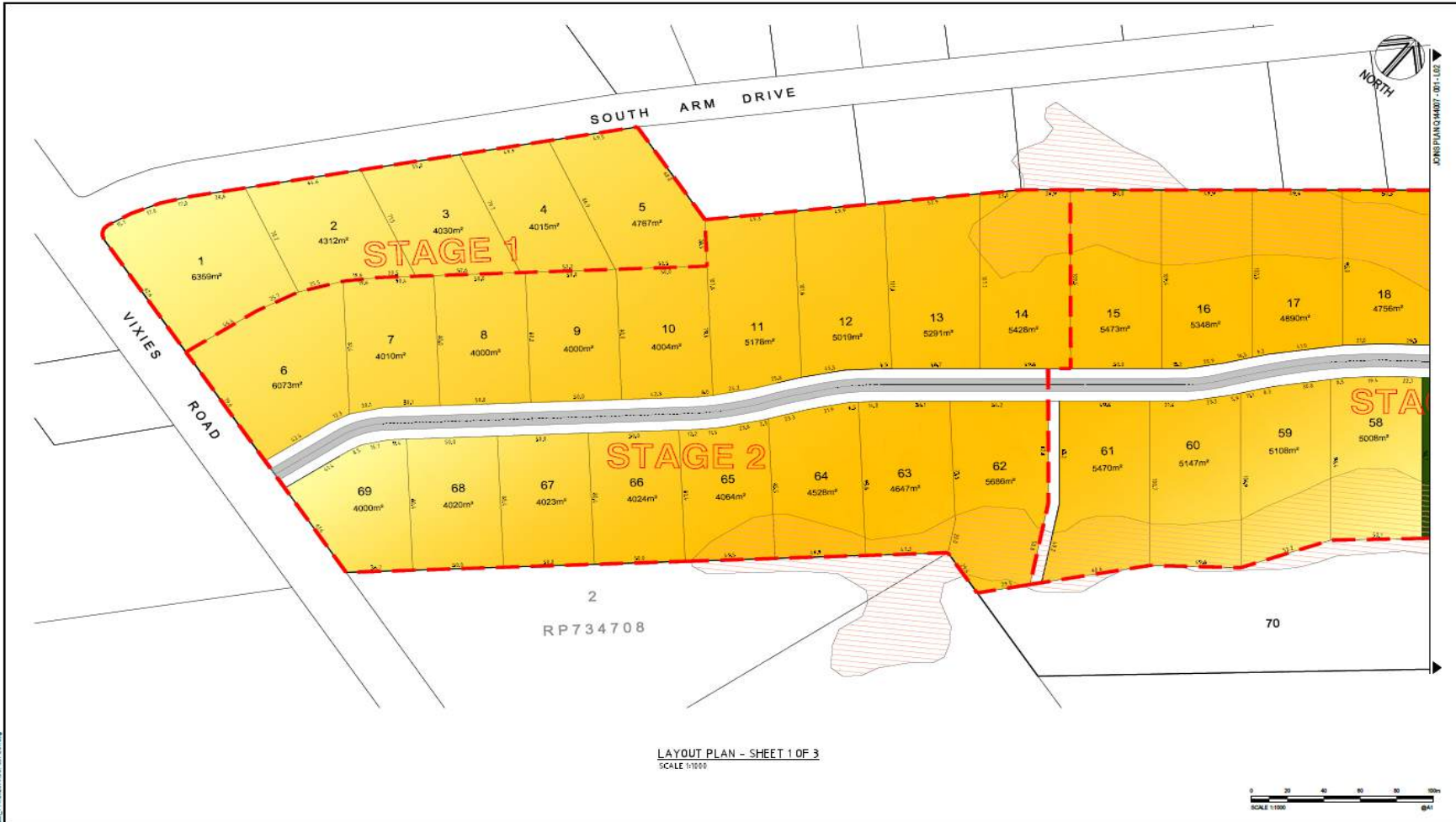
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Drawn	MJT	Date	06.05.2015
Checked	BNC	Date	06.05.2015
Designed	BNC	Date	06.05.2015

VIC SCOMAZZON
LOT 32 VIXIES ROAD WONGA BEACH
CONTOUR AND DRAINAGE PLAN - SHEET 3 OF 3

FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Drawn	Date	Checked	Date
A.H.D.	06.05.2015	AS SHOWN	06.05.2015
Drawing Number	Revision		
Q144007-001-C03	04		



LAYOUT PLAN - SHEET 1 OF 3
SCALE 1:1000

DATE PLOTTED: 26 September 2015 10:55 AM
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Date	Description	By	Appr	Date
20.11.2014	FOR COACHES TOWN PLANNING APPROVAL	B.N. CLAYTON		20.11.2014
24.08.2014	ADDED STAGE BOUNDARIES	B.N. CLAYTON		20.11.2014

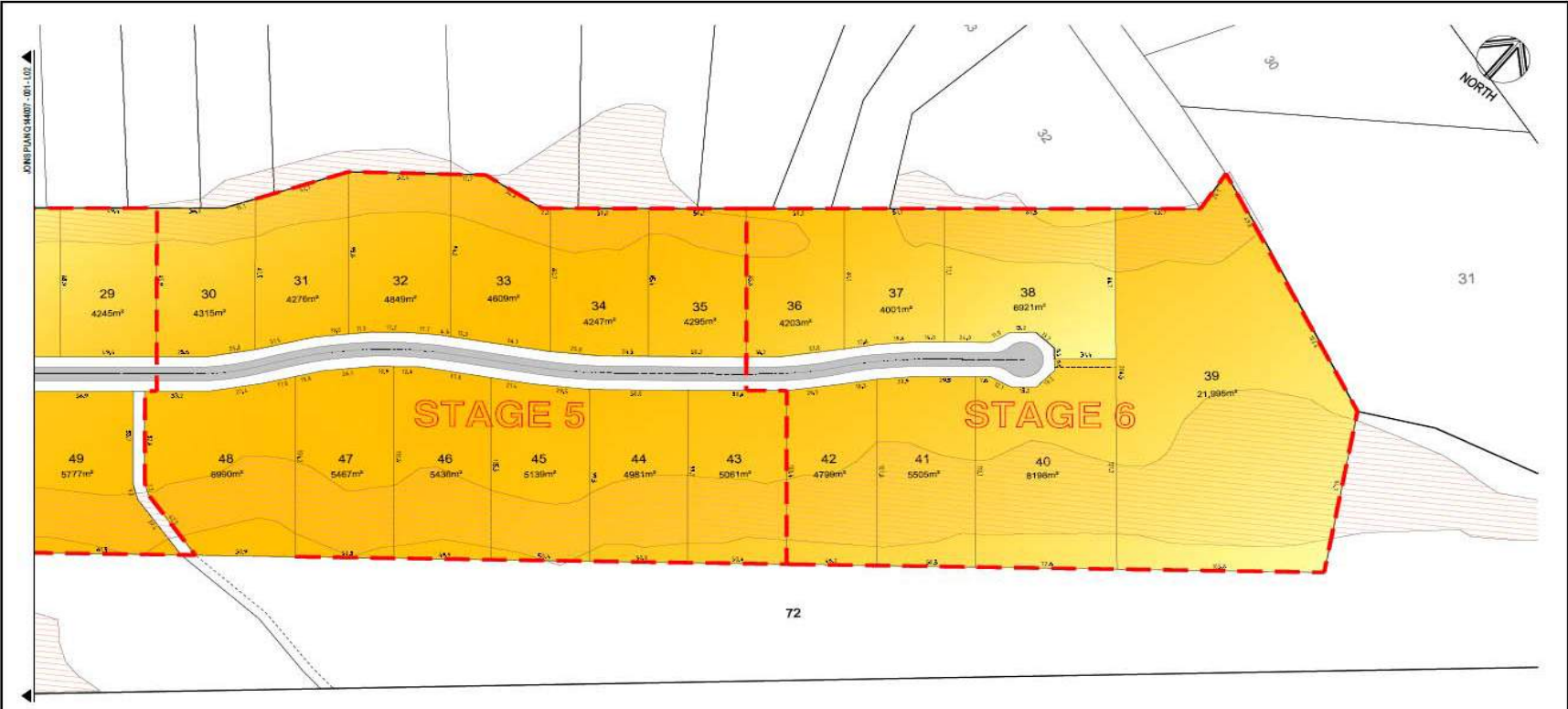
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Drawn	AGP	Date	20.11.2014
Checked	BNC	Date	20.11.2014
Designed	BNC	Date	20.11.2014

VIC SCOMAZZON
LOT 32 VIXIES ROAD WONGA BEACH
LAYOUT PLAN - SHEET 1 OF 3

PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Drawn	A.H.D.	Date	24.09.2015
Stage	AS SHOWN	Date	A1
Revision	Q144007-001-L01	Date	02



LAYOUT PLAN - SHEET 3 OF 3
SCALE 1:1000

DATE PLOTTED: 24 September 2015 10:52:59 AM
DATE & TIME OF PRINT: \\vms\proj\design\proj\Q144007-001-L03.dwg

Date	Description	By	Appr
20.11.2014	FOR COULDER TOWN PLANNING APPROVAL	B.N. CLAYTON	
24.09.2015	ADDED STAGE REQUIREMENTS		

Checked	Date
B.N. CLAYTON	20.11.2014
Approved	

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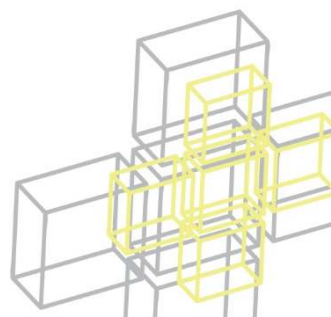
Checked	Date
AGP	20.11.2014
BNC	20.11.2014
BNC	20.11.2014

Client: VIC SCOMAZZON
Lot 32 VIXIES ROAD WONGA BEACH
Drawing Name: LAYOUT PLAN - SHEET 3 OF 3

Sheet	Scale	Revision
PRELIMINARY	AS SHOWN	02
NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Drawing Number: Q144007-001-L03		

Annexure 8

SDAP Code Assessment



State code 9: Great Barrier Reef wetland protection areas

Table 9.2.1: All development

Performance outcomes	Acceptable outcomes	Response
<i>General</i>		
<i>PO1 Development is not carried out in a wetland in a wetland protection area.</i>	<i>No acceptable outcome is prescribed.</i>	<i>Proposal complies.</i>
<i>PO2 Development provides an adequate buffer surrounding a wetland to:</i> <ol style="list-style-type: none"> <i>1. maintain and protect wetland environmental values; and</i> <i>2. avoid adverse impacts on native vegetation within the wetland and the buffer.</i> 	<i>AO2.1 The buffer surrounding a wetland has a minimum width of:</i> <ol style="list-style-type: none"> <i>1. 200 metres, where the wetland is located outside a prescribed urban area; or</i> <i>2. 50 metres, where the wetland is located within a prescribed urban area.</i> 	<i>Buffer widths as per AO2.1 are considered excessive in the circumstances where surrounding land is cleared and has been previously cultivated. The applicant seeks to adopt the previously-approved layout which retains the wetland areas.</i>
<i>Hydrology</i>		
<i>PO3 Development enhances or avoids adverse impacts on the existing surface and groundwater hydrology in a wetland protection area, and, where adverse impacts cannot be reasonably avoided, impacts are mitigated.</i>	<i>No acceptable outcome is prescribed.</i>	<i>Proposal complies or is capable of complying.</i>
<i>Water quality</i>		
<i>PO4 Development avoids adverse impacts to the water quality of the wetland in the wetland protection area and in the wetland buffer and where adverse impacts cannot be reasonably avoided, impacts are mitigated.</i>	<i>No acceptable outcome is prescribed.</i>	<i>Proposal complies or is capable of complying.</i>
<i>PO5 Development does not use the wetland in the wetland protection area for stormwater treatment.</i>	<i>No acceptable outcome is prescribed.</i>	<i>Proposal complies or is capable of complying.</i>
<i>Land degradation</i>		
<i>PO6 Development avoids land degradation in the wetland protection area and, where land degradation cannot be reasonably avoided, it is mitigated.</i>	<i>No acceptable outcome is prescribed.</i>	<i>Proposal complies or is capable of complying.</i>
<i>Vegetation</i>		
<i>PO7 Development outside the wetland and its buffer:</i> <ol style="list-style-type: none"> <i>1. avoids impacts on category C areas of vegetation and category R areas of vegetation; or</i> 	<i>No acceptable outcome is prescribed.</i>	<i>Proposal complies or is capable of complying.</i>

Performance outcomes	Acceptable outcomes	Response
<p>2. <i>minimises and mitigates impacts on category C areas of vegetation and category R areas of vegetation after demonstrating avoidance is not reasonably possible.</i></p>		
Fauna management		
<p>PO8 Development:</p> <ol style="list-style-type: none"> 1. <i>protects wetland fauna from any impacts associated with noise, light or visual disturbance</i> 2. <i>protects the movement of wetland fauna within and through a wetland protection area; and</i> 3. <i>does not introduce pest plants, pest animals or exotic species into a wetland and its buffer.</i> 	<i>No acceptable outcome is prescribed.</i>	<i>Proposal complies or is capable of complying.</i>
Matters of state environmental significance		
<p>PO9 Development outside the wetland:</p> <ol style="list-style-type: none"> 1. <i>avoids impacts on matters of state environmental significance; or</i> 2. <i>minimises and mitigates impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and</i> 3. <i>provides an offset if, after demonstrating all reasonable avoidance minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance.</i> <p><i>Note: Guidance for determining if the development will have a significant residual impact on the matter of state environmental significance is provided in the Significant Residual Impact Guideline, Department of</i></p>	<i>No acceptable outcome is prescribed.</i>	<i>Proposal complies or is capable of complying.</i>

Performance outcomes	Acceptable outcomes	Response
<p><i>State Development, Infrastructure and Planning, 2014. Where the significant residual impact is considered an acceptable impact on the matter of state environmental significance and an offset is considered appropriate, the offset should be delivered in accordance with the Environmental Offsets Act 2004.</i></p>		

State code 16: Native vegetation clearing

Table 16.2.2: General

Performance outcomes	Acceptable outcomes	Response
Clearing avoids or minimises impacts		
<p>PO1 Clearing and adverse impacts of clearing do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been:</p> <ol style="list-style-type: none"> 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided. 	No acceptable outcome is prescribed.	Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.
Clearing on land in particular circumstances		
<p>PO2 Clearing is consistent with any notice requiring compliance on the land subject to the development application, unless a better environmental outcome can be achieved.</p> <p>Note: The discharge of the vegetation management requirements under the notice requiring compliance can only occur in conjunction with the better environmental outcome being legally secured.</p> <p>Further guidance on meeting the requirements of a better environmental outcome can be found in State Development Assessment Provisions Guidance Material: State code 16: Native vegetation clearing, Department of Natural Resources and Mines and Energy, 2019.</p>	No acceptable outcome is prescribed.	N/A
<p>PO3 Clearing is consistent with vegetation management requirements for particular regulated areas unless a better environmental outcome can be achieved.</p> <p>Note: The discharge of the vegetation management requirements under the notice requiring compliance can only occur in conjunction with the better environmental outcome being legally secured.</p>	No acceptable outcome is prescribed.	N/A

Performance outcomes	Acceptable outcomes	Response
Further guidance on meeting the requirements of a better environmental outcome can be found in State Development Assessment Provisions Guidance Material: State code 16: Native vegetation clearing, Department of Natural Resources and Mines and Energy 2019.		
<p>PO4 Clearing of a legally secured offset area:</p> <ol style="list-style-type: none"> is consistent with the offset delivery plan; or agreement for the offset area on the land subject to the development application; or only occurs if an additional offset is provided that is consistent with the <i>Environmental Offsets Act 2014</i> and the relevant policy in the Queensland Environmental Offsets Policy, Department of Environment and Heritage Protection, 2014. <p>Note: Reference to 'agreement' above includes the 'agreed delivery arrangement' for the offset area as well as instruments associated with the legally secured offset area. Clearing should be consistent with any agreement however described.</p>	No acceptable outcome is prescribed.	N/A
Clearing of vegetation as a result of the material change of use or reconfiguration of a lot		
PO5 Clearing as a result of a material change of use, or clearing as a result of reconfiguring a lot does not occur.	No acceptable outcome is prescribed.	Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.
Clearing that could already be done under an exemption		
PO6 Clearing does not occur unless it is clearing that could be done as exempt clearing work for the purpose of the development (as prescribed under schedule 21 of the Planning Regulation 2017) prior to the material change of use or reconfiguring a lot application being approved.	No acceptable outcome is prescribed.	N/A

Table 16.2.3: Specific

Performance outcomes	Acceptable outcomes	Response
Clearing associated with wetlands (public safety, relevant infrastructure activities consequential development of IPA approval, a coordinated project, extractive industry)		

Performance outcomes	Acceptable outcomes	Response
<p>PO7 Clearing maintains the current extent of vegetation associated with any natural wetland to protect:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; <p>and</p> <ol style="list-style-type: none"> 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	<p>AO7.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland.</p> <p>OR</p> <p>AO7.2 Clearing within 100 metres of the defining bank of any natural wetland:</p> <ol style="list-style-type: none"> 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in table 16.3.1 in this code. <p>OR</p> <p>AO7.3 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with a natural wetland (matter of state environmental significance).</p>	<p>Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.</p>
<p>Clearing associated with wetlands (necessary to control non-native plants or declared pests, encroachment, managing thickened vegetation, fodder harvesting)</p>		
<p>PO8 Clearing maintains vegetation associated with a natural wetland to protect:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	<p>Clearing necessary to control non-native plants or declared pests:</p> <p>AO 8.1 Mechanical clearing does not occur in any of the following areas, unless it is required to provide necessary access to control non-native plants or declared pests:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 20 metres of the defining bank of any natural wetland. <p>AND</p>	<p>Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO8.2 Clearing to provide necessary access to control non-native plants or declared pests only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed five metres in width; and 2. clearing retains all mature trees and habitat trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to a natural wetland and clearing is not within 10 metres of the defining bank of a natural wetland; or b. is required to provide access across the wetland. <p>AND</p> <p>AO8.3 Chemical clearing retains:</p> <ol style="list-style-type: none"> 1. all mature trees; and 2. all habitat trees; and 3. at least 50 per cent of immature trees in each 50 metre by 50 metre area. <p>AND</p> <p>AO8.4 Root absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a natural wetland:</p> <ol style="list-style-type: none"> 1. 100 metres; or 2. the distance specified on the approved product label; or 	

Performance outcomes	Acceptable outcomes	Response
	<p>3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.</p> <p>AND</p> <hr/> <p>AO8.5 Aerial application of a foliar herbicide does not occur within whichever is the greater distance from the defining bank of a natural wetland;</p> <ol style="list-style-type: none"> 1. 50 metres; or 2. the distance specified for wetlands on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. <p>AND</p> <hr/> <p>Clearing for managing thickened vegetation:</p> <p>AO8.6 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of a natural wetland; and 2. within 20 metres of the defining bank of a natural wetland. <p>AND</p> <hr/> <p>Clearing for encroachment:</p> <p>AO8.7 Mechanical clearing does not occur in any of the following areas:</p>	

Performance outcomes	Acceptable outcomes	Response
	<ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 20 metres of the defining bank of any natural wetland. <p>AND</p> <p>AO8.8 Root absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a natural wetland</p> <ol style="list-style-type: none"> 1. 100 metres; or 2. the distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. <p>AND</p>	
	<p>Clearing for fodder harvesting:</p> <p>AO8.9 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 20 metres of the defining bank of any natural wetland. <p>AND</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>AO8.10 Mechanical clearing that is strip harvesting or block harvesting does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 100 metres of the defining bank of any natural wetland. 	
Clearing associated with wetlands (necessary environmental clearing – land restoration and natural disaster preparation)		
<p>PO9 Clearing maintains vegetation associated with any natural wetland or rehabilitates the cleared area to protect:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	<p>AO9.1 Clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 100 metres of the defining bank of any natural wetland. <p>OR</p> <p>AO9.2 Clearing within 100 metres of the defining bank of any natural wetland only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees; and 3. clearing that is for flood preparation complies with all of the following: <ol style="list-style-type: none"> a. clearing is undertaken by felling only; and: b. clearing does not exceed 100 square metres; and c. clearing does not occur outside the defining banks of a natural wetland; and 	<p>Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>d. clearing does not occur within 50 metres of other clearing for flood preparation.</p> <p>OR</p> <p>AO9.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where clearing:</p> <ol style="list-style-type: none"> 1. does not exceed 10 metres in width; and 2. retains all mature trees and habitat trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to a natural wetland and clearing is not within 10 metres of the defining bank of a natural wetland; or b. is required to provide access across the wetland. <p>OR</p>	
	AO9.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	
Clearing associated with wetlands (necessary environmental clearing - natural channel diversion and contaminants removal)		
PO10 Clearing maintains the current extent of vegetation associated with any natural wetland or rehabilitates the cleared area to protect:	AO10.1 Clearing does not occur in any of the following areas:	Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.

Performance outcomes	Acceptable outcomes	Response
<ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	<ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 100 metres of the defining bank of any natural wetland. 	
	<p>OR</p> <p>AO10.2 Clearing within 100 metres of the defining bank of any natural wetland only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees. 	
	<p>OR</p> <p>AO10.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where clearing:</p> <ol style="list-style-type: none"> 1. does not exceed 10 metres in width; and 2. retains all mature trees and habitat trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to a natural wetland and clearing is not within 10 metres of the defining bank of a natural wetland; or b. is required to provide access across the wetland. 	
	<p>OR</p> <p>AO10.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.</p>	
	<p>OR</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>AO10.5 Where clearing is for natural channel diversion or contaminants removal, and clearing cannot be reasonably avoided, and:</p> <ol style="list-style-type: none"> 1. clearing has been reasonably minimised; and 2. the cleared area cannot be reasonably rehabilitated, <p>an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with a natural wetland (a matter of state environmental significance).</p>	
<p>Clearing associated with watercourses and drainage features (public safety, relevant infrastructure activities, consequential development of IPA approval, coordinated project, extractive industry)</p>		
<p>PO11 Clearing maintains the current extent of vegetation associated with any watercourse or drainage feature to protect:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	<p>AO11.1 Clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code. <p>OR</p> <p>AO11.2 Clearing within any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code:</p> <ol style="list-style-type: none"> 1. does not exceed the widths in table 16.3.1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature. 	<p>Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>OR</p> <p>AO11.3 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with any watercourse or drainage feature (a matter of state environmental significance).</p>	
Clearing associated with watercourses and drainage features (necessary environmental clearing- land restoration and natural disaster preparation)		
<p>PO12 Clearing maintains vegetation associated with any watercourse or drainage feature or rehabilitates the cleared area to protect:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	<p>AO12.1 Clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code. <p>OR</p> <p>AO12.2 Clearing in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees; and 3. clearing that is for flood preparation complies with all of the following: <ol style="list-style-type: none"> a. clearing is undertaken by felling only; and b. clearing does not exceed 100 square metres; and c. clearing does not occur outside of the defining bank of any watercourse or drainage feature; and 	<p>Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.</p>

Performance outcomes	Acceptable outcomes	Response
	<p data-bbox="969 196 1413 292">d. clearing does not occur within 50 metres of other clearing for flood preparation.</p> <p data-bbox="824 347 869 371">OR</p> <p data-bbox="824 435 1406 515">AO12.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where clearing:</p> <ol data-bbox="1160 547 1462 1377" style="list-style-type: none"> <li data-bbox="1160 547 1451 603">1. does not exceed 10 metres in width; and <li data-bbox="1160 611 1413 707">2. retains all mature trees and habitat trees; and <li data-bbox="1160 715 1462 1377">3. the access track: <ol data-bbox="1261 754 1462 1377" style="list-style-type: none"> <li data-bbox="1261 754 1462 1201">a. runs parallel to a watercourse or drainage feature and clearing is not within 10 metres of the defining bank of a watercourse or drainage feature; or <li data-bbox="1261 1209 1462 1377">b. is required to provide access across the watercourse 	

Performance outcomes	Acceptable outcomes	Response
	or drainage feature.	
	AO12.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	
Clearing associated with watercourses and drainage features (necessary environmental clearing – natural channel diversion, and contaminants removal)		
<p>PO13 Clearing maintains the current extent of vegetation associated with any watercourse or drainage feature or rehabilitates the cleared area to protect:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	<p>AO13.1 Clearing does not occur within any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code. <p>OR</p> <p>AO13.2 Clearing in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees. <p>OR</p> <p>AO13.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed 10 metres in width; and 2. clearing retains all mature trees and habitat trees; and 3. the access track: 	<p>Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>a. runs parallel to a watercourse or drainage feature and clearing is not within 10 metres of the defining bank of a watercourse or drainage feature; or</p> <p>b. is required to provide access across the watercourse or drainage feature.</p> <p>OR</p>	
	<p>AO13.4 Where clearing cannot be reasonably avoided, and:</p> <ol style="list-style-type: none"> 1. clearing has been reasonably minimised; and 2. the cleared area cannot be reasonably rehabilitated, an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with a watercourse or drainage feature (a matter of state environmental significance). 	
<p>Clearing associated with watercourses or drainage features (necessary to control non-native plants or declared pests, managing thickened vegetation, fodder harvesting)</p>		
<p>PO14 Clearing maintains vegetation associated with any watercourse or drainage feature to protect:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	<p>Clearing necessary to control non-native plants or declared pests:</p> <p>AO14.1 Mechanical clearing does not occur in any of the following areas, unless it is required to provide necessary access to control non-native plants or declared pests:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any watercourse or drainage feature; and 2. within 10 metres of the defining bank of a watercourse or drainage feature that is a stream order 1 or 2 watercourse or drainage feature; and 	<p>Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>3. within 15 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature; and</p> <p>4. within 20 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature.</p> <p>AND</p> <p>AO14.2 Clearing to provide necessary access to control non-native plants or declared pests only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed five metres in width; and 2. clearing retains all habitat trees and mature trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to the watercourse or drainage feature and is not within 10 metres of the defining bank of the watercourse or drainage feature; or b. is required to provide access across the watercourse or drainage feature. <p>AND</p> <p>AO14.3 Chemical clearing retains all of the following:</p> <ol style="list-style-type: none"> 1. mature trees; and 2. habitat trees; and 3. at least 50 per cent of immature trees in any 50 metre by 50 metre area. 	

Performance outcomes	Acceptable outcomes	Response
	<p data-bbox="824 196 1435 316">AO14.4 Root absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a watercourse or drainage feature:</p> <ol data-bbox="1093 331 1435 683" style="list-style-type: none"> <li data-bbox="1093 331 1317 363">1. 100 metres; or <li data-bbox="1093 371 1435 467">2. any distance specified on the approved product label; or <li data-bbox="1093 475 1435 683">3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. <p data-bbox="824 730 884 762">AND</p> <p data-bbox="824 770 1435 890">AO14.5 Aerial application of a foliar herbicide does not occur within whichever is the greater distance from the defining bank of a watercourse or drainage feature:</p> <ol data-bbox="869 906 1435 1114" style="list-style-type: none"> <li data-bbox="869 906 1093 938">1. 50 metres; or <li data-bbox="869 946 1384 1010">2. any distance specified on the approved product label; or <li data-bbox="869 1018 1435 1114">3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. <p data-bbox="824 1161 884 1193">AND</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>Clearing for managing thickened vegetation:</p> <p>AO14.6 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any watercourse or drainage feature; 2. within 10 metres of the defining bank of a watercourse or drainage feature that is a stream order 1 or 2 watercourse or drainage feature; 3. within 15 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature; 4. within 20 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature. <p>AND</p>	
	<p>Clearing for fodder harvesting:</p> <p>AO14.7 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any watercourse or drainage feature; and 2. within 20 metres of the defining bank of any watercourse or drainage feature. <p>AND</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>AO14.8 Mechanical clearing that is strip harvesting or block harvesting does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any watercourse or drainage feature; and 2. within 100 metres of the defining bank of any watercourse or drainage feature. 	
Clearing associated with watercourses or drainage features (encroachment)		
<p>PO15 Clearing of encroachment maintains:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	<p>AO15.1 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any watercourse or drainage feature; and 2. within 10 metres of the defining bank of a watercourse or drainage feature that is a stream order 1 or 2 watercourse or drainage feature; and 3. within 15 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature; and 4. within 20 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature. <p>AND</p> <p>AO15.2 Root-absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a watercourse or drainage feature:</p> <ol style="list-style-type: none"> 1. 100 metres; or 2. any distance specified on the approved product label; or 	<p>Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.</p>

Performance outcomes	Acceptable outcomes	Response
	3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Maintaining connectivity (public safety, relevant infrastructure activities, consequential development of IPA approval, extractive industry)		
PO16 In consideration of vegetation on the land subject to the development application and on adjacent land, sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes.	AO16.1 Clearing occurs in accordance with table 16.3.3 in this code.	Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.
Connectivity areas (coordinated project)		
PO17 In consideration of vegetation on the land subject to the development application and on adjacent land: 1. sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes; or 2. where this not reasonably possible, the applicant provides an offset.	AO17.1 Clearing occurs in accordance with table 16.3.3 of this code. OR AO17.2 Where clearing cannot be reasonably avoided; and clearing has been reasonably minimised; an offset is provided for any acceptable significant residual impact from clearing of vegetation that forms a connectivity area (a matter of state environmental significance).	N/A
Maintaining connectivity (necessary environmental clearing - land restoration and natural disaster preparation)		
PO18 In consideration of vegetation on the land subject to the development application and on adjacent land, sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes, or where this is not reasonably possible, the cleared area is rehabilitated.	AO18.1 Clearing occurs in accordance with table 16.3.3 of this code. OR AO18.2 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	N/A
Connectivity areas (necessary environmental clearing – natural channel diversion and contaminants removal)		
PO19 In consideration of vegetation on the land subject to the development application and on adjacent land:	AO19.1 Clearing occurs in accordance with table 16.3.3 of this code. OR	N/A

Performance outcomes	Acceptable outcomes	Response
<ol style="list-style-type: none"> 1. sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes; or 2. where this is not reasonably possible, the applicant rehabilitates the cleared area; or 3. where this not reasonably possible, the applicant provides an offset. 	<p>AO19.2 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.</p> <p>OR</p> <p>AO19.3 Where clearing cannot be reasonably avoided, and:</p> <ol style="list-style-type: none"> 1. clearing has been reasonably minimised; and 2. the cleared area cannot be reasonably rehabilitated <p>an offset is provided for any acceptable significant residual impact from clearing of vegetation that forms a connectivity area (a matter of state environmental significance).</p>	
Soil erosion (public safety, relevant infrastructure activities, consequential development of Integrated Planning Act approval, coordinated project, necessary environmental clearing)		
<p>PO20 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.</p>	<p>AO20.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to:</p> <ol style="list-style-type: none"> 1. prevent accelerated soil erosion; or 2. where prevention is not possible, minimise accelerated soil erosion. <p>OR</p> <p>AO20.2 The local government is the assessment manager for the development application.</p>	<p>Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.</p>
Soil erosion (necessary to control non-native plants or declared pests, managing thickened vegetation, encroachment, fodder harvesting)		
<ol style="list-style-type: none"> 1. PO21 Clearing does not result in accelerated soil erosion within or outside the land subject of the development application. 	<p>AO21.1 Clearing only occurs where recognised best practice methods are employed to:</p> <ol style="list-style-type: none"> 1. prevent increased soil erosion resulting from the clearing; and 	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Response
	<p>2. stabilise soil erosion which would result from clearing; and</p> <p>3. prevent increased sediment run-off entering a wetland, watercourse or drainage feature as a result of the clearing.</p> <p>AND</p> <p>Clearing necessary to control non-native plants or declared pests:</p> <p>AO21.2 Mechanical clearing:</p> <p>1. does not occur on a slope greater than 15 percent; and</p> <p>2. in each 50 by 50 metre area (0.25 hectares), retains 50 per cent of the ground cover and does not disturb more than 50 per cent of the ground cover.</p> <p>AND</p> <p>AO21.3 New access tracks required to provide necessary access to control a non-native plant or declared pests do not exceed five metres in width or de-stabilise the banks of any watercourse or drainage feature as a result of crossing, construction or use</p> <p>AND</p> <p>Clearing for managing thickened vegetation:</p> <p>AO21.4 Mechanical clearing does not:</p> <p>1. occur in a regional ecosystem in table 16.3.4 of this code that states 'mechanical clearing not permitted';</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>2. disturb more than 50 per cent of the ground surface or result in any hectare having less than 50 per cent ground cover;</p> <p>3. occur on a slope greater than five per cent; and</p> <p>4. occur within 50 metres of an area of existing accelerated soil erosion.</p> <p>AND</p> <p>Clearing for encroachment:</p> <p>AO21.5 Mechanical clearing does not occur in any of the following areas:</p> <p>1. within 50 metres of an area of soil erosion; and</p> <p>2. slopes greater than 5 per cent.</p> <p>AND</p> <p>Clearing for fodder harvesting:</p> <p>AO21.6 Mechanical clearing does not occur on a slope greater than five percent.</p> <p>OR</p> <p>AO21.7 Mechanical clearing does not occur within 50 metres of an areas of soil erosion and instability.</p>	
Salinity (public safety, relevant infrastructure activities, consequential development of Integrated Planning Act 1997 approval, coordinated project, extractive industry, necessary environmental clearing, encroachment, fodder harvesting)		
PO22 Clearing does not contribute to or accelerate land degradation through waterlogging, or through the salinisation of groundwater, surface water or soil.	AO22.1 Clearing does not occur within 100 metres of a salinity expression area.	Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.
Conserving endangered and of concern regional ecosystems (public safety and relevant infrastructure activities, consequential development of Integrated Planning Act 1997 approval, coordinated project, extractive industry)		

Performance outcomes	Acceptable outcomes	Response
PO23 Clearing maintains the current extent of endangered regional ecosystems and of concern regional ecosystems.	AO23.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem. OR	Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.
	AO23.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in table 16.3.1 of this code. OR	
	AO23.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in table 16.3.1 of this code. OR	
	AO23.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of endangered regional ecosystems and of concern regional ecosystems (a matter of state environmental significance).	
Essential habitat (public safety, relevant infrastructure activities, consequential development of Integrated Planning Act 1997 approval, coordinated project, extractive industry, fodder harvesting)		
PO24 Clearing maintains the current extent of essential habitat.	AO24.1 Clearing does not occur in essential habitat. OR	Vegetation clearing has previously been assessed by DNRME and it is proposed that previous approval conditions be replicated for the subject application.
	AO24.2 Clearing in essential habitat does not exceed the widths prescribed in table 16.3.1 of this code. OR	
	AO24.3 Clearing in essential habitat does not exceed the areas prescribed in table 16.3.1 of this code. OR	
	OR	

Performance outcomes	Acceptable outcomes	Response
	AO24.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of essential habitat (a matter of state environmental significance).	
Essential habitat (necessary environmental clearing – land restoration and natural disaster preparation)		
PO25 Clearing does not occur in essential habitat, or where this is not reasonably possible, the applicant rehabilitates the cleared area.	AO25.1 Clearing does not occur in essential habitat. OR	N/A
	AO25.2 Clearing in essential habitat does not exceed the widths prescribed in table 16.3.1 of this code. OR	
	AO25.3 Clearing in essential habitat does not exceed the areas prescribed in table 16.3.1 of this code. OR	
	AO25.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	
Essential habitat (necessary environmental clearing – natural channel diversion and contaminants removal)		
PO26 Clearing does not occur in essential habitat, or where this is not reasonably possible, the applicant rehabilitates the cleared area, or maintains the current extent of essential habitat.	AO26.1 Clearing does not occur in essential habitat. OR	N/A
	AO26.2 Clearing in essential habitat does not exceed the widths prescribed in table 16.3.1 of this code. OR	
	AO26.3 Clearing in essential habitat does not exceed the areas prescribed in table 16.3.1 of this code. OR	

Performance outcomes	Acceptable outcomes	Response
	<p>AO26.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.</p> <p>OR</p> <p>AO26.5 Where clearing cannot be reasonably avoided, and:</p> <ol style="list-style-type: none"> 1. clearing has been reasonably minimised; and 2. the cleared area cannot be reasonably rehabilitated <p>an offset is provided for any acceptable significant residual impact from clearing of essential habitat (a matter of state environmental significance).</p>	
Acid sulfate soils (public safety, relevant infrastructure activities, consequential development of Integrated Planning Act 1997 approval, coordinated project, extractive industry, necessary environmental clearing, necessary to control non-native plants or declared pests, managing thickened vegetation, encroachment)		
<p>PO27 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following:</p> <ol style="list-style-type: none"> 1. aeration of horizons containing iron sulphides; or 2. mobilisation of acid or metals. 	<p>AO27.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3.</p> <p>OR</p> <p>AO27.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where:</p> <ol style="list-style-type: none"> 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the State Planning Policy, Department of Infrastructure, Local Government and Planning, July 2017, and with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual, Department of Science Information Technology Innovation and the Arts, 2014. <p>OR</p>	N/A

Performance outcomes	Acceptable outcomes	Response
	AO27.3 The local government is the assessment manager for the development application.	
Clearing is staged (extractive industry)		
PO28 Clearing: <ol style="list-style-type: none"> 1. is staged in line with operational needs that restrict clearing to the current operational area; and 2. only occurs in the area from which material will be extracted, and any reasonably associated built infrastructure, within the term of the development approval; and 3. does not occur without required permits. 	No acceptable outcome is prescribed.	N/A
Coordinated project – involving clearing for agriculture		
PO29 Clearing only occurs where the land is suitable for agriculture having regard to topography, climate and soil attributes.	No acceptable outcome is prescribed.	N/A
PO30 For applications for irrigated crops, the owner of the land has, or may have, access to enough water for establishing, cultivating and harvesting the crops to which the clearing relates.	No acceptable outcome is prescribed.	N/A
Clearing for necessary environmental clearing – land restoration and natural disaster preparation		
PO31 Clearing does not occur, or where this is not reasonably possible, the applicant rehabilitates the cleared area.	AO31.1 Clearing retains all of the following: <ol style="list-style-type: none"> 1. habitat trees; 2. mature trees; and 3. the natural floristic composition and range of sizes across the application area. OR AO31.2 Clearing is for the purpose of natural disaster preparation and does not exceed the widths prescribed in table 16.3.1 of this code. OR	N/A

Performance outcomes	Acceptable outcomes	Response
	AO31.3 Clearing is for the purpose of natural disaster preparation and does not exceed the areas prescribed in table 16.3.1 of this code. OR AO31.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	
Clearing for necessary environmental clearing - natural channel diversion and contaminants removal		
PO32 Clearing does not occur, or where this is not reasonably possible, the applicant rehabilitates the cleared area or maintains the current extent of vegetation.	AO32.1 Clearing retains all of the following: <ol style="list-style-type: none"> 1. habitat trees; 2. mature trees; and 3. the natural floristic composition and range of sizes across the application area. OR AO32.2 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the regional ecosystem is rehabilitated. OR AO32.3 Where clearing an endangered regional ecosystem or of concern regional ecosystem cannot be reasonably avoided, minimised or rehabilitated, an offset is provided for any acceptable significant residual impact from clearing of an endangered regional ecosystem or of concern regional ecosystem (a matter of state environmental significance).	N/A
Conserving remnant vegetation that are regional ecosystems (necessary to control non-native plants or declared pests)		
PO33 Clearing activities: <ol style="list-style-type: none"> 1. maintain the natural floristic composition and range of sizes of each species of the regional ecosystem evenly spaced across the application area; and 	AO33.1 Mechanical clearing: <ol style="list-style-type: none"> 1. only occurs within 1.5 metres from the edge of the canopy of individual non-native plants, unless the clearing is required to provide necessary access to control a non-native plant or declared pest; and 	N/A

Performance outcomes	Acceptable outcomes	Response
<p>2. retain all habitat and mature trees.</p>	<p>2. does not occur using two machines linked by chain or cable; and</p> <p>3. retains all habitat trees and mature trees.</p> <p>AND</p>	
	<p>AO33.2 Clearing to provide necessary access to control non-native plants or declared pests does not exceed five metres in width.</p> <p>AND</p>	
	<p>AO33.3 Any regional ecosystem burn is undertaken in accordance with the fire guideline for the regional ecosystem, as outlined in the Regional Ecosystem Description Database (REDD).</p> <p>AND</p>	
	<p>AO33.4 Chemical clearing retains all of the following:</p> <ol style="list-style-type: none"> 1. mature trees; and 2. habitat trees; and 3. at least 50 per cent of immature trees in each 50 metre by 50 metre area. <p>AND</p>	
	<p>AO33.5 Aerial application of a root-absorbed broad spectrum herbicides does not occur.</p> <p>AND</p>	
	<p>AO33.6 Root-absorbed broad spectrum herbicides are not applied within whichever distance is the greater from a mature tree or a habitat tree;</p> <ol style="list-style-type: none"> 1. 30 metres; or 2. the distance specified on the approved product label; or 	

Performance outcomes	Acceptable outcomes	Response
	<p>3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.</p>	
Restoring the regional ecosystem (managing thickened vegetation)		
<p>PO34 Clearing activities:</p> <ol style="list-style-type: none"> 1. restore the natural floristic composition and range of sizes of each species of the regional ecosystem evenly spaced across the application area; and 2. retain mature trees, habitat trees and tall immature trees and thickets. 	<p>AO34.1 Clearing does not occur in thickets.</p> <p>AND</p>	N/A
	<p>AO34.2 Clearing retains:</p> <ol style="list-style-type: none"> 1. all mature trees and habitat trees; 2. a full range of sizes and species typical of the regional ecosystem in the area; and 3. where the number of mature trees plus habitat trees is less than 20 per hectare, tall immature trees to total 20 mature trees, habitat trees and tall immature trees per hectare. <p>AND</p>	
	<p>AO34.3 Clearing does not result in debris stacked or pushed against a mature tree, habitat tree or tall immature tree.</p> <p>AND</p>	
	<p>AO34.4 If clearing immature trees, retain immature trees in each 50 metre by 50 metre area to at least the density specified in table 16.3.4 of this code.</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>AO34.5 If clearing low shrubs:</p> <ol style="list-style-type: none"> 1. in regional ecosystems where clearing is restricted to low shrubs as specified in table 16.3.4 of this code – clearing retains all immature trees; 2. in regional ecosystems where clearing is not restricted to low shrubs as specified in table 16.3.4 of this code – clearing retains at least the number of immature trees specified in table 16.3.4 of this code; and 3. clearing retains at least 10 per cent of the predominate species that have thickened. <p>AND</p>	
	<p>AO34.6 Mechanical clearing does not occur within 5 metres of the trunk of a mature tree, habitat tree or tall immature tree.</p> <p>AND</p>	
	<p>AO34.7 Clearing is not undertaken by:</p> <ol style="list-style-type: none"> 1. aerial application of any herbicide; 2. application of a root-absorbed broad spectrum herbicide. <p>AND</p>	
	<p>AO34.8 Chemical clearing does not occur within five metres of the trunk of a mature tree, habitat tree or tall immature tree.</p> <p>AND</p>	

Performance outcomes	Acceptable outcomes	Response
	AO34.9 Any regional ecosystem burn is undertaken in accordance with the fire guideline for the regional ecosystem, as outlined in the Regional Ecosystem Description Database (REDD).	
Clearing limited to specific regional ecosystems and specific clearing methods (managing thickened vegetation)		
PO35 Clearing must be for the purpose of restoring the remnant regional ecosystem and only occur if all of the following apply: <ol style="list-style-type: none"> 1. clearing is in regional ecosystems prescribed in table 16.3.4 of this code; and 2. clearing is in accordance with the clearing restrictions for the regional ecosystem prescribed in table 16.3.4 of this code. retain mature trees, habitat trees and tall immature trees and thickets. 	No acceptable outcome is prescribed.	N/A
Clearing limited to specific regional ecosystems (encroachment)		
PO36 Clearing of encroachment does not occur, other than in the regional ecosystems listed in table 16.3.5 of this code.	No acceptable outcome is prescribed.	N/A
Conserving vegetation (encroachment)		
PO37 Clearing activities: <ol style="list-style-type: none"> 1. result in the restoration of the regional ecosystem; and 2. retain all habitat trees; and 3. retain all groves; and 4. retain species which make up the natural floristic composition of the regional ecosystem, distributed in a natural pattern. 	AO37.1 Clearing retains all of the following: <ol style="list-style-type: none"> 1. all mature trees; and 2. all habitat trees; and 3. all woody vegetation within a grove, unless it is undertaken by a regional ecosystem burn. AND	N/A
	AO37.2 Any regional ecosystem burn is undertaken in accordance with the fire guideline for the regional ecosystem, as outlined in the Regional Ecosystem Description Database (REDD). AND	

Performance outcomes	Acceptable outcomes	Response
	<p>AO37.3 Clearing does not result in debris being stacked or pushed against a mature tree or a habitat tree.</p> <p>AND</p>	
	<p>AO37.4 Mechanical clearing does not occur within 10 metres of a mature tree or a habitat tree.</p> <p>AND</p>	
	<p>AO37.5 Aerial application of a herbicide does not occur.</p> <p>AND</p>	
	<p>AO37.6 Chemical clearing does not occur within five metres of a mature tree or a habitat tree.</p> <p>AND</p>	
	<p>AO37.7 Root-absorbed broad spectrum herbicides are not applied in any of the following areas:</p> <ol style="list-style-type: none"> 1. regional ecosystems 11.4.11 and 11.8.11; and 2. within whichever is the greater distance from a mature tree or a habitat tree: <ol style="list-style-type: none"> a. 10 metres; or b. the distance specified by the approved product label; or c. the safety and use conditions specified by the Australian Pesticides and Veterinary Medicines Authority; and 3. within whichever is the greater distance from a grove: <ol style="list-style-type: none"> 1. 30 metres; or 2. the distance specified by the approved product label; or 	

Performance outcomes	Acceptable outcomes	Response
	3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Limits to clearing for fodder harvesting (fodder harvesting)		
PO38 Clearing is limited to: <ol style="list-style-type: none"> 1. the extent necessary to provide fodder for stock; and 2. areas where the stock is located, and the stock have sufficient water. 	No acceptable outcome is prescribed.	N/A
PO39 Clearing must only occur: <ol style="list-style-type: none"> 1. in regional ecosystems listed in table 16.3.6 or table 16.3.7 of this code; and 2. in accordance with the harvesting method limitations for the regional ecosystem listed in table 16.3.6 or table 16.3.7 of this code. 	No acceptable outcome is prescribed.	N/A
PO40 Clearing consists predominantly of fodder species.	No acceptable outcome is prescribed.	N/A
Conserving vegetation (fodder harvesting)		
PO41 Clearing is carried out in a way that conserves: <ol style="list-style-type: none"> 1. remnant vegetation in perpetuity; and 2. the regional ecosystem in which the vegetation is situated. 	AO41.1 Clearing does not result in the removal of non-fodder species with a height of four metres or more. AND A042.2 Selective harvesting: <ol style="list-style-type: none"> 1. retains all non-fodder species except where the damage is an unavoidable consequence of clearing the selected fodder tree; and 2. when using a chainsaw in regional ecosystems listed in table 16.3.6 of this code, retains at least one fodder tree for every fodder tree cleared; and 	N/A

Performance outcomes	Acceptable outcomes	Response
	<p>3. in least concern regional ecosystems listed in table 16.3.7 of this code, retains at least one fodder tree for each fodder tree cleared; and</p> <p>4. in of concern regional ecosystems listed in table 16.3.7 of this code, retains at least two fodder trees for each fodder tree cleared.</p> <p>AND</p>	
	<p>AO41.3 Strip harvesting and block harvesting:</p> <p>1. where fodder harvesting has previously occurred in an area of a lot, only occurs if all of the following apply:</p> <ul style="list-style-type: none"> a. the vegetation has not been cleared in the last 10 years; and b. the average height of the fodder trees is at least 70 per cent of the height of the tallest stands of fodder species in the regional ecosystem; and c. the fodder trees that were previously harvested have now attained an average height of at least 4 metres; and <p>2. aligns clearing along the contour where practical; and</p> <p>3. does not occur in patches of regional ecosystems that are less than 10 hectares in area or less than 500 metres wide.</p> <p>AND</p>	
	<p>AO41.4 Strip harvesting:</p> <p>1. does not result in any strip harvesting area exceeding 50 metres in width; and</p> <p>2. results in all strip retention areas:</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>a. being preserved along the length of strip harvest areas to a width of at least 1.5 times that of the adjacent strip harvest area; and</p> <p>b. containing fodder species with an average height of at least four metres; and</p> <p>3. does not result in clearing for machinery access between strip harvest areas exceeding 15 metres in width.</p> <p>AND</p> <p>AO41.5 Block harvesting:</p> <p>1. does not result in any block harvest area exceeding one hectare; and</p> <p>2. results in block retention areas:</p> <p>a. being preserved between block harvest areas in accordance with the widths specified in table 16.3.8 of this code; and</p> <p>b. containing fodder species with an average height of at least four metres; and</p> <p>3. does not result in clearing for machinery access between block harvest areas exceeding 10 metres in width.</p>	
Cleared vegetation (fodder harvesting)		
PO42 Fodder harvesting is carried out in a way that results in the woody biomass of the cleared vegetation remaining where it is cleared.	No acceptable outcome is prescribed.	N/A
Conserving the fodder resource (fodder harvesting)		
PO43 Fodder harvesting is carried out in a way that will conserve the fodder resource.	AO43.1 Clearing does not occur:	N/A

Performance outcomes	Acceptable outcomes	Response
	<ol style="list-style-type: none"> 1. in an area that has been cleared in the previous 10-year period; and 2. more than once in the same area of a lot; and 3. in more than 50 per cent of the area of the regional ecosystem listed in table 16.3.6 and table 16.3.7 of this code on the lot; and 4. in areas required to be retained under this code, a development approval or any accepted development vegetation clearing code. 	
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems (Vegetation retention purposes)		
<p>PO44 The duration of clearing for a vegetation retention purpose occurs only for a period that:</p> <ol style="list-style-type: none"> 1. will not contribute to land degradation; and 2. ensures the ongoing maintenance of ecological processes and biodiversity; and 3. maintains the regional ecosystem. 	No acceptable outcome is prescribed.	N/A

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Table 6.2.2: All development

Performance outcomes	Acceptable outcomes	Response
Network impacts		
<p>PO1 Development does not result in a worsening of the safety of a state-controlled road.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended that a Registered Professional Engineer of Queensland (RPEQ) certified road safety audit or road safety assessment (as applicable) is provided.</p> <p>Further information on determining whether a road safety audit or road safety assessment is required is provided in section 9 of the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017.</p>	No acceptable outcome is prescribed.	The proposed development has previously been assessed by TMR and conditions were imposed requiring upgrade works to the Mossman – Daintree Road / Vixies Road intersection. It is proposed that previous conditions be replicated for the subject application.
<p>PO2 Development does not result in a worsening of the infrastructure condition of a state-controlled road or road transport infrastructure.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended that a RPEQ certified traffic impact assessment and pavement impact assessment are provided.</p> <p>Further information on how to prepare a traffic impact assessment and pavement impact assessment is provided in the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017.</p>	No acceptable outcome is prescribed.	The proposed development has previously been assessed by TMR and conditions were imposed requiring upgrade works to the Mossman – Daintree Road / Vixies Road intersection. It is proposed that previous conditions be replicated for the subject application.

Performance outcomes	Acceptable outcomes	Response
<p>PO3 Development does not result in a worsening of operating conditions on a state-controlled road or the surrounding road network.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended that an RPEQ certified traffic impact assessment is provided.</p> <p>Further information on how to prepare a traffic impact assessment is provided in the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017.</p>	<p>No acceptable outcome is prescribed.</p>	<p>The proposed development has previously been assessed by TMR and conditions were imposed requiring upgrade works to the Mossman – Daintree Road / Vixies Road intersection. It is proposed that previous conditions be replicated for the subject application.</p>
<p>PO4 Development does not impose traffic loadings on a state-controlled road which could be accommodated on the local road network.</p>	<p>AO4.1 The layout and design of the development directs traffic generated by the development to the local road network.</p>	<p>The proposed development has previously been assessed by TMR and conditions were imposed requiring upgrade works to the Mossman – Daintree Road / Vixies Road intersection. It is proposed that previous conditions be replicated for the subject application.</p>
<p>PO5 Upgrade works on, or associated with, a state-controlled road are built in accordance with relevant design standards.</p>	<p>AO5.1 Upgrade works on a state-controlled road are designed and constructed in accordance with the Road Planning and Design Manual, 2nd edition, Department of Transport and Main Roads, 2016.</p>	<p>The proposed development has previously been assessed by TMR and conditions were imposed requiring upgrade works to the Mossman – Daintree Road / Vixies Road intersection. It is proposed that previous conditions be replicated for the subject application.</p>
<p>PO6 Development involving the haulage of fill, extracted material or excavated spoil material exceeding 10,000 tonnes per year does not damage the pavement of a state-controlled road.</p> <p>Note: It is recommended that a transport infrastructure impact assessment and pavement impact assessment are provided.</p>	<p>AO6.1 Fill, extracted material and spoil material is not transported to or from the development site on a state-controlled road.</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Response
Further information on how to prepare a traffic impact assessment is provided in the Guide to Traffic Impact Assessment, Department of Transport and Main Roads, 2017.		
<p>PO7 Development does not adversely impact on the safety of a railway crossing.</p> <p>Note: It is recommended that a traffic impact assessment be prepared to demonstrate compliance with this performance outcome. An impact on a level crossing may require an Australian Level Crossing Assessment Model (ALCAM) assessment to be undertaken. Section 2.2 – Railway crossing safety of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this performance outcome.</p>	<p>AO7.1 Development does not require a new railway crossing.</p> <p>OR</p>	Proposal complies.
	<p>AO7.2 A new railway crossing is grade separated.</p>	N/A
	<p>OR all of the following acceptable outcomes apply:</p> <p>AO7.3 Upgrades to a level crossing are designed and constructed in accordance with AS1742.7 – Manual of uniform traffic control devices, Part 7: Railway crossings and applicable rail manager standard drawings.</p> <p>Note: It is recommended a traffic impact assessment be prepared to demonstrate compliance with this acceptable outcome. An impact on a level crossing may require an Australian Level Crossing Assessment Model (ALCAM) assessment to be undertaken. Section 2.2 – Railway crossing safety of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this acceptable outcome</p> <p>AND</p>	N/A
	<p>AO7.4 Access points achieve sufficient clearance from a level crossing in accordance with AS1742.7 – Manual of uniform traffic control devices, Part 7: Railway crossings by providing a minimum clearance</p>	N/A

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Performance outcomes	Acceptable outcomes	Response
	<p>of 5 metres from the edge running rail (outer rail) plus the length of the largest vehicle anticipated on-site.</p> <p>Note: Section 2.2 of the Guide to Development in a Transport Environment: Rail, Department of Transport and Main Roads, 2015, provides guidance on how to comply with this acceptable outcome.</p> <p>AND</p> <p>AO7.5 On-site vehicle circulation is designed to give priority to entering vehicles at all times.</p>	
PO8 Development does not result in a worsening of the infrastructure condition of a railway or rail transport infrastructure.	No acceptable outcome is prescribed.	N/A
PO9 Development does not result in a worsening of operating conditions of a railway	No acceptable outcome is prescribed.	N/A
Stormwater and drainage		
PO10 Development does not result in an actionable nuisance, or worsening of, stormwater, flooding or drainage impacts in a state transport corridor or state transport infrastructure.	No acceptable outcome is prescribed.	Proposal complies.
PO11 Run-off from the development site is not unlawfully discharged to a state transport corridor or state transport infrastructure.	<p>AO11.1 Development does not create any new points of discharge to a state transport corridor.</p> <p>AND</p> <p>AO11.2 Stormwater run-off is discharged to a lawful point of discharge.</p> <p>Note: Section 3.49 of the Queensland Urban Drainage Manual, Institute of Public Works Engineering Australasia (Queensland Division) Fourth Edition, 2016, provides further information on lawful points of discharge.</p>	Proposal complies.
		Proposal complies.

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Performance outcomes	Acceptable outcomes	Response
	AND	
	AO11.3 Development does not worsen the condition of an existing lawful point of discharge to a state transport corridor.	N/A
PO12 Run-off from the development site does not cause siltation of stormwater infrastructure affecting a state transport corridor or state transport infrastructure.	AO12.1 Run-off from the development site is not discharged to stormwater infrastructure for a state transport corridor.	N/A
Planned upgrades		
PO13 Development does not impede delivery of planned upgrades of state transport infrastructure.	AO13.1 Development is not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of state transport infrastructure. Note: Land required for the planned upgrade of state transport infrastructure is identified in the DA mapping system.	Proposal complies.
	OR AO13.2 Development is sited and designed so that permanent buildings, structures, infrastructure, services or utilities are not located on land identified by the Department of Transport and Main Roads as land required for the planned upgrade of state transport infrastructure.	N/A
	OR all of the following acceptable outcomes apply: AO13.3 Structures and infrastructure located on	N/A

Performance outcomes	Acceptable outcomes	Response
	land identified by the Department of Transport and Main Roads as land required for the planned upgrade of state transport infrastructure are able to be readily relocated or removed without materially affecting the viability or functionality of the development. AND	
	AO13.4 Vehicular access for the development is consistent with the function and design of the planned upgrade of state transport infrastructure. AND	N/A
	AO13.5 Development does not involve filling and excavation of, or material changes to, land required for a planned upgrade to a state transport infrastructure. AND	N/A
	AO13.6 Land is able to be reinstated to the predevelopment condition at the completion of the use.	N/A

Table 6.2.3: Public passenger transport infrastructure

Performance outcomes	Acceptable outcomes	Response
Public passenger transport infrastructure		
PO14 Development does not damage or interfere	AO14.1 Vehicular access and associated road	N/A

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Performance outcomes	Acceptable outcomes	Response
<p>with public passenger transport infrastructure, public passenger services or pedestrian or cycle access to public passenger transport infrastructure and public passenger services.</p>	<p>access works are not located within 5 metres of public passenger transport infrastructure.</p> <p>AND</p>	
	<p>AO14.2 Development does not necessitate the relocation of existing public passenger transport infrastructure.</p> <p>AND</p>	N/A
	<p>AO14.3 Development does not obstruct pedestrian or cyclist access to public passenger transport infrastructure or public passenger services.</p> <p>AND</p>	N/A
	<p>AO14.4 The normal operation of public passenger transport infrastructure or public passenger services is not interrupted during construction of the development.</p>	N/A
<p>PO15 Upgraded or new public passenger transport infrastructure is provided to accommodate the demand for public passenger transport generated by the development.</p> <p>Note: To demonstrate compliance with this performance outcome, it is recommended a public transport impact assessment be prepared in accordance with appendix 1 of the State Development Assessment Provisions Supporting Information – Public Passenger Transport Infrastructure, Department of Transport and Main Roads, 2017.</p> <p>New or upgraded public passenger transport infrastructure provided should be in accordance with the Public Transport</p>	<p>No acceptable outcome is prescribed.</p>	N/A

Performance outcomes	Acceptable outcomes	Response
<p>Infrastructure Manual, Department of Transport and Main Roads, 2015.</p> <p>Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome.</p>		
<p>PO16 Development is designed to ensure the location of public passenger transport infrastructure prioritises and enables efficient public passenger services.</p> <p>Note: Chapters 2 and 5 of the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015 provides guidance on how to comply with this performance outcome.</p> <p>Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome.</p>	No acceptable outcome is prescribed.	N/A
<p>PO17 Development enables the provision or extension of public passenger services to the development and avoids creating indirect or inefficient routes for public passenger services.</p> <p>Note: Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome.</p>	No acceptable outcome is prescribed.	N/A
<p>PO18 New or modified road networks are designed to enable development to be serviced by public passenger services.</p> <p>Note: Refer to the SDAP Supporting Information: Public</p>	<p>AO18.1 Roads catering for buses are arterial or sub-arterial roads, collector or their equivalent.</p> <p>AND</p>	N/A

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Performance outcomes	Acceptable outcomes	Response
<p>passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome.</p>	<p>AO18.2 Roads intended to accommodate buses are designed and constructed in accordance with parts 3, 4-4C and 6 of the Road Planning and Design Manual 2nd edition, Volume 3: Guide to Road Design, Department of Transport and Main Roads, 2016 and Part 13 of the Manual of Uniform Traffic Control Devices, Department of Transport and Main Roads, 2018.</p> <p>Note: Parts 3, 4-4C and 6 of the Road Planning and Design Manual, Volume 3: Guide to Road Design, Department of Transport and Main Roads, 2016, must be read in conjunction with the following standards where specified in the Manual:</p> <ol style="list-style-type: none"> 1. Supplement to Austroads Guide to Road Design (Parts 3,4-4C and 6), Department of Transport and Main Roads, 2014, and 2. Austroads Guide to Road Design (Parts 3,4-4C and 6). <p>AND</p>	<p>N/A</p>
	<p>AO18.3 Traffic calming devices are not installed on roads used for buses.</p> <p>Note: Chapter 2 of the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015 provides guidance on how to comply with this acceptable outcome.</p> <p>AND</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO18.4 Where road humps are installed on roads used for buses, the road humps are designed in accordance with the Manual of Uniform Traffic Control Devices, Department of Transport and Main Roads, 2018.</p> <p>Note: Guidance on how to meet the acceptable outcome is available in the Manual of Uniform Traffic Control Devices, Part 13:</p> <ol style="list-style-type: none"> 1. Section 2, clause 2.4, Road humps 2. Section 2, clause 2.1.2-1, Hump profiles for bus routes. 	
<p>PO19 Development provides safe, direct and convenient pedestrian access to existing and future public passenger transport infrastructure.</p> <p>Note: Chapter 3 of the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015 provides guidance on how to comply with this performance outcome. In particular, it is recommended that a pedestrian demand analysis be provided to demonstrate compliance with the performance outcome.</p> <p>Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome.</p>	<p>No acceptable outcome is prescribed.</p>	<p>N/A</p>
<p>PO20 On-site vehicular circulation ensures the safety of both public passenger transport services and pedestrians.</p> <p>Note: Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads,</p>	<p>AO20.1 The location of on-site pedestrian crossings ensures safe sight distances for pedestrians and public passenger services.</p> <p>AND</p> <p>AO20.2 On-site circulation is designed and constructed so that public passenger services can</p>	<p>N/A</p> <p>N/A</p>

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Performance outcomes	Acceptable outcomes	Response
<p>2017, for further guidance on how to comply with the performance outcome.</p>	<p>enter and leave in a forward gear at all times.</p> <p>AND</p>	
	<p>AO20.3 Development does not result in public passenger services movements through car parking aisles.</p>	<p>N/A</p>
<p>PO21 Taxi facilities are provided to accommodate the demand generated by the development.</p> <p>Note: Guidance on how to meet the performance outcome are available in chapter 7 of the Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.</p> <p>Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome.</p>	<p>No acceptable outcome is prescribed.</p>	<p>N/A</p>
<p>PO22 Taxi facilities are located and designed to provide convenient, safe and equitable access for passengers.</p> <p>Note: Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome.</p>	<p>AO22.1 A taxi facility is provided parallel to the kerb and adjacent to the main entrance.</p> <p>AND</p>	<p>N/A</p>
	<p>AO22.2 Taxi facilities are designed in accordance with:</p> <ol style="list-style-type: none"> 1. AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work 2. AS1742.11–1999 Parking controls – manual of uniform traffic control devices 3. AS/NZS 2890.6–2009 Parking facilities – offstreet 	<p>N/A</p>

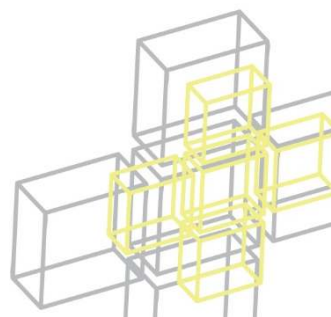
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Performance outcomes	Acceptable outcomes	Response
	parking for people with disabilities 4. Disability standards for accessible public transport 2002 made under section 31(1) of the <i>Disability Discrimination Act 1992</i> 5. AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements.	
<p>PO23 Educational establishments are designed to ensure the safe and efficient operation of public passenger services and pedestrian access.</p> <p>Note: Refer to the SDAP Supporting Information: Public passenger transport infrastructure, Department of Transport and Main Roads, 2017, for further guidance on how to comply with the performance outcome.</p>	<p>AO23.1 Educational establishments are designed in accordance with the provisions of the Planning for Safe Transport Infrastructure at Schools, Department of Transport and Main Roads, 2011.</p>	<p>N/A</p>

Annexure 9

Douglas Shire Planning Scheme 2018 Code Assessment



Landscape values overlay code

Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Landscape values overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Landscape values overlay is identified on the Landscape values overlay map in Schedule 2 and includes in following sub-categories:
 - (a) High landscape value sub-category;
 - (b) Medium landscape value sub-category;
 - (c) Scenic route buffer / view corridor area sub-category;
 - (d) Coastal scenery area sub-category.
- (3) When using this code, reference should be made to Part 5.

Purpose

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

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For 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> <ul style="list-style-type: none"> (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; (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; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (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; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as 	<p>AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of roof height.</p> <p>AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks.</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>AO1.4 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site;</p>	<p>Future dwellings must comply.</p> <p>Site is flat.</p> <p>Proposal complies.</p> <p>Site is flat.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</p> <p>(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>(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>AO1.5 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p>AO1.6 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).</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>AO1.8 Advertising devices do not occur.</p>	<p>Future dwellings must comply.</p> <p>Site is flat.</p> <p>Future dwellings must comply.</p> <p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
Development within the Medium landscape value area		
<p>PO2 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> (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; (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; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (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; (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; (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; (g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view. 	<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.</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>AO2.3 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:</p> <ul style="list-style-type: none"> (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. <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> <p>AO2.5</p>	<p>Future dwellings must comply.</p> <p>Proposal complies.</p> <p>Site is flat.</p> <p>Future dwellings must comply.</p> <p>Site is flat.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<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>No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p> <p>AO2.6 Advertising devices do not occur.</p>	<p>N/A</p>
Development within a Scenic route buffer / view corridor area		
<p>PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> (a) retains visual access to views of the surrounding landscape, the sea and other water bodies; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; (d) minimises visual impacts on the setting and views in terms of: <ul style="list-style-type: none"> (i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; (iii) the scale, extent and visual prominence of advertising devices. <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>AO3.1 Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.</p> <p>AO3.2 No clearing of native vegetation is undertaken within a Scenic route buffer area.</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>AO3.4 Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
Development within the Coastal scenery area		
PO4	AO4.1	N/A

Performance outcomes	Acceptable outcomes	Applicant response
<p>The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.</p> <p>AO4.2 Where located adjacent to the foreshore buildings and structures are setback:</p> <ul style="list-style-type: none"> (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 (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>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> <ul style="list-style-type: none"> (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 (b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in 	<p>N/A</p> <p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	accordance with the requirements of the Landscaping code.	
<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>	N/A

Landscaping code

Application

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

Purpose

- (1) The purpose of the Landscaping code is to assess the landscaping aspects of a development.
- (2) 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.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Landscape design		
PO1	AO1	Proposal is capable of complying.

Performance outcomes	Acceptable outcomes	Applicant response
<p>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 streetscape; (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; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (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; (g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety. 	<p>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 the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. <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>Proposal is capable of complying.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO2.2 Tropical urbanism is incorporated into building design.</p> <p>Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.</p>	N/A
<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>AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.</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>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>Proposal is capable of complying.</p> <p>Proposal is capable of complying.</p> <p>N/A</p> <p>Proposal is capable of complying.</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>	Proposal is capable of complying.

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>	N/A
<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>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>Proposal is capable of complying.</p> <p>Proposal is capable of complying.</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>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>N/A</p> <p>N/A</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>	Proposal is capable of complying.
<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>	Proposal is capable of complying.

Performance outcomes	Acceptable outcomes	Applicant response
	Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	
<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>Proposal is capable of complying.</p>

Natural areas overlay code

Application

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

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

Note – MSES = Matters of State Environmental Significance.

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

Purpose

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

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is avoided within:

- (i) areas containing matters of state environmental significance (MSES);
- (ii) other natural areas;
- (iii) wetlands and wetland buffers;
- (iv) waterways and waterway corridors.
- (b) where development cannot be avoided, development:
 - (i) protects and enhances areas containing matters of state environmental significance;
 - (ii) provides appropriate buffers;
 - (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;
 - (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
 - (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.

Criteria for assessment

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

Performance outcomes		Acceptable outcomes
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values. or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site	Proposed development largely avoids impacts on significant environmental values of the site.

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

Performance outcomes	Acceptable outcomes	
<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: (a) 100 metres where the area is located outside Urban areas; or (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>Buffer widths as per AO3.1 are considered excessive in the circumstances where surrounding land is cleared and has been previously cultivated. The applicant seeks to adopt the previously-approved layout which retains the wetland areas.</p> <p>As above.</p>
<p>PO4 Wetland and wetland buffer areas are maintained, protected and restored.</p> <p>Note – Wetland buffer areas are identified in AO3.1.</p>	<p>AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.</p> <p>AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.</p>	<p>Proposal complies.</p>
<p>PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO5.1 Development avoids the introduction of non-native pest species.</p>	<p>Proposal is capable of complying.</p>

Performance outcomes	Acceptable outcomes	
	<p>AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.</p>	<p>Proposal is capable of complying.</p>
Ecological connectivity		
<p>PO6 Development protects and enhances ecological connectivity and/or habitat extent.</p>	<p>AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.</p> <p>and</p> <p>AO6.2 Development within an ecological corridor rehabilitates native vegetation.</p> <p>and</p> <p>AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	<p>The applicant seeks to adopt the previously-approved layout which retains native vegetation areas.</p>
<p>PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p>AO7.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p> <p>and</p> <p>AO7.2</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	
	Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	
Waterways in an urban area		
<p>PO8 Development is set back from waterways to protect and maintain:</p> <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. 	<p>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;</p> <p>or</p> <p>AO8.2 Development does not occur on the part of the site affected by the waterway corridor.</p> <p>Note – Waterway corridors are identified within Table Error! No text of specified style in document..b.</p>	N/A
Waterways in a non-urban area		
<p>PO9 Development is set back from waterways to protect and maintain:</p> <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. 	<p>AO9 Development does not occur on that part of the site affected by a waterway corridor.</p> <p>Note – Waterway corridors are identified within Table Error! No text of specified style in document..b.</p>	Proposal complies.

Table Error! No text of specified style in document..b — Widths of waterway corridors for waterways

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

Reconfiguring a lot code

Application

- (1) This code applies to assessing reconfiguring a lot if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment;
 - (b) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

Purpose

- (1) The purpose of the Reconfiguring a lot code is to regulate development for reconfiguring a lot.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development results in a well-designed pattern of streets supporting walkable communities;
 - (b) lots have sufficient areas, dimensions and shapes to be suitable for their intend use taking into account environmental features and site constraints;
 - (c) road networks provide connectivity that is integrated with adjoining existing or planned development while also catering for the safe and efficient access for pedestrians, cyclists and for public transport;
 - (d) lots are arranged to front all streets and parkland such that development enhances personal safety, traffic safety, property safety and security; and contributes to streetscape and open space quality;
 - (e) development does not diminish environmental and scenic values, and where relevant, maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore, in a way that protects natural resources;
 - (f) people and property are not placed at risk from natural hazards;
 - (g) a range of functional parkland, including local and district parks, major areas of parkland with a region-wide focus and open space links are available for the use and enjoyment of residents and visitors to the region;
 - (h) the appropriate standard of infrastructure is provided.

Criteria for assessment

Table Error! No text of specified style in document..a – Reconfiguring a lot code – assessable development


Performance outcomes	Acceptable outcomes	Applicant response
General lot design standards		
PO1	AO1 No acceptable outcomes are prescribed.	Proposal complies – refer to Zone code assessment.


Performance outcomes	Acceptable outcomes	Applicant response
Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5.		
PO2 New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	A02 Boundary angles are not less than 45 degrees.	Proposal complies.
PO3 Lots have legal and practical access to a public road.	A03 Each lot is provided with: (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title.	Proposal complies.
PO4 Development responds appropriately to its local context, natural systems and site features.	A04 Existing site features such as: (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property.	Proposal complies.
PO5 New lots which have the capability of being further reconfigured into smaller lots at a later date are designed to not compromise ultimate development outcomes permitted in the relevant zone.	A05 The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme requirements for the applicable Zone.	N/A
PO6 Where existing buildings or structures are to be retained, development results in: (a) boundaries that offer regular lot shapes and usable spaces; (b) existing improvements complying with current building and amenity standards in relation to boundary setbacks. Note - This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.	A06 Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.	Proposal complies.

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO7 Where rear lots are proposed, development:</p> <ul style="list-style-type: none"> (a) provides a high standard of amenity for residents and other users of the site and adjoining properties; (b) positively contributes to the character of adjoining properties and the area; (c) does not adversely affect the safety and efficiency of the road from which access is gained. 	<p>A07.1 Where rear lots are to be established:</p> <ul style="list-style-type: none"> (a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles; (b) no more than 6 lots directly adjoin the rear lot; (c) no more than one rear lot occurs behind the road frontage lot; (d) no more than two access strips to rear lots directly adjoin each other; (e) access strips are located only on one side of the road frontage lot. <p>A07.2 Access strips to the rear lot have a minimum width dimension of:</p> <ul style="list-style-type: none"> (a) 4.0 metres in Residential Zones. (b) 8.0 metres in Industrial Zones category. (c) 5.0 metres in all other Zones. <p>Note - Rear lots are generally not appropriate in non-Residential or non-Rural zones.</p> <p>A07.3 Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than:</p> <ul style="list-style-type: none"> (a) 3.0 metres in Residential Zone. (b) 6.0 metres in an Industrial Zone. (c) 3.5 metres in any other Zone. 	<p>Proposal complies.</p> <p>Proposal complies.</p> <p>Proposal is capable of complying.</p>
Structure plans		
<p>Additional requirements for:</p> <ul style="list-style-type: none"> (a) a site which is more than 5,000m² in any of the Residential zones; or <p>within these zones, and</p>		

Performance outcomes	Acceptable outcomes	Applicant response
<p>(b) creates 10 or more lots; or (c) involves the creation of new roads and/or public use land.</p> <p>or</p> <p>(d) For a material change of use involving: (i) preliminary approval to vary the effect of the planning scheme; (ii) establishing alternative Zones to the planning scheme.</p> <p>Note - This part is to be read in conjunction with the other parts of the code</p>		
<p>PO8 A structure plan is prepared to ensure that neighbourhood design, block and lot layout, street network and the location and provision on any open space recognises previous planning for the area and its surroundings, and integrates appropriately into its surroundings.</p>	<p>AO8.1 Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any: (a) approved structure plan; (b) the surrounding pattern of existing or approved subdivision. Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the performance outcomes.</p> <p>AO8.2 Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.</p>	<p>Proposal complies.</p>
<p>PO9 Neighbourhood design results in a connected network of walkable streets providing an easy choice of routes within and surrounding the neighbourhood.</p>	<p>AO9.1 Development does not establish cul-de-sac streets unless: (a) cul-de-sacs are a feature of the existing pattern of development in the area; (b) there is a physical feature or incompatible zone change that dictates the need to use a cul-de-sac streets.</p> <p>AO9.2 Where a cul-de-sac street is used, it:</p>	<p>N/A</p> <p>Proposed cul-de-sac is longer than 150m, however given the shape of the site it is the only practical outcome.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(a) is designed to be no longer than 150 metres in length;</p> <p>(b) is designed so that the end of the cul-de-sac is visible from its entrance;</p> <p>(c) provides connections from the top of the cul-de-sac to other streets for pedestrians and cyclists, where appropriate.</p> <p>AO9.3 No more than 6 lots have access to the turning circle or turning-tee at the end of a cul-de-sac street.</p>	<p>Proposal complies.</p>
<p>PO10 Neighbourhood design supports diverse housing choices through block sizes and lot design. In developing areas, significant changes in lot size and frontage occur at the rear of lots rather than on opposite sides of a street.</p>	<p>PO10 No acceptable outcomes are prescribed.</p>	<p>N/A</p>
<p>PO11 Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land.</p> <p>Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.</p>	<p>AO11.1 New development adjoins adjacent existing or approved urban development.</p> <p>AO11.2 New development is not established beyond the identified Local government infrastructure plan area.</p>	<p>Proposal complies.</p> <p>N/A</p>
Urban parkland and environmental open space		
<p>PO12 Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.</p>	<p>AO12 No acceptable outcomes are prescribed.</p>	<p>Proposal complies.</p>
<p>PO13 Development provides land to: (a) meet the recreation needs of the community;</p>	<p>AO13 No acceptable outcomes are prescribed.</p>	<p>Proposal complies.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity; and adjacent to open space areas;</p> <p>(c) provide for green corridors and linkages.</p>	<p>Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land.</p>	
<p>AO14 Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space.</p>	<p>AO14.1 Urban parkland is regular in shape.</p> <p>AO14.2 At least 75% of the urban parkland’s frontage is provided as road.</p> <p>AO14.3 Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development.</p> <p>AO14.4 Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.</p> <p>AO14.5 The number of lots that back onto, or are side-orientated to the urban parkland and environmental open space is minimised.</p> 	<p>Proposal complies.</p> <p>Proposal complies.</p> <p>Proposal complies.</p> <p>Proposal complies.</p> <p>Proposal complies.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Inconsistent design solution - low total number of lots complying with the acceptable outcomes.</p>  <p>Consistent design solution - high total number of lots complying with the acceptable outcomes.</p>	
Private subdivisions (gated communities)		
<p>PO15 Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.</p>	<p>PO15 No acceptable outcomes are prescribed.</p>	<p>N/A</p>
Additional requirements for reconfiguration involving the creation of public streets or roads		
<p>PO16 The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.</p>	<p>AO16 No acceptable outcomes are prescribed.</p> <p>Note - The design and construction standards are set out in Planning scheme policy SC5 – FNQROC Regional Development Manual, with reference to the specifications set out in Sections D1 and D3.</p>	<p>Proposal complies.</p>
<p>PO17 Street design supports an urban form that creates walkable neighbourhoods. Street design: (a) is appropriate to the function(s) of the street;</p>	<p>AO17 No acceptable outcomes are prescribed.</p>	<p>Proposal complies.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(b) meets the needs of users and gives priority to the needs of vulnerable users.		
Public transport network		
<p>PO18 Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down up facilities.</p>	<p>AO18 No acceptable outcomes are prescribed.</p>	N/A
Pest plants		
<p>PO19 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 Land Protection (Pest and Stock Route Management) Act 2002.</p>	<p>AO19 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to earthworks commencing.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.</p>	Proposal is capable of complying.

Rural residential zone code

Application

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

Purpose

- (1) The purpose of the Rural residential zone code is to provide for rural residential development on large lots where infrastructure and services may not be provided on the basis that the intensity of development within the zone is dispersed.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.6 – Rural residential areas, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 2 : Environment and landscape values, Element 3.5.5 – Scenic amenity.
 - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 – Energy, Element 3.9.3 – Water and waste management.
 - (b) provide for dwellings on lots generally larger than 4000m²;
 - (c) provide protection to areas of ecological significance and scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is predominantly for detached dwelling houses on large lots catering for hobby-farm living requiring limited infrastructure and services.
 - (b) Development preserves the environmental, scenic amenity and topographical features of the land by integrating an appropriate scale of residential activities among these features.
 - (c) Development provides a high level of residential amenity.
 - (d) Development provides for the safe use of on-site wastewater treatment systems for effluent disposal with systems designed for varied soil type, slopes and prolonged periods of wet weather.

Editor's note - Reticulated sewerage is not generally available and is not required to be provided.

Criteria for assessment

Table Error! No text of specified style in document..a – Rural residential zone code – assessable development

Performance outcomes	Acceptable outcomes	
For self-assessable and assessable development		
<p>PO1 The height of buildings is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.</p>	<p>AO1 Dwelling houses are not more than 8.5 metres and two storeys in height.</p> <p>Note – Height is inclusive of roof height.</p>	Future dwellings must comply.
<p>PO2 Buildings and structures are setback to maintain the rural residential character of the area and achieve separation from buildings on adjoining properties.</p>	<p>AO2 Buildings are setback not less than:</p> <ul style="list-style-type: none"> (a) 40 metres from a property adjoining a State-controlled road; (b) a minimum of 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from front boundaries; (d) 6 metres from side and rear property boundaries. 	Future dwellings must comply.
<p>PO3 Building scale is compatible with the rural residential character of the area and must not detrimentally impact on visual landscape amenity.</p>	<p>AO3.1 The maximum building footprint of all buildings and structures (including outbuildings) contained on a lot does not exceed 500m².</p> <p>AO3.2 An outbuilding used for purposes ancillary to a dwelling house has maximum site coverage not greater than 20% of the total building footprint specified in AO3.1 above.</p>	<p>Future dwellings must comply.</p> <p>Future dwellings must comply.</p>
<p>PO4 Buildings/structures are designed to maintain the rural residential character of the area.</p>	<p>AO4 White and shining metallic finishes are avoided on external surfaces of buildings.</p>	Future dwellings must comply.
For assessable development		

Performance outcomes	Acceptable outcomes	
<p>PO5 The establishment of uses is consistent with the outcomes sought for the Rural residential zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO5 Uses identified in Table Error! No text of specified style in document..b are not established in the Rural residential zone.</p>	<p>N/A</p>
<p>PO6 Existing native vegetation along watercourses and, in or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.</p>	<p>AO6 No acceptable outcomes are prescribed.</p>	<p>Proposal complies.</p>
<p>PO7 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and surrounds.</p> <p>Note- planning scheme policy – site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO7 No acceptable outcomes are prescribed.</p>	<p>Proposal complies.</p>
<p>PO8 Development does not adversely impact on the Rural residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>	<p>Proposal complies.</p>
<p>PO9 New lots contain a minimum area of 4000m², incorporating: (a) a minimum of contiguous area of 2000m² exclusive of 1 in 6 (16.6%) gradients, with a minimum dimension of 20 metres; (b) sufficient area to cater for on-site waste water management systems.</p> <p>Note – Acceptable on-site waste disposal is to be demonstrated in a report prepared by a suitably qualified professional.</p>	<p>AO9 No acceptable solutions are prescribed.</p>	<p>Proposal complies.</p>

Performance outcomes		Acceptable outcomes
PO10 New lots have a minimum road frontage of 30 metres.	AO10 No acceptable outcomes are prescribed.	Proposal complies.
PO11 New lots contain a 40 metre x 50 metre rectangle.	AO11 No acceptable outcomes are prescribed.	Proposal complies.

Table Error! No text of specified style in document..b — Inconsistent uses within the Rural residential zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Air services • Agricultural supplies store • Bar • Brothel • Bulk landscape supplies • Car wash • Cemetery • Community care centre • Community residence • Crematorium • Club • Detention facility • Dual occupancy • Educational establishment • Food and drink outlet • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • High impact industry • Hospital • Hotel 	<ul style="list-style-type: none"> • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station • Outdoor sport and recreation • Parking station • Permanent plantation • Place of worship 	<ul style="list-style-type: none"> • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Service Station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Warehouse, • Winery

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

Transport network overlay code

Application

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

- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Transport network (Road Hierarchy) overlay sub-categories:
 - (i) State controlled road sub-category;
 - (ii) Sub-arterial road sub-category;
 - (iii) Collector road sub-category;
 - (iv) Access road sub-category;
 - (v) Industrial road sub-category;
 - (vi) Major rural road sub-category;
 - (vii) Minor rural road sub-category;
 - (viii) Unformed road sub-category;
 - (ix) Major transport corridor buffer area sub-category.
 - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:
 - (i) Principal route;
 - (ii) Future principal route;
 - (iii) District route;
 - (iv) Neighbourhood route;
 - (v) Strategic investigation route.

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

Purpose

- (1) 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.

- (2) 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.

Criteria for assessment

Table Error! No text of specified style in document..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>AO1.2 Development does not compromise the safety and efficiency of the transport network.</p> <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>Proposal complies.</p> <p>Proposal complies.</p> <p>Proposal complies.</p>
<p>PO2 Transport infrastructure is provided in an integrated and timely manner.</p>	<p>AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p>	<p>Proposal complies.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<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>(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>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>	N/A
<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>AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p> <p>AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.</p> <p>AO4.4 The layout of development and the design of the associated access is compatible with</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	existing and future boundaries of the major transport corridor or major transport facility.	
<p>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.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>	N/A
Pedestrian and cycle network		
<p>PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>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.</p> <p>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.</p>	<p>N/A</p> <p>N/A</p>

Vegetation management code

Application

- (1) This code applies to assessing operational works for vegetation damage if:
 - (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment;
 - (b) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

Purpose

- (1) The purpose of the Vegetation management code is achieved through the overall outcomes.
- (2) 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.

Criteria for assessment

Table Error! No text of specified style in document..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		
PO1 Vegetation is protected to ensure that: <ol 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; 	AO1.1 Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over; or	

Performance outcomes	Acceptable outcomes	Applicant Response
<p>(c) vegetation damage is undertaken in a sustainable manner;</p> <p>(d) the Shire's biodiversity and ecological values are maintained and protected;</p> <p>(e) vegetation of historical, cultural and / or visual significance is retained;</p> <p>(f) vegetation is retained for erosion prevention and slope stabilisation.</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 Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:</p> <p>(a) vegetation declared as a pest pursuant to the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; or</p> <p>(b) vegetation identified within the local government's register of declared plants pursuant to the local government's local laws; or</p> <p>(c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or</p> <p>(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> <p>or</p> <p>AO1.4 Vegetation damage that is reasonably necessary for carrying out work that is:</p> <p>(a) authorised or required under legislation or a local law;</p> <p>(b) specified in a notice served by the local government or another regulatory authority;</p> <p>or</p>	

Performance outcomes	Acceptable outcomes	Applicant Response
	<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>or</p> <p>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</p> <p>AO1.7 Vegetation damage is essential to the maintenance of an existing fire break;</p> <p>or</p> <p>AO1.8 Vegetation damage is essential to prevent interference to overhead service cabling;</p> <p>or</p> <p>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</p> <p>AO1.10</p>	

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>Vegetation damage is undertaken in accordance with section 584 of the <i>Sustainable Planning Act 2009</i>.</p> <p>AO1.11 Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).</p> <p>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>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; or</p> <p>AO2.2 Damaged vegetation is mulched or chipped if used onsite.</p>	
For assessable development		
<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>	

Access, parking and servicing code

Application

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

Purpose

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

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in	N/A

Performance outcomes	Acceptable outcomes	Applicant response
<p>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; (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. 	<p>Table Error! No text of specified style in document..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>AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p> <p>AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p>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.</p>	
<p>PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; AS2890.3; AS2890.6.</p>	N/A
<p>PO3 Access points are designed and constructed: (a) to operate safely and efficiently;</p>	<p>AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p>	Future lot crossovers and driveways will need to comply.

Performance outcomes	Acceptable outcomes	Applicant response
<ul style="list-style-type: none"> (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel). 	<ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. <p>AO3.2 Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. <p>AO3.3 Driveways are:</p> <ul style="list-style-type: none"> (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; (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; (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; (d) constructed such that the transitional change in grade from the road to the lot is 	

Performance outcomes	Acceptable outcomes	Applicant response
	<p>fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p> <p>AO3.4 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>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>	N/A
<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>	N/A
<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 Error! No text of specified style in document..b.</p>	N/A
<p>PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance;</p>	<p>AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p>	N/A

Performance outcomes	Acceptable outcomes	Applicant response
<p>(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</p> <p>(c) is easily and safely accessible from outside the site.</p>	<p>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>PO8 Development provides walking and cycle routes through the site which:</p> <p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	Proposal complies.
<p>PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p> <p>AO9.2 Service and loading areas are contained fully within the site.</p> <p>AO9.3 The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>	N/A

Performance outcomes	Acceptable outcomes	Applicant response
<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 following land uses:</p> <ul style="list-style-type: none"> (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. <p>AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p>N/A</p>

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

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

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

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	LRV
Air services	1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces.	n/a	n/a	LRV
Bulk landscape supplies	1 space per 50m ² GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee. Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.	n/a	n/a	VAN
Club	Unlicensed clubrooms: 1 space per 45m ² of GFA. Licensed clubrooms: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m ² : RCV Other: VAN
Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Community use	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used for setting down and picking up of students. Tertiary and further education: 1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	Primary school or secondary schools: 1 space per 5 students over year 4. Tertiary and further education: 2 spaces per 50 full time students.	Required for all educational establishments with a GFA greater than 2000m ² .	RCV
Food and drink outlet	1 space per 25m ² GFA and outdoor dining area. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA, and outdoor dining area.	1 space per 100m ² of GFA, and outdoor dining area.	n/a	See Table Error! No text of specified style in document..d
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Health care services	1 space per 20m ² of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m ² GFA for any other Home Based Business.	n/a	n/a	n/a
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m ² of GFA.	Required for all hospitals with a GFA greater than 2000m ² .	RCV
Hotel	1 space per 10m ² GFA and licensed outdoor area; plus For 1 space per 50m ² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles. Note - Use standard for any Short Term Accommodation for hotel accommodation use.	1 space per 100m ² of GFA.	n/a	LRV
Indoor sport and recreation	Squash court or another court game: 4 spaces per court. Basketball, netball, soccer, cricket: 25 spaces per court / pitch. Ten pin bowling: 3 spaces per bowling lane. Gymnasium:	1 space per 4 employees.	n/a	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	1 space per 15m ² of GFA.			
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Multiple dwelling	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit In all cases 60% of the car parking area is to be covered.	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	1 space per 25m ² of GFA or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table Error! No text of specified style in document..e
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Outdoor sport and recreation	Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators, plus 1 space per 5m ² of other spectator areas. Football: 50 spaces per field. Lawn bowls: 30 spaces per green.	Football: 5 space per field. Lawn bowls: 5 spaces per green. Swimming pool: 1 space per swimming lane.	n/a	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>Swimming pool: 15 spaces; plus 1 space per 100m² of useable site area.</p> <p>Tennis court or other court game: 4 spaces per court. Golf course: 4 spaces per tee on the course.</p> <p>Note - Use standard for Club for clubhouse component.</p>	<p>Tennis court or other court game: 4 space per court.</p> <p>Golf course: 1 space per 15m² of GFA for clubhouse component.</p>		
Place of worship	1 space per 15m ² of GFA.	1 space per 100m ² of GFA.	n/a	LRV
Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m ² of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	<p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.</p>	<p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food</p>	n/a	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
		and Drink Outlet for restaurant component.		
Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space per 2 staff members; plus 1 car parking space for ambulance parking.	n/a	n/a	LRV
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m ² of GFA.	n/a	n/a	SRV
Service station	1 space per 25m ² of GFA	n/a	n/a	AV
Shop	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 100m ² of GFA.	Required for all shops with a GFA greater than 2000m ² .	See Table Error! No text of specified style in document..d
Shopping centre	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 200m ² GFA.	Required for all shopping centres with a GFA greater than 2000m ² .	See Table Error! No text of specified style in document..d
Short term accommodation	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan:	1 space per 10 rooms	n/a	SRV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces. For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces. For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above.</p> <p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be inter-changeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p>			
Showroom	1 space per 50m ² GFA.	1 space per 200m ² GFA.	n/a	AV
Special industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	<p>Indoor: 1 space per 15m² of GFA.</p> <p>Outdoor cinema: 1 space per 5m² of designated viewing area, plus 1 car space per 2 employees.</p>	1 space per 200m ² GFA.	n/a	VAN
Veterinary services	1 space per 50m ² of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m ² of GFA.	n/a	n/a	Where self-storage: RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
				Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.		To be determined

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

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

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

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-
1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-

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

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

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-999	-	1	-	-
1000 – 2499	1	-	1	-
2500 – 3999	2	1	1	-
4000 – 5999	3	1	1	-
6000 – 7999	4	1	1	-
8000 – 9999	4	2	1	-
10000 and over	To be determined via a parking study.			

Acid sulfate soils overlay code

Application

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

Purpose

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

Criteria for assessment

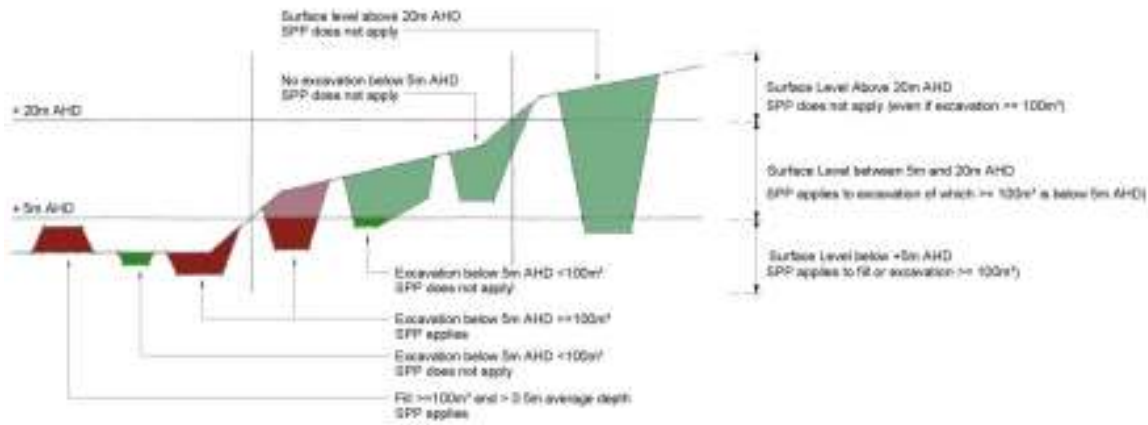
Table Error! No text of specified style in document..a – Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.</p>	<p>AO1.1 No excavation or filling occurs on the site.</p> <p>or</p> <p>AO1.2 An acid sulfate soils investigation is undertaken.</p> <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>Acid sulfate soils investigation will be undertaken prior to commencement of works and appropriate management strategies employed if required.</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"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; 	<p>Acid sulfate soils investigation will be undertaken prior to commencement of works and appropriate management strategies employed if required.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p>PO3 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>Acid sulfate soils investigation will be undertaken prior to commencement of works and appropriate management strategies employed if required.</p>

Figure 0.a – Acid sulfate soils (SPP triggers)



Bushfire hazard overlay code

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

Application

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

- (2) Land in the Bushfire hazard overlay is identified on the Bushfire hazard overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Medium bushfire risk sub-category;
 - (b) High bushfire risk sub-category;
 - (c) Very high bushfire risk sub-category;
 - (d) Potential impact buffer sub-category.

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

Purpose

- (1) The purpose of the Bushfire overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
 - (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.

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

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

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Compatible development		
<p>PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p> <p>Note - See the end of this code for examples of vulnerable uses.</p>	<p>AO1 Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p> <p>Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</p>	N/A
<p>PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	<p>AO2 Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.</p>	N/A
<p>PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.</p>	<p>AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.</p>	N/A
Development design and separation from bushfire hazard – reconfiguration of lots		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).</p> <p>Note - "Urban purposes" and "urban area" are defined in the <i>Sustainable Planning Regulations 2009</i>. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p> <p>PO4.2 Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>AO4.1 No new lots are created within a bushfire hazard sub-category.</p> <p>or</p> <p>AO4.2 Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	<p>Site contains only relatively small, isolated pockets of vegetation that may be prone to bushfire hazard. The large size of proposed lots ensures that appropriate setbacks from vegetation can be maintained.</p>
<p>PO5 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p>AO5.1 Lot boundaries are separated from hazardous vegetation by a public road which: (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(e) has a minimum of 4.8m vertical clearance above the road;</p> <p>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</p> <p>(g) incorporates roll-over kerbing.</p> <p>AO5.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	
<p>PO6 Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>AO6 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p> <p>(d) a minimum of 4.8m vertical clearance;</p> <p>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p>	<p>Proposal complies or is capable of complying.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
<p>PO7 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>AO7 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and 	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
<p>PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8 The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	Proposal complies.
<p>PO9 Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p>	Proposal complies or is capable of complying.
Development design and separation from bushfire hazard – material change of use		
PO10	AO10	

Performance outcomes	Acceptable outcomes	Applicant response
<p>Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: (a) 10kW/m² where involving a vulnerable use; or 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>Buildings or building envelopes are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and</p> <p>(b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	<p>N/A</p>
<p>PO11 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</p>	<p>AO11 Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p> <p>(d) a minimum of 4.8m vertical clearance;</p> <p>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
All development		
<p>PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>AO12 Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings. 	<p>Proposal generally complies. Private driveways longer than 60m may result, however the relatively low risk of bushfire on these properties should not preclude these.</p>
<p>PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p>AO13 A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is either below ground level or of non-flammable construction; 	<p>Proposal will be serviced by reticulated water supply.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters:</p> <p>(i) 10,000l for residential buildings</p> <p>Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams.</p> <p>(ii) 45,000l for industrial buildings; and</p> <p>(iii) 20,000l for other buildings;</p> <p>(c) includes shielding of tanks and pumps in accordance with the relevant standards;</p> <p>(d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</p> <p>(e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and</p> <p>(f) is clearly identified by directional signage provided at the street frontage.</p>	
<p>PO14 Landscaping does not increase the potential bushfire risk.</p>	<p>AO14 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.</p>	<p>Proposal is capable of complying.</p>
<p>PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).</p>	<p>AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.</p>	<p>Proposal is capable of complying.</p>

Note – 'Vulnerable activities' are those involving:

- (1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or
- (2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.

Coastal environment overlay code

Application

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

Purpose

- (1) The purpose of the Coastal environment 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 3.5.4 Coastal zones;
 - (iii) Theme 3 Natural resource management: Element 3.6.2 Land and catchment management.
 - (b) enable an assessment of whether development is suitable on land within the Coastal processes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) facilitate the protection of both coastal processes and coastal resources;
 - (b) facilitating coastal dependent development on the foreshore over other development;
 - (c) public access to the foreshore protects public safety;
 - (d) maintain the erosion prone area as a development free buffer zone (other than for coastal dependent, temporary or relocatable development);
 - (e) require redevelopment of existing permanent buildings or structures in an erosion prone area to avoid coastal erosion risks, manage coastal erosion risks through a strategy of planned retreat or mitigate coastal erosion risks;
 - (f) require development to maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with coastal erosion;
 - (g) locate and design community infrastructure to maintain the required level of functionality during and immediately after a coastal hazard event.

Criteria for assessment

Table Error! No text of specified style in document..a – Coastal environment overlay code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
<p>PO1 No works other than coastal protection works extend seaward of the coastal building line.</p>	<p>AO1.1 Development (including all buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line.</p> <p>Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection.</p> <p>AO1.2 Coastal protection works are only undertaken as a last resort where coastal erosion presents an immediate threat to public safety or existing buildings or structures and the property cannot be relocated or abandoned.</p> <p>AO1.3 Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable.</p> <p>AO1.4 Coastal protection work mitigates any increase in the coastal hazard.</p>	<p>Proposal complies.</p>
<p>PO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.</p>	<p>AO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining</p>	<p>Proposal complies.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	walls are set back not less than 6 metres from the seaward boundary of the lot.	
For assessable development		
Erosion prone areas		
PO3 Development identifies erosion prone areas (coastal hazards).	AO3 No acceptable outcomes are prescribed.	Refer to Flood Study approved as part of original development application.
PO4 Erosion prone areas are free from development to allow for natural coastal processes.	AO4.1 Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site) AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: (a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	Refer to Flood Study approved as part of original development application.
Coastal management districts		

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

Performance outcomes	Acceptable outcomes	Applicant response
	<p>not practicable to co-locate the development with existing marine infrastructure;</p> <p>and</p> <p>AO6.3 Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009.</p> <p>and</p> <p>AO6.4 Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources.</p> <p>and</p> <p>AO6.4 Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.</p>	
<p>PO7 Development is to maintain access to and along the foreshore for general public access.</p>	<p>AO7.1 Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms.</p> <p>and</p>	<p>Proposal complies.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>A07.2 Development provides for regular access points for vehicles including approved roads and tracks.</p> <p>or</p> <p>A07.3 Development demonstrates an alternative solution to achieve an equivalent standard of performance.</p>	Proposal complies.
<p>PO8 Public access to the coast is appropriately located, designed and operated.</p>	<p>A08.1 Development maintains or enhances public access to the coast.</p> <p>or</p> <p>A08.2 Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres.</p> <p>or</p> <p>A08.3 Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access.</p>	Proposal complies.
<p>PO9 Development adjacent to state coastal land or tidal water is located, designed and operated to: (a) maintain existing access to and along the foreshore;</p>	<p>A09.1 Development adjacent to state coastal land or tidal water: (a) demonstrates that restrictions to public access are necessary for:</p>	Proposal complies.

Performance outcomes	Acceptable outcomes	Applicant response
<p>(b) minimise any loss of access to and along the foreshore, or</p> <p>(c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location.</p>	<ul style="list-style-type: none"> (i) the safe and secure operation of development; (ii) the maintenance of coastal landforms and coastal habitat; or <p>(a) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for:</p> <ul style="list-style-type: none"> (i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms; (ii) vehicles via access points including approved roads or tracks. <p>AO9.2 Development adjacent to state coastal land or tidal water:</p> <p>(a) is located and designed to:</p> <ul style="list-style-type: none"> (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, for example through the provision of esplanades or easement corridors to preserve future access; (ii) ensure emergency vehicles can access the area near the development. <p>or</p> <p>(a) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to:</p> <ul style="list-style-type: none"> (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and 	

Performance outcomes	Acceptable outcomes	Applicant response
<p>AO10 Development that involves reconfiguring a lot for urban purposes adjacent to the coast is designed to ensure public access to the coast in consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat.</p>	<p>ensure emergency vehicles can access the area near the development.</p> <p>AO10.1 Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken.</p> <p>or</p> <p>AO10.2 Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.</p>	<p>Proposal complies.</p>
<p>PO11 Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.</p>	<p>AO11 Private marine access structures and other structures such as decks or boardwalks for private use do not attach to or extend across State coastal land that is situated above high water mark.</p>	<p>N/A</p>
<p>PO12 Development in connection with an artificial waterway enhances public access to coastal waters.</p>	<p>AO12 The artificial waterway avoids intersecting with or connection to inundated land or leased land where the passage, use or movement of vessels in water on the land could be restricted or prohibited by the registered proprietor of the inundated land or leased land.</p>	<p>N/A</p>
<p>Coastal landscapes, views and vistas</p>		

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

Performance outcomes	Acceptable outcomes	Applicant response
	<p>other structures in the immediate surroundings or locality – the stated desired height, scale or size.</p> <p>Note – The prescribed tidal works code in the <i>Coastal Protection and Management Regulation 2003</i> outlines design and construction requirements that must be complied with.</p>	
<p>PO18 Private marine development avoids adverse impacts on coastal landforms and coastal processes.</p>	<p>AO18 Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.</p>	N/A
For dry land marinas and artificial waterways		
<p>PO19 Dry land marinas and artificial waterways: (a) avoid impacts on coastal resources; do not contribute to the degradation of water quality; do not increase the risk of flooding; do not result in the degradation or loss of MSES; do not result in an adverse change to the tidal prism of the natural waterway to which development is connected. does not involve reclamation of tidal land other than for the purpose of: (i) coastal dependent development, public marine development; or community infrastructure, where there is no feasible alternative; or strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or coastal protection works or works necessary to protect coastal resources and processes.</p>	<p>AO19 No acceptable solutions are prescribed.</p>	N/A

Environmental performance code

Application

- (1) This code applies to assessing:
 - (a) building work for outdoor lighting;
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where the code is identified in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable development, to the extent relevant.

Note – Where for the purpose of lighting a tennis court in a Residential zone, a compliance statement prepared by a suitably qualified person must be submitted to Council with the development application for building work.

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

Purpose

- (1) The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.
- (2) 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.

Criteria for assessment

Table Error! No text of specified style in document..a – Environmental performance code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
Lighting		
PO1	AO1.1	N/A

Performance outcomes	Acceptable outcomes	Applicant response
<p>Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.</p>	<p>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.</p> <p>AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.</p> <p>AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.</p>	<p>N/A</p> <p>N/A</p>
Noise		
<p>PO2 Potential noise generated from the development is avoided through design, location and operation of the activity. 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; or 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>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: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building;</p>	<p>Proposal complies.</p> <p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(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;</p> <p>(d) buffered with dense landscaping.</p> <p>Editor's note - The <i>Environmental Protection (Noise) Policy 2008</i>, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	
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>Proposal complies.</p>
Odours		

Performance outcomes	Acceptable outcomes	Applicant response
<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>Proposal complies.</p>
Waste and recyclable material storage		
<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>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</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.	
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 development activities and land uses.</p>	<p>A06.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area;</p> <p>or</p> <p>A06.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>	Proposal complies.
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> <p>(a) the amount and type of pollutants borne from the activity;</p> <p>(b) maintaining natural stream flows;</p> <p>(c) the amount and type of site disturbance;</p> <p>(d) site management and control measures.</p>	<p>A07.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p> <p>A07.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p> <p>A07.3 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>Proposal complies.</p> <p>Proposal complies.</p> <p>Proposal complies.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<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>	
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;</p> <p>or</p> <p>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>Proposal is capable of complying.</p>

Filling and excavation code

Application

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

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

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

Purpose

- (1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
 - (b) filling and excavation does not adversely impact on the environment;
 - (c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;
 - (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;
 - (e) filling and excavation works do not involve complex engineering solutions.

Criteria for assessment

Table Error! No text of specified style in document..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	AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.	Proposal complies or is capable of complying.

Performance outcomes	Acceptable outcomes	Applicant response
<p>potential or visual amenity of the site or the surrounding area.</p>	<p>and</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p> <p>AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p>AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.</p> <p>AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.</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>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>Proposal complies or is capable of complying.</p> <p>Proposal complies or is capable of complying.</p> <p>Proposal complies or is capable of complying.</p> <p>Proposal complies or is capable of complying.</p> <p>Proposal complies or is capable of complying.</p> <p>Proposal complies or is capable of complying.</p>
Visual Impact and Site Stability		
PO2	AO2.1	N/A

Performance outcomes	Acceptable outcomes	Applicant response
<p>Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p>The extent of filling and excavation does not exceed 40% of the site area, or 500m² whichever is the lesser,</p> <p>except that AO2.1 does not apply to reconfiguration of 5 lots or more.</p> <p>AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.</p>	
Flooding and drainage		
<p>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.</p>	<p>AO3.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p> <p>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.</p> <p>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.</p> <p>AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p>Proposal complies or is capable of complying.</p> <p>Proposal complies or is capable of complying.</p> <p>Proposal complies or is capable of complying.</p> <p>Proposal complies or is capable of complying.</p>
Water quality		
PO4	AO4	Proposal complies or is capable of complying.

Performance outcomes	Acceptable outcomes	Applicant response
Filling and excavation does not result in a reduction of the water quality of receiving waters.	Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	A05 Excavation and filling is clear of the zone of influence of public utilities.	Proposal complies or is capable of complying.

Flood and storm tide hazard overlay code

Application

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

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

Purpose

- (1) The purpose of the Flood and storm tide hazard overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
 - (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
 - (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
 - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
 - (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;

- (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
- (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
- (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
- (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

Criteria for assessment

Table Error! No text of specified style in document..a – Flood and storm tide hazards overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable 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 (e) 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;</p> <p>or</p> <p>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 Error! No text of specified style in document..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>Refer to Flood Study that was approved as part of original development application.</p> <p>Refer to Flood Study that was approved as part of original development application.</p> <p>Refer to Flood Study that was approved as part of original development application.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<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>Refer to Flood Study that was approved as part of original development application.</p>
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>N/A</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: (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> <p>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</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>or</p> <p>AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.</p> <p>For Reconfiguring a lot</p> <p>AO3.4 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).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p> <p>AO3.5 Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path:</p>	<p>Refer to Flood Study that was approved as part of original development application.</p> <p>Refer to Flood Study that was approved as part of original development application.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and</p> <p>(b) by direct and simple routes to main carriageways.</p> <p>AO3.6 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p> <p>or</p> <p>AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p>	<p>N/A</p> <p>Proposal complies with PO3. Site is located in Medium Storm Tide Hazard area surrounded by existing developed lots. Future development will need to achieve prescribed habitable floor levels.</p>
	<p>For Material change of use (Residential uses)</p> <p>AO3.1 The design and layout of buildings used for residential purposes minimise risk from flooding by providing:</p> <p>(a) parking and other low intensive, non-habitable uses at ground level;</p> <p>Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.	
<p>PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For Material change of use (Non-residential uses) 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>Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p> <p>AO4.3 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>N/A</p> <p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
<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: (a) do not involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters;</p> <p>or</p> <p>(c) do not change flood characteristics outside the subject site in ways that result in: (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> <p>For Material change of use</p> <p>AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</p> <p>(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</p> <p>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</p> <p>For Material change of use and Reconfiguring a lot</p> <p>AO5.4 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>Refer to Flood Study that was approved as part of original development application.</p>
<p>PO6 Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p>AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p> <p>or</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<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>AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</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 immunity and designed to prevent the intrusion of floodwaters.</p> <p>Note – Refer to <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</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: (a) increase the number of people calculated to be at risk of flooding;</p>	<p>Refer to Flood Study that was approved as part of original development application.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (a) increase the number of people likely to need evacuation; (b) shorten flood warning times; and (c) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes. 	
<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 The following uses are not located on land inundated during a 1% AEP flood event:</p> <ul style="list-style-type: none"> (a) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. 	<p>Refer to Flood Study that was approved as part of original development application.</p> <p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<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 The following uses have direct access to low hazard evacuation routes as defined in Table Error! No text of specified style in document..c:</p> <ul style="list-style-type: none"> (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants. <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:</p> <ul style="list-style-type: none"> (a) located above DFE/Storm tide or the highest known flood level for the site; 	<p>N/A</p> <p>Proposal complies or is capable of complying.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(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>	Proposal complies or is capable of complying.

Table Error! No text of specified style in document..b - Minimum immunity (floor levels) for development

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event
20% AEP level	<ul style="list-style-type: none"> • Parks and open space.
5% AEP level	<ul style="list-style-type: none"> • Car parking facilities (including car parking associated with use of land).
1% AEP level	<ul style="list-style-type: none"> • All development (where not otherwise requiring an alternative level of minimum immunity).
0.5% AEP level	<ul style="list-style-type: none"> • Emergency services (if for a police station); • Industry activities (if including components which store, treat or use hazardous materials); • Substation; • Utility installation.
0.2% AEP level	<ul style="list-style-type: none"> • Emergency services; • Hospital; • Major electricity infrastructure; • Special industry.

Table Error! No text of specified style in document..c - Degree of flood

Criteria	Low	Medium	High	Extreme
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading	Fit adults can wade. (Generally, safe wading	Fit adults would have difficulty wading. (Generally,	Wading is not an option.

	velocity depth product is less than 0.25)	velocity depth product is less than 0.4)	safe wading velocity depth product is less than 0.6)	
Evacuation distances	< 200 metres	200-400 metres	400-600 metres	600 metres
Maximum flood depths	< 0.3 metre	< 0.6 metre	< 1.2 metres	1.2 metres
Maximum flood velocity	< 0.4 metres per second	< 0.8 metres per second	< 1.5 metres per second	1.5 metres per second
Typical means of egress	Sedan	Sedan early, but 4WD or trucks later	4WD or trucks only in early stages, boats or helicopters	Large trucks, boats or helicopters
Timing Note: This category cannot be implemented until evacuation times have been established in the Counter Disaster Plan (Flooding)	Ample flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.	Evacuation routes remain trafficable for 1.5 times as long as the evacuation.	Evacuation routes remain trafficable for only up to minimum evacuation time.	There is insufficient evacuation time.

Note: The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan. Generally safe wading conditions assume even walking surfaces and no obstructions, steps, soft underfoot etc.

Infrastructure works code

Application

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

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

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

Purpose

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

Criteria for assessment

Table Error! No text of specified style in document..a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Works on a local government road		

Performance outcomes	Acceptable outcomes	Applicant response
<p>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.</p>	<p>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.</p>	N/A
	<p>AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.</p>	N/A
	<p>AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.</p>	N/A
	<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 Error! No text of specified style in document..a provides guidance on meeting the outcomes.</p>	N/A
	<p>AO1.5</p>	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
Accessibility structures		
<p>PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.</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>AO2.1 Accessibility structures are not located within the road reserve.</p> <p>AO2.2 Accessibility structures are designed in accordance with AS1428.3.</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>N/A</p> <p>N/A</p> <p>N/A</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</p>	<p>Proposal is capable of complying.</p> <p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	
Treatment and disposal of effluent		
<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>N/A</p> <p>Proposal is capable of complying.</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: (a) achieving stormwater quality objectives; (b) protecting water environmental values;</p>	<p>AO5.1 A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p>AO5.2</p>	<p>Proposal is capable of complying.</p> <p>Proposal is capable of complying.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) maintaining waterway hydrology.</p>	<p>An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table Error! No text of specified style in document..b and Table Error! No text of specified style in document..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. <p>AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p> <p>AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table Error! No text of specified style in document..b and Table Error! No text of specified style in document..c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p>	<p>Proposal is capable of complying.</p> <p>Proposal is capable of complying.</p> <p>Proposal is capable of complying.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<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>	
Non-tidal artificial waterways		
<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>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>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 	<p>N/A</p> <p>N/A</p> <p>N/A</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(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> <p>AO6.4 Non-tidal artificial waterways are designed and 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.</p> <p>AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p> <p>AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p> <p>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.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
Wastewater discharge		
<p>PO7 Discharge of wastewater to waterways, or off site:</p>	<p>AO7.1 A wastewater management plan is prepared and addresses:</p>	<p>Proposal is capable of complying.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(a) meets best practice environmental management;</p> <p>(b) is treated to:</p> <ul style="list-style-type: none"> (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters. 	<p>(a) wastewater type;</p> <p>(b) climatic conditions;</p> <p>(c) water quality objectives;</p> <p>(d) best practice environmental management.</p> <p>A07.2 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>A07.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p> <p>A07.4 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; 	<p>Proposal is capable of complying.</p> <p>Proposal is capable of complying.</p> <p>Proposal is capable of complying.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method. 	
Electricity supply		
<p>PO8 Development is provided with a source of power that will meet its energy needs.</p>	<p>AO8.1 A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p>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.</p> <p>Note - Areas north of the Daintree River have a different standard.</p>	<p>Proposal is capable of complying.</p> <p>Proposal is capable of complying.</p>
<p>PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p>AO9.1 Pad-mount electricity infrastructure is:</p> <ul style="list-style-type: none"> (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. <p>AO9.2</p>	<p>Proposal is capable of complying.</p> <p>N/A</p>

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>	<p>Proposal is capable of complying.</p>
<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>	<p>Proposal is capable of complying.</p>
Road construction		
<p>PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of:</p> <ul style="list-style-type: none"> (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>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> <p>AO12.2 There is existing road, kerb and channel for the full road frontage of the site.</p> <p>AO12.3</p>	<p>Proposal is capable of complying.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	
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.	Proposal is capable of complying.
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.	Proposal is capable of complying.
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 level and soils below the canopy of any retained vegetation;	Proposal is capable of complying.

Performance outcomes	Acceptable outcomes	Applicant response
	(d) removal from the site of all declared noxious weeds.	
<p>PO16 Existing infrastructure is not damaged by construction activities.</p>	<p>AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.</p>	Proposal is capable of complying.
For assessable development		
High speed telecommunication infrastructure		
<p>PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.</p>	<p>AO17 No acceptable outcomes are prescribed.</p>	Proposal is capable of complying.
Trade waste		
<p>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.</p>	<p>AO18 No acceptable outcomes are prescribed.</p>	N/A
Fire services in developments accessed by common private title		
<p>PO19</p>	<p>AO19.1</p>	N/A

Performance outcomes	Acceptable outcomes	Applicant response
Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<p>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>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>	N/A
<p>PO20 Hydrants are suitable 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>	N/A

Table Error! No text of specified style in document..b – Stormwater management design objectives (Construction phase).

Issue	Design objectives
<p>Drainage control (Temporary drainage works)</p>	<p>(a) Design life and design storm for temporary drainage works: (vi) Disturbed open area for <12 months – 1 in 2 year ARI event; (vii) Disturbed open area for 12-24 months – 1 in 5 year ARI event; (viii) Disturbed open area for >24 months – 1 in 10 year ARI event. (b) Design capacity excludes minimum 150mm freeboard. (c) Temporary culvert crossing – minimum of 1 in 1-year ARI hydraulic capacity.</p>
<p>Erosion control</p>	<p>(a) Minimise exposure of disturbed soils at any time.</p>

Issue	Design objectives
(Erosion control measures)	<ul style="list-style-type: none"> (b) Divert water run-off from undisturbed areas around disturbed areas. (c) Determine erosion risk rating using local rainfall erosivity, rainfall depth, soil loss rate or other acceptable methods. (d) Implement erosion control methods corresponding to identified erosion risk rating.
<p>Sediment control measures (sediment control measures, design storm for sediment control basins, Sediment basin dewatering)</p>	<ul style="list-style-type: none"> (a) Determine appropriate sediment control measures using: <ul style="list-style-type: none"> (i) potential soil loss rate; or (ii) monthly erosivity; or (iii) average monthly rainfall. (b) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> (i) design storm for sediment basin sizing is 80th% five-day event or similar. (c) Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> (i) TSS < 50mg/L TSS; (ii) Turbidity not > 10% receiving water's turbidity; (iii) pH 6.5-8.5.
<p>Water quality (Litter and other waste, hydrocarbons and other contaminants)</p>	<ul style="list-style-type: none"> (a) Avoid wind-blown litter; remove grass pollutants. (b) Ensure there is no visible oil or grease sheen on released waters. (c) Dispose of waste containing contaminants at authorised facilities.
<p>Waterway stability and flood flow management (Changes to the natural hydraulics and hydrology)</p>	<ul style="list-style-type: none"> (a) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table Error! No text of specified style in document..c – Stormwater management design objectives (post-construction phase)

Design objectives				Application
Minimum reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	
80	60	40	90	<p>Development for urban purposes</p> <p>Excludes development that is less than 25% pervious.</p> <p>In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of contributing catchment area.</p>
<p>Water stability management</p> <p>(2) Limit peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge.</p>				<p>Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability.</p> <p>For peak flow for the 100% AEP event, use co-located storages to attenuate site discharge rate of stormwater.</p>

Figure Error! No text of specified style in document..a – New footpath sections

