

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

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

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

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

| 1) Applicant details | |
|---|---------------------------------------|
| Applicant name(s) (individual or company full name) | Trevor Woodward |
| Contact name (only applicable for companies) | GMA Certification Group, Hannah Dayes |
| Postal address (P.O. Box or street address) | PO Box 831 |
| Suburb | Port Douglas |
| State | Queensland |
| Postcode | 4877 |
| Country | Australia |
| Contact number | (07) 4041 0111 |
| Email address (non-mandatory) | Hannah.D@gmacert.com.au |
| Mobile number (non-mandatory) | |
| Fax number (non-mandatory) | |
| Applicant's reference number(s) (if applicable) | 20214595 |

| 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 |
| | | 14 | Owen Street | Port Douglas |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | 4877 | 3 | RP712426 | Douglas Shire Council |
| b) | Unit No. | Street No. | Street Name and Type | Suburb |
| | | | | |
| | Postcode | Lot No. | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
| | | | | |

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

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

Name of airport:

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

5) Are there any existing easements over the premises?

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

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☒ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Reconfiguring a Lot (1 into 2)

e) Relevant plans

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

- ☒ 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? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

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

- ☐ 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? | | | |
| <input type="checkbox"/> Yes | | | |
| <input type="checkbox"/> No | | | |

Division 2 – Reconfiguring a lot

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

| 9.1) What is the total number of existing lots making up the premises? | |
|---|---|
| 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 constructed road (complete 13)) |

| 10) Subdivision | | | | |
|---|-------------|------------|------------|------------------------|
| 10.1) For this development, how many lots are being created and what is the intended use of those lots: | | | | |
| Intended use of lots created | Residential | Commercial | Industrial | Other, please specify: |
| | | | | |
| Number of lots created | 2 | | | |
| 10.2) Will the subdivision be staged? | | | | |
| <input type="checkbox"/> Yes – provide additional details below | | | | |
| <input checked="" type="checkbox"/> No | | | | |
| How many stages will the works include? | | | | |
| What stage(s) will this development application apply to? | | | | |

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

| 12) Boundary realignment | | | |
|---|------------------------|-------------------------|------------------------|
| 12.1) What are the current and proposed areas for each lot comprising the premises? | | | |
| Current lot | | Proposed lot | |
| Lot on plan description | Area (m ²) | Lot on plan description | Area (m ²) |
| | | | |
| | | | |
| 12.2) What is the reason for the boundary realignment? | | | |
| | | | |

| 13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements) | | | | |
|--|-----------|------------|---|---|
| Existing or proposed? | Width (m) | Length (m) | Purpose of the easement? (e.g. pedestrian access) | Identify the land/lot(s) benefitted by the easement |
| | | | | |
| | | | | |

Division 3 – Operational work

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

| 14.1) What is the nature of the operational work? | |
|--|---|
| <input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify: | <input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation |
| 14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision) | |
| <input type="checkbox"/> Yes – specify number of new lots: | |
| <input type="checkbox"/> No | |
| 14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour) | |
| \$ | |

PART 4 – ASSESSMENT MANAGER DETAILS

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

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

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

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

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

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

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

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

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

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

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

Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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



GMA Certification
Group

*Leaders in
Building Certification Services*

PLANNING STATEMENT

For: Trevor Woodward
Development: Reconfiguring a Lot (1 into 2)
At: 14 Owen Street, Mossman (Lot 3 on RP712426)
Prepared by: GMA Certification Group
File Ref: 20214595
Revision: A

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1.0 Introduction

This report has been prepared on behalf of Trevor Woodward in support of a Development Application to Douglas Shire Council for a Development Permit for Reconfiguring a Lot (1 into 2) located at 14 Owen Street, Mossman and described as Lot 3 on RP712426.

The subject site is a single regularly shaped residential allotment that has an area of 1,518m² and frontage of in the order of 30 metres to Owen Street. The site is currently improved by a single detached Dwelling House and domestic outbuildings. The site is accessed by an existing driveway off Owen Street. The locality containing the site is generally characterised by low and medium density residential developments to the north, east and west. To the south is a vacant residential block.

It is proposed to subdivide the existing lot into 2 lots. One lot would be regularly shaped and would contain the existing Dwelling House while the other would be a rear allotment and would contain the existing outbuildings, access crossover and remaining space. Proposed Lot 30 would contain the Dwelling House would have an area of 611m² and frontage to Owen Street of 18.039 metres. This lot would require the construction of a new access crossover, which is intended to be located at the northern end of the frontage. Proposed Lot 31 would have a new area of 907m² and frontage to Owen Street of 12.136 metres.

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

2.0 Development Summary

| | |
|---|--|
| Address: | 14 Owen Street, Mossman |
| Real Property Description: | Lot 3 on RP712426 |
| Easements & Encumbrances: | Nil |
| Site Area/Frontage: | Area: 1,518m ² Frontage: 30 metres to Owen Street |
| Registered Owner: | Trevor James Woodward |
| Proposal: | Reconfiguring a Lot (1 into 2) |
| Approval Sought: | Development Permit |
| Level of Assessment: | Code Assessment |
| State Interests – State Planning Policy | <ul style="list-style-type: none"> Safety and Resilience to Hazards – Flood hazard area – Level 1 – Queensland floodplain assessment overlay. |
| State Interests – SARA Mapping: | <ul style="list-style-type: none"> Native Vegetation Clearing – Category X on the regulated vegetation management map. |
| Referral Agencies: | Nil |
| State Development Assessment Provisions: | Not applicable |
| Regional Plan Designation: | Urban Footprint |
| Zone: | Low-medium Density Residential |
| Local Plan Designation: | Mossman Local Plan |
| Overlays: | <ul style="list-style-type: none"> Acid Sulfate Soils – 5-20 metres AHD. Transport Network – Transport Pedestrian Cycle (Neighbourhood Route) & Transport Road hierarchy (Collector Road). |

3.0 Site and Locality

The application site is a single regularly shaped residential allotment located at 14 Owen Street, Mossman and described as Lot 3 on RP712426. It has an area of 1,518m² and frontage of in the order of 30 metres to Owen Street.

The site is currently improved by a single detached Dwelling House and domestic outbuildings. Access is provided from an existing driveway from Owen Street located at the southern end of the site frontage. An existing fence separates the Dwelling House the domestic outbuildings and the balance of the lot to the rear. The site is relatively flat with a gentle fall from the site frontage to the rear.

The locality containing the site is generally characterised by low and medium density residential developments to the north, east and west. To the south is a vacant block of vacant residential land.



Photo 1 – Site Location (Source Queensland Globe)

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BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

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Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff



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4.0 Proposal

It is proposed to subdivide the existing lot into two lots. Proposed Lot 30 would be regular in shape and contain the existing Dwelling House and would have an area of 611m² and frontage to Owen street of 18.039 metres. The common boundary between proposed Lot 30 and Proposed Lot 31 would be consistent with the existing separating fence. A new driveway and crossover would need to be provided for proposed Lot 30 and it is intended that this would be provided at the northern end of the site frontage to Owen Street. Proposed Lot 31 would contain the existing outbuildings and the balance of the land and would have an area of 907m² and frontage to Owen Street of approximately 12.136 metres. Access to proposed lot 2 would be via the existing access from Owen Street.



Image 1 – Proposal Plan

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

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

| Development Feature | Proposal |
|---------------------|--|
| Site Area: | <ul style="list-style-type: none"> Lot 30: 611m²; Lot 31: 907m². |
| Frontage: | <ul style="list-style-type: none"> Lot 30: 18.039 metres Lot 2: 12.136 metres |

5.0 Statutory Planning Considerations

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

5.1 Planning Act 2016

5.1.1 Categorisation of Development

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

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

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

5.1.2 Assessment Manager

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

5.1.3 Level of Assessment

The application involves Reconfiguring a Lot (1 into 2). The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme 2018 (Version 1.0).

| Development | Categorising Section | Level of Assessment |
|---------------------|---|---------------------|
| Reconfiguring a Lot | Table 5.6.g – Low-medium density residential zone | Code Assessable |

5.1.4 Statutory Considerations for Assessable Development

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

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

5.1.5 State Planning Policy

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into in the Douglas Shire Council Planning Scheme 2018 (Version 1.0) and consequently no further assessment is required in this instance.

5.1.6 Regional Plan

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

5.1.7 Referral Agencies

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

5.1.8 State Development Assessment Provisions

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

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme (2018, Version 1.0), the site is identified within the Low-medium Density Residential Zone and is affected by the following overlays:

- Acid Sulfate Soils Overlay; and,
- Transport Network Overlay.

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

| Assessment Benchmark | Applicability | Compliance |
|--|----------------|--|
| Low-medium Density Residential Zone Code | Applies | Consideration is required in respect of Performance Outcome PO8 relating to road frontages. Refer below. |
| Mossman Local Plan | Applies | Complies with applicable Acceptable Outcomes. |
| Acid Sulfate Soils Overlay Code | Applies | Complies with applicable Acceptable Outcomes. |
| Transport Network Overlay Code | Applies | Complies with applicable Acceptable Outcomes. |
| Access, Parking and Servicing Code | Applies | Complies or is able to comply with applicable Acceptable Outcomes. |
| Environmental Performance Code | Not applicable | The application is for Reconfiguring a Lot only. |
| Filling and Excavation Code | Not applicable | No filling or excavation is proposed. |
| Infrastructure Works Code | Applies | Complies with applicable Acceptable Outcomes. |
| Landscaping Code | Not applicable | No landscaping is required or proposed as part of this development. |
| Reconfiguring a Lot | Applies | Complies with applicable |

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| Code | Acceptable Outcomes. |
|----------------------------|---|
| Vegetation Management Code | Not applicable No vegetation damage is proposed. |

6.1.1 Statement of Compliance – Benchmark Assessment

6.1.1.1 Low-medium Density Residential Zone Code

Performance Outcome PO8 of the Low-Medium Density Residential Zone Code states:

PO8

New lots have a minimum road frontage of 15 metres.

The proposed development would result in one lot, proposed Lot 31, having a frontage of less than 15 metres. However, the proposed development represents urban infill development on previously developed land. It would result in lots that have areas greater than the accepted minimum area that would be suitable for the development of one and two storey Dwelling Houses. The development is considered to facilitate urban consolidation and the efficient use of physical and social infrastructure by maximising the use of previously developed and serviced land with existing infrastructure connectivity and within proximity to the services provided in Mossman.

The proposed development is considered to be consistent with the purpose and overall outcomes sought for the low-medium density residential zone code.

7.0 Summary and Conclusion

This report has been prepared on behalf of Trevor Woodward in support of a Development Application to Douglas Shire Council for a Development Permit for Reconfiguring a Lot (1 into 2) located at 14 Owen Street, Mossman and described as Lot 3 on RP712426.

The subject site is a single regularly shaped residential allotment that has an area of 1,518m² and frontage of in the order of 30 metres to Owen Street. The site is currently improved by a single detached Dwelling House and domestic outbuildings. The site is accessed by an existing driveway off Owen Street. The locality containing the site is generally characterised by low and medium density residential developments to the north, east and west. To the south is a vacant residential block.

It is proposed to subdivide the existing lot into 2 lots. One lot would be regularly shaped and would contain the existing Dwelling House while the other would be a rear allotment and would contain the existing outbuildings, access crossover and remaining space. Proposed Lot 30 would contain the Dwelling House would have an area of 611m² and frontage to Owen Street of 18.039 metres. This lot would require the construction of a new access crossover, which is intended to be located at the northern end of the frontage. Proposed Lot 31 would have a new area of 907m² and frontage to Owen Street of 12.136 metres.

The application is identified as being Code Assessable and consideration can only be given to the Assessment Benchmarks contained within the Douglas Shire Planning Scheme 2018 (Version 1.0). An assessment has demonstrated that the proposed development is consistent with the Assessment Benchmarks and is submitted for approval, subject to reasonable and relevant conditions.

Appendix 1.

CERTIFICATE OF TITLE

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Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

| | | | |
|----------------------------|-----------------|---------------------|------------------|
| Title Reference: | 20426060 | Search Date: | 04/11/2021 14:32 |
| Date Title Created: | 25/07/1949 | Request No: | 39155826 |
| Previous Title: | 20223097 | | |

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 712426
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 718673521 05/04/2018

TREVOR JAMES WOODWARD

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10600240 (POR 35)
2. MORTGAGE No 718673523 05/04/2018 at 14:42
BENDIGO AND ADELAIDE BANK LIMITED A.C.N. 068 049 178

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Appendix 2.

PROPOSAL PLANS

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BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

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Port Douglas

Childers

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IMPORTANT NOTE

1. This plan was prepared for the sole purposes of the client for the specific purpose of accompanying an application to the Douglas Shire Council for a reconfiguration of a lot described on this plan. This plan is strictly limited to the Purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.

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4. Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.

5. The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.

6. Cadastral boundaries are obtained by title dimensions and/or digitising from existing cadastral maps. These boundaries have not been verified and are approximate only.

AERIAL IMAGERY.
The aerial photography used in this plan has not been rectified. The image has been overlaid as a best fit on the boundaries shown and position is approximate only.

Date of Capture: Sept 2019

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| | | | |
|------------------------------|---------------------------|---------------------------|--|
| PROJECT MANAGER D Pinkham | | SURVEYED | |
| COMPILED KJB 16/11/21 | | CAD REF PR151041-1.DWG | |
| SHEET SIZE A3 | SHEET OF SHEETS 1 1 | | |

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TREVOR WOODWARD

RECONFIGURATION OF A LOT
Plan of Lots 30 & 31
Cancelling Lot 3 on RP712426
Owen Street
Mossman

| | | | |
|-----------------------|--------------------|----------------------------------|-------|
| SCALE 1:250 | DATE 16/11/2021 | DRAWING NO. PR151041-1 | ISSUE |
|-----------------------|--------------------|----------------------------------|-------|



14 Owen Street, Mossman

Engineering Report

015-2103-R-001 | Revision B

16 November 2021

Trevor Woodward



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Project Name 14 Owen Street, Mossman

Project Address 14 Owen Street, Mossman (Lot 3 on RP712426)

Project No: 015-2103

Document Title: Engineering Report

Document No.: 015-2103-R-001

Revision: B

Date: 16/11/2021

Client Name: Trevor Woodward

Author: Craig Caplick

www.5KF.com

Revision History

| Rev | Date | Description | Author |
|-----|------------|---------------|--------|
| A | 15/11/2021 | Initial Issue | CJC |
| B | 16/11/2021 | For Approval | CJC |

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| 3.1 | Wastewater Disposal..... | 4 |
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Appendix A. Concept Engineering Plans

Appendix B. Dial Before You Dig - Existing Services

Figures

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1. Introduction

SKF Consulting Engineers have been commissioned to prepare an Engineering Report to support a Development Application for the subdivision of 14 Owen Street, Mossman (Lot 3 on RP712426) from 1 into 2 lots.



Figure 1 - Locality Aerial Image (image sourced from Qld Globe)



Figure 2 - Project Site Aerial Image (image sourced from Qld Globe)

The site is bounded by Owen Street to the west, and undeveloped property to the south and existing properties to the north and east. An existing dwelling and associated structures are present on the site. A subdivision plan showing the proposed development layout is contained in the concept engineering drawings in Appendix A.

This report seeks to address the engineering elements of the application, in particular:

- Site Grading, Stormwater and Flooding
- Site Services
- Traffic and Access

2. Site Grading, Stormwater and Flooding

The site falls from west to east. LIDAR survey indicates that the surface gradient is very flat with property falling to the road. The grade is about 0.4% ranging from RL 10.5m at the western boundary to RL 10.3m at the east.

The LIDAR contours shown on the concept engineering plans contained in Appendix A indicate that there are no external stormwater catchments draining to the site. The property is not impacted by the regional flood event nor the year 2100 Storm Tide.

The LIDAR survey indicates that the existing site falls to the east and the existing stormwater runoff from the site flows into neighbouring properties. This appears to be the case for many of the surrounding properties. This development will increase the impervious area of the site with the installation of concrete driveways, houses and sheds and would therefore increase the volume of runoff into the neighbouring properties. To remove this impact, it is proposed to import fill to allow part of the new lot including the new house and driveway to fall to Owen Street which is a lawful point of discharge.

The remainder of the site topography will be left in its current form because the entire site cannot fall to Owen Street without the demolition of the existing house. It is proposed to maintain the existing house and surrounding lot and some of the new lot at the existing level maintaining the existing stormwater flow regime whilst reducing the volume of runoff.

Topsoil from the site will be stockpiled prior to earthworks to be re-spread over the final allotments. The earthworks will need achieve compaction results complying with AS3798 – Guidelines on Earthworks for Commercial and Residential Development and FNQROC Design Guideline D2.

3. Site Services

3.1 Wastewater Disposal

A 150 ϕ council gravity sewer main is located with the existing lot on the eastern boundary. The House Connection Branch (HCB) for the existing dwelling located part way along this boundary. A copy of the Sewer Plans obtained from a Dial Before You Dig (DBYD) are contained in Appendix B. Due to the location and an easement over the existing House Connection Branch will be required. To reduce the size of the easement and not encumber a dwelling on the new allotment this HCB should be relocated closer to the boundary.

Both allotments will be serviced by connection to the gravity sewer reticulation network as per the requirements of the FNQROC Development Manual Section D7 and Standard Drawings.

A concept sewer plan has been included in Appendix A.

3.2 Water Supply

A new water connection and meter will be required Council reticulated potable water is available at the site frontage. Both allotments will be serviced by a water reticulation network as per the requirements of the FNQROC Development Manual Section D6 and Standard Drawings.

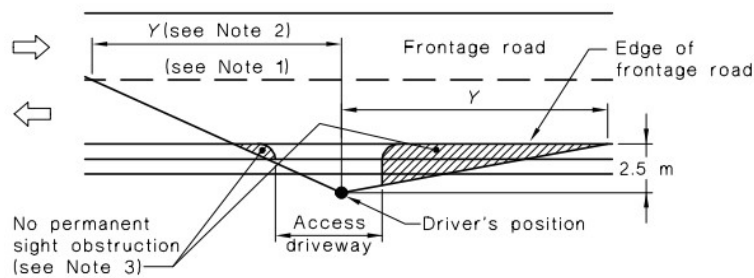
3.3 Electrical and Telecommunications Supply

The DBYD information contained in Appendix B shows that electrical and NBN infrastructure is readily available in the Owen Street reserve. Application for connection will be made prior to sealing of the Survey Plans.

4. Traffic and Access

The traffic generated by the addition of one lot to the road network will not impact the capacity of the road and intersections in this area.

The sight distance from the access driveways for the lots will exceed 40m in accordance with Figure 3.2 of AS2890.1 and are considered safe.



| Frontage road speed (Note 4) km/h | Distance (Y) along frontage road m | | |
|---|--|----------------|--|
| | Access driveways other than domestic (Note 5) | | Domestic property access (Note 6) |
| | Desirable 5 s gap | Minimum SSD | |
| 40 | 55 | 35 | 30 |
| 50 | 69 | 45 | 40 |
| 60 | 83 | 65 | 55 |
| 70 | 97 | 85 | 70 |
| 80 | 111 | 105 | 95 |
| 90 | 125 | 130 | Use values from 2 nd and 3 rd columns |
| 100 | 139 | 160 | |
| 110 | 153 | 190 | |

Figure 3 – AS2890.1 Figure 3.2 Sight Distance Requirements at Access Driveways

5. Recommendation

Based on the calculations and information collated in this report, it is concluded that this development can be serviced in accordance with the FNQROC Development Manual requirements.

Minor earthworks will be required to fill a portion of the site to and allow the new lot to discharge roof water to Owen Street.

The site is immune from the 1% Average Exceedance Probability storm and storm tide events. By importing fill to fall a portion of the lot to Owen Street stormwater runoff from the site will not exceed the predeveloped conditions.

Potable water and gravity sewer can be provided to the new allotments.

The new allotments can be accessed safely in accordance with AS2890, and the additional traffic generated will not impact surrounding properties.

It is recommended the development be approved with standard, relevant and reasonable conditions.



Appendix A. Concept Engineering Plans

14 OWEN ST, MOSSMAN

CONCEPT ENGINEERING PLANS TO

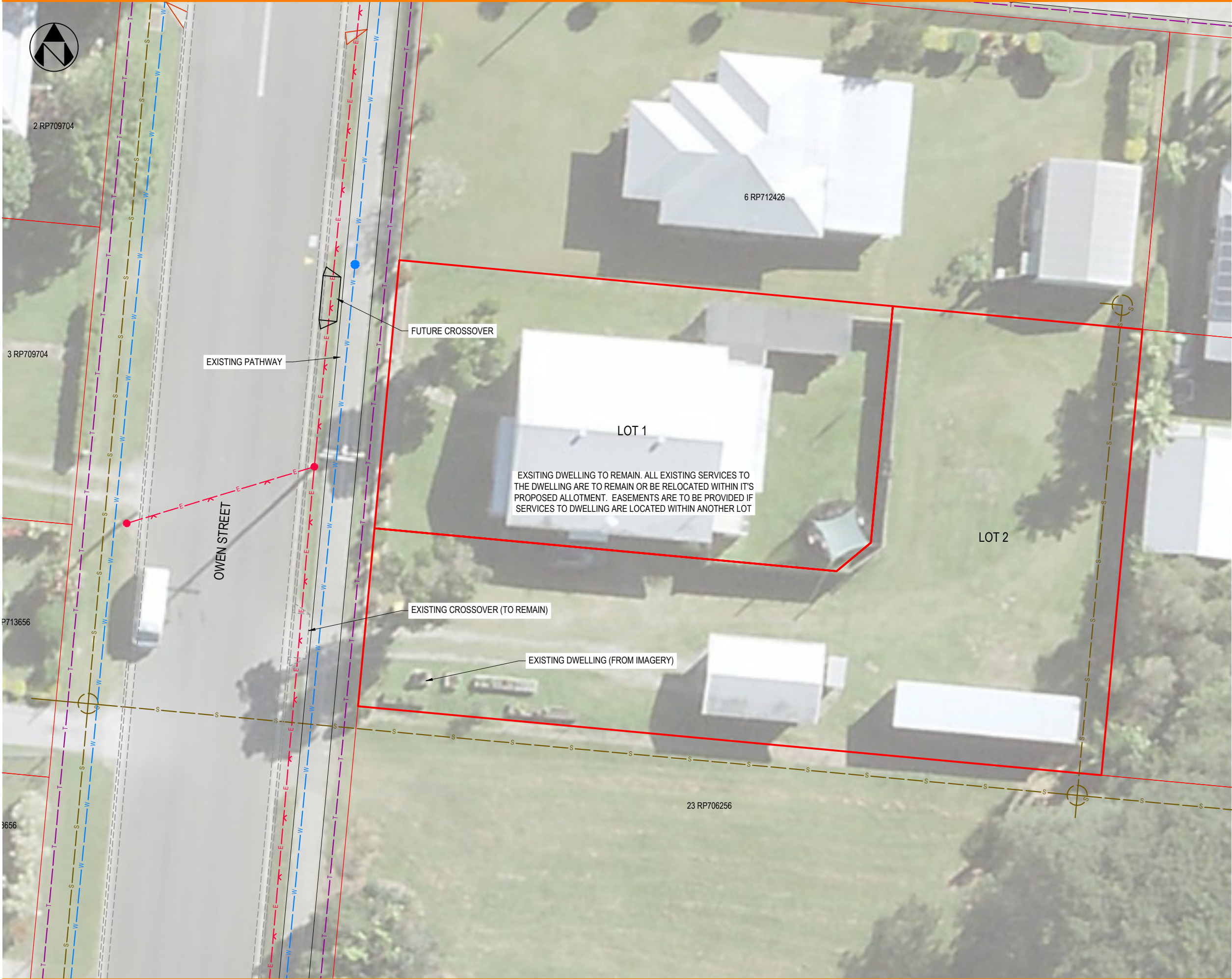
SUPPORT A DEVELOPMENT APPLICATION



LOCALITY PLAN
N.T.S.

MASTEPLAN DRAWING INDEX

| DRAWING No. | DRAWING TITLE |
|---------------------|---------------------------------|
| 015-2103-01-SK-0001 | LOCALITY PLAN |
| 015-2103-01-SK-0002 | SITE PLAN AND EXISTING FEATURES |
| 015-2103-01-SK-0003 | SEWER MASTERPLAN |
| 015-2103-01-SK-0004 | WATER MASTERPLAN |
| 015-2103-01-SK-0005 | DRAINAGE MASTERPLAN |



LEGEND

- W — EXISTING WATER
- D — EXISTING STORMWATER
- S — EXISTING SEWER
- E — EXISTING POWER
- T — EXISTING TELECOMMUNICATIONS

IMAGERY FROM QLDGLOBE



TREVOR WOODWARD

MASTERPLANS
SITE PLAN AND EXISTING FEATURES

Drawn PAM Design PAM Check'd CJC Appr'd CJC RPEQ: 25102 C.J.CAPLICK

A3 Full Size (Scale as shown)
15.11.21

001-2101-01-SK-0002

A

14 OWEN STREET, MOSSMAN



2 RP709704

3 RP709704

P713656

3656

OWEN STREET

LOT 1

LOT 2

6 RP712426

23 RP706256

LEGEND

—S— EXISTING SEWER

INTERNAL SEWER TO BE LOCATED
WITHIN AN EASEMENT OVER LOT 2.
(POTENTIAL TO RELOCATE TO
REDUCE EASEMENT EXTENT)

NEW SEWER PROPERTY CONNECTION

EX HCB

EX HCB

EX HCB

1:250 0 2.5 5 7.5 10



TREVOR WOODWARD

14 OWEN STREET, MOSSMAN

MASTERPLANS
SEWER

A 15.11.21 ISSUED FOR DEVELOPMENT APPLICATION

Rev Date Revision Notes

Mon Nov 15 19:32:26 2021 File: S:\Working\Drawings\015\015-2103\01 Masterplanning\015-2103-01-SK-0001.dwg

Drawn PAM Design PAM Check'd CJC Appr'd CJC RPEQ: 25102 C.J.CAPLICK

A3 Full Size (Scale as shown)
15.11.21

001-2101-01-SK-0003

A



LEGEND

— W — EXISTING WATER

2 RP709704

3 RP709704

P713656

3656

6 RP712426

ENSURE WATER METER TO EXISTING
DWELLING IS LOCATED WITHIN IT'S
PROPOSED ALLOTMENT

LOT 1

LOT 2

EXISTING WATERMAIN

OWEN STREET

FUTURE WATER METER LOCATION

23 RP706256



TREVOR WOODWARD

14 OWEN STREET, MOSSMAN

MASTERPLANS
WATER

A 15.11.21 ISSUED FOR DEVELOPMENT APPLICATION

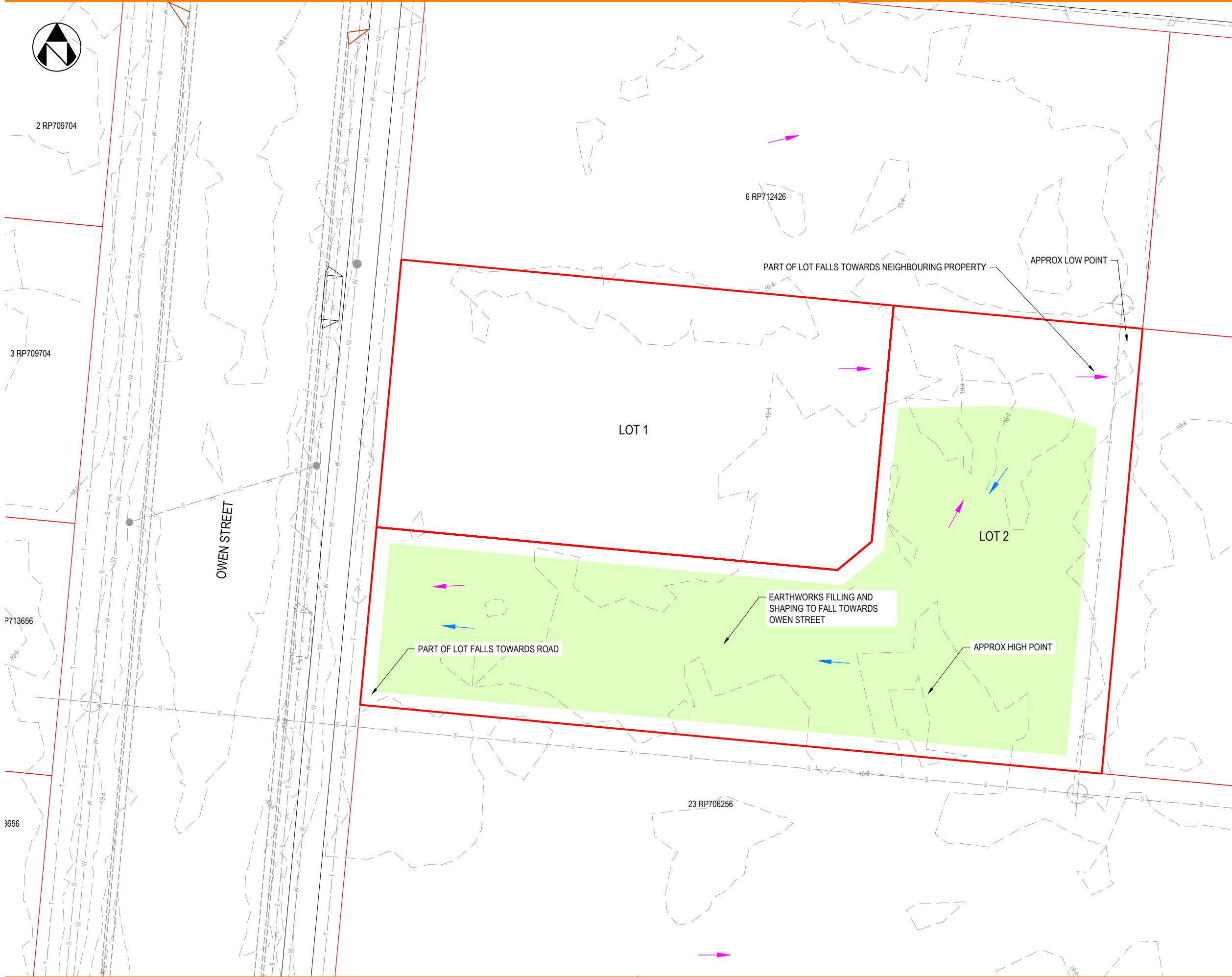
Rev Date Revision Notes

Drawn PAM Design PAM Check'd CJC Appr'd CJC RPEQ: 23102 C.J.CAPLICK

A3 Full Size (Scale as shown) 15.11.21

001-2101-01-SK-0004

A



- LEGEND**
- EXISTING STORMWATER
 - EARTHWORKS RESHAPING
 - EXISTING SHEET FLOW
 - PROPOSED SHEET FLOW
 - EXISTING CONTOURS (0.1m INTERVAL)

CONTOURS FROM 2010 LIDAR



TREVOR WOODWARD

14 OWEN STREET, MOSSMAN

MASTERPLANS
DRAINAGE

| | | | | |
|-------|--------|---------|--------|-------------|
| Drawn | Design | Check'd | Appr'd | RPEQ 25102 |
| PAM | PAM | CJC | CJC | C.J.CAPLICK |

A3 Full Size (Scale as shown)
15.11.21

001-2101-01-SK-0005

A

Appendix B. Dial Before You Dig - Existing Services

Land Parcels (1)

OBJECTID: 6434
FEAT_NAME:
Property_Description:
Address: 14 Owen Street MOSSMAN
PCL_NUM: 3310
LOT: 3
PLAN: RP712426
LOTPLAN: 3RP712426
SEG_NUM: 8800
PAR_NUM: 6
SEGPART: 8800006
PAR_IND: 0
LOT_AREA: 1518
EXCL_AREA: 0
LOT_VOLUME: 0
SURV_IND: Y
TENURE: Freehold
PRC: 6000
PARISH: No Longer Used
COUNTY: No Longer Used
LAC: 2810
SHIRE_NAME: Douglas Shire
ALIAS_NAME:
LOC: 1804
LOCALITY: Mossman
PARCEL_TYP: Lot Type Parcel
COVER_TYP: Base
ACC_CODE: B&D ENTRY CONTROLLED - 0.1M
CA_AREA_SQM: 1518.857
O_SHAPE_AREA: 0
O_SHAPE_LEN: 0
Shape_Length: 160.931097469691
Shape_Area: 1517.4647105455842
St_No_Label: 14
unit: 0
street_no: 14
st_name: Owen
street_suffix: ST
ass_num: 857938
val_num: 001650.0000000
Survey_Plan:
Survey_Plan_G_Drive: RP712426.tif
Building_Plan: 440162

Image Transparency (1)

Field1:

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ERGON ENERGY DBYD map, then ERGON ENERGY shall be contacted immediately.

For Emergency Situations
please call 13 16 70

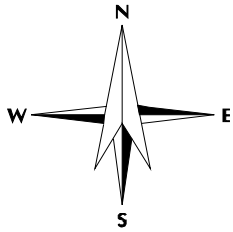


Sequence: 204692386
Date: 30/10/2021

Scale: 1:1025
OVERVIEW

For a full list of Map
Symbols, please
refer to the supplied
DBYD Symbology
Legend page

AS5488 Category “D” Plan



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This output provides details of the ERGON ENERGY electrical network. As variations map exist no responsibility is incurred by ERGON ENERGY for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ERGON ENERGY DBYD map, then ERGON ENERGY shall be contacted immediately.

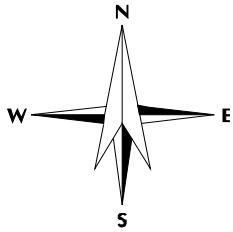
For Emergency Situations
please call 13 16 70



Sequence: 204692386
Date: 30/10/2021
Scale: 1:500
Tile No: 1

For a full list of Map
Symbols, please
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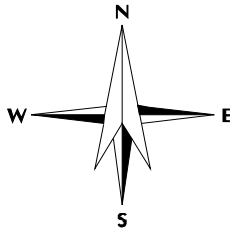
For Emergency Situations
please call 13 16 70



Sequence: 204692386
Date: 30/10/2021
Scale: 1:500
Tile No: 2

For a full list of Map
Symbols, please
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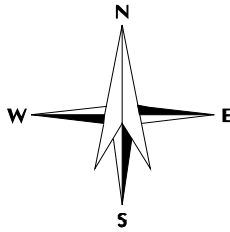
For Emergency Situations
please call 13 16 70



Sequence: 204692386
Date: 30/10/2021
Scale: 1:500
Tile No: 3

For a full list of Map
Symbols, please
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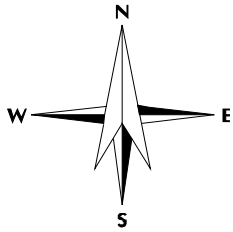
For Emergency Situations
please call 13 16 70



Sequence: 204692386
Date: 30/10/2021
Scale: 1:500
Tile No: 4

For a full list of Map
Symbols, please
refer to the supplied
DBYD Symbology
Legend page

AS5488 Category “D” Plan



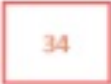




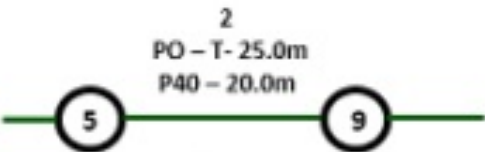






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LEGEND



| | |
|---|--|
|  | Parcel and the location |
|  | Pit with size "5" |
|  | Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null. |
|  | Manhole |
|  | Pillar |
|  | Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart. |
|  | 2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart. |
|  | Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables. |
|  | Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables. |
|  | Trench containing any INSERVICE/CONSTRUCTED (Power) cables. |
|  | Road and the street name "Broadway ST" |
| Scale | 0 20 40 60 Meters 1:2000 1 cm equals 20 m  |

You must immediately report any damage to the **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Report Prepared by

5KF Pty Ltd

ACN 648 282 295

M +61 402 568 698

E contact@5KF.com

W www.5KF.com



5KF

Appendix 3.

PLANNING BENCHMARK ASSESSMENT



20214595 – 14 Owen Street, Mossman (RAL)

6.2.7 Low-medium density residential zone code

6.2.7.1 Application

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

6.2.7.2 Purpose

- (1) The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (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 3.4.2 – Urban settlement, Element 3.4.5 Residential areas and activities, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 4 : Strong community and identity, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.5 – Housing choice and affordability.
 - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 - Energy, Element 3.9.3 – Water and waste management, Element 3.9.4 Transport, Element 3.9.5 – Information technology.
 - (b) establish a low-medium density residential character consisting predominantly of low-rise 1 and 2 storey dwelling houses, dual occupancies and multiple dwellings.
 - (c) provide for a diversity in housing choice through other housing types to cater for different housing needs and family structures.
 - (d) provide support for compatible small scale non-residential use activities.
 - (e) ensure development occurs on appropriately sized and shaped lots.
- (3) The purpose of the code will be achieved through the following overall outcomes:



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- (a) Development provides a range of residential dwelling choices including multiple dwellings and other forms of permanent-living residential development, including Residential care facilities.
- (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.
- (c) Development is designed to provide safe and walkable neighbourhoods.
- (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (e) Development is reflective and responsive to the environmental constraints of the land.
- (f) Development provides a high level of amenity and is reflective of the surrounding character of the area.
- (g) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.

6.2.7.3 Criteria for assessment

Table 6.2.7.3.a – Low-medium density residential zone code – assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| For self-assessable and assessable development | | |
| PO1 The height of all buildings and structures must be in keeping with the residential character of the area. | AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height. | Not applicable This application is for Reconfiguring a Lot only. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| Setbacks (other than for a dwelling house) | | |
| PO2 Buildings are setback to: <ul style="list-style-type: none"> (a) maintain the character of residential neighbourhoods; (b) achieve separation from neighbouring buildings and from road frontages; (c) maintain a cohesive streetscape; (d) provide daylight access, privacy and appropriate landscaping. | AO2 Buildings are setback: <ul style="list-style-type: none"> (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater | Not applicable This development application is for Reconfiguring a Lot only. |
| Site Coverage | | |
| PO3 The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive. | AO3 The site coverage of any building is limited to 50%. | Complies with AO3 The new lots would have a site coverage less than 50%. |
| For assessable development | | |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| P04 The establishment of uses is consistent with the outcomes sought for the Low-medium density residential zone and protects the zone from the intrusion of inconsistent uses | A04 Uses identified in Table 6.2.7.3.b are not established in the Low-medium density residential zone. | Not applicable This application is for Reconfiguring a Lot only. |
| P05 Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds. Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds. | A05 No acceptable outcomes are prescribed. | Complies with P05 The subject site is not known to be subject to any constraints and the resultant subdivision is considered to be consistent with the urban grain of the area. |
| P06 Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts. | A06 No acceptable outcomes are prescribed. | Complies with P06 This application is for Reconfiguring a Lot only. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| PO7 New lots contain a minimum area of 450m ² | AO7 No acceptable outcomes are prescribed. | Complies with PO7 The new lots would have areas of 611m ² and 907m ² . |
| PO8 New lots have a minimum road frontage of 15 metres | AO8 No acceptable outcomes are prescribed. | Complies with the Purpose of the Zone. The proposed development would result in one lot, proposed Lot 31, having a frontage of less than 15 metres. However, the proposed development represents urban infill development on previously developed land. It would result in lots that have areas greater than the accepted minimum area that would be suitable for the development of one and two storey Dwelling Houses. The development is considered to facilitate urban consolidation and the efficient use of physical and social infrastructure by maximising the use of previously developed and serviced land with existing infrastructure connectivity and within proximity to the services provided in Mossman. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| | | The proposed development is considered to be consistent with the purpose and overall outcomes sought for the low-medium density residential zone code. |
| PO9 New lots contain a 20 metre x 15 metre rectangle | AO9 No acceptable outcomes are prescribed. | Complies with PO9 The proposed new lots would contain rectangles that exceed the minimum requirements. |

Table 6.2.7.3.b — Inconsistent uses within the Low-medium density residential zone

| Inconsistent uses | | |
|--|--|--|
| <ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Bar | <ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing | <ul style="list-style-type: none"> • Permanent plantation • Port services • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall |



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| | | |
|---|--|--|
| <ul style="list-style-type: none"> • Brothel • Bulk landscape supplies • Car wash • Club • Crematorium • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry | <ul style="list-style-type: none"> • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station | <ul style="list-style-type: none"> • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Shop • Shopping Centre • Showroom • Special industry • Theatre • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery |
|---|--|--|

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



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7.2.3 Mossman local plan code

7.2.3.1 Application

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

7.2.3.2 Context and setting

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

The Mossman local plan area is located at the northern end of the Captain Cook Highway where it continues on to the Daintree township as the Mossman-Daintree Road. The local plan area contains the rural and local administrative centre of Mossman.

The town of Mossman is located on a flat plain framed by the southern portion of the Daintree National Park to the west and Mount Beaufort to the east. The lush Daintree National Park dominates the town with striking views across to Mt Demi (Manjal Dimbi) and the spectacular Mossman Bluff above the Mossman Gorge. South Mossman River and North Mossman river provide significant natural entry and exit gateways to the town supported by Marrs Creek to the west. Parker Creek divides the town midway separating the commercial township from the more predominately residential areas in the southern half of the town.

Mossman developed as a strong sugar producing region at the end of the nineteenth century and quickly developed into a prosperous small town. From the mid-1930s the main commercial street was Mill Street. However Front Street, being the main access from Port Douglas and the Daintree also saw



20214595 –14 Owen Street, Mossman (RAL)

a concentration of commercial development from the 1930s onward. The town focusses on “the Triangle” and central grassed area at the five way junction at the northern end of the town providing a focal community hub that contributes significantly to the town’s central setting.

The Mossman Sugar Mill in the north eastern part of the town is the northern most sugar mill in Queensland with its building and chimney stack dominating the town centre while forming part of an important vista along Mill Street looking toward Mount Beaufort. The mill is also the central focus of the cane rail network that radiates outward through the town adding an important character element that contributes to the appeal of the sugar town. Part of the cane rail network runs east-west through the Triangle occasionally delaying north-south vehicular traffic during cane harvesting months.

Mossman is a discrete linear township surrounded by sugar cane cultivation. The established business centre serves much of the northern part of the Shire with generally lower order goods and services. Service industries are concentrated at the southern end of the town providing for the general needs of the community. A limited area of expansion is available if the need arises.

Much of the township’s character is derived from its picturesque rural setting and heritage character. Significant stands of mature vegetation (rain-trees and fig trees) dominate parts of the streetscape providing a much valued and identifiable feature to the town.

At the southern end of town centre, Johnston Road heads west from Front Street providing access to the Mossman Gorge, a popular tourist attraction and small indigenous community in the Daintree National Park to the west of the town. This intersection is another important focal point, particularly for tourists finding their way to the gorge. Johnston Road also provides access to the hospital and showgrounds on the western side of the town and the developing residential area off Daintree Horizon Drive: currently the main expanding residential estate in the township.

A more contemporary shopping facility is available at the southern end of Front Street on the western side of the road. Expansion of this shopping precinct has recently been completed. It is not intended that this precinct be expanded any further, and any form of redevelopment of the older retail component, will occur as an integrated development.



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On the south western side of the town, off Coral Sea Drive, is a rural residential subdivision providing a green backdrop to the town. It is not intended that further lot reconfiguration occur in this area in order to protect the appeal of the hillside on the western flank of the township.

The indigenous Mossman Gorge community is located approximately three kilometres to the west of Mossman township where improved infrastructure, housing and economic opportunities are to be facilitated.

The Mossman North community located approximately two kilometres north of the Mossman township will remain as a residential community.

7.2.3.3 Purpose

(1) The purpose of the Mossman local plan code is to facilitate development which creates a vibrant and independent community which supports the needs of the local community and surrounding rural areas, while protecting and enhancing the unique local and historic character of the town.

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

- (a) Mossman will continue to develop as the major administrative, commercial and industrial centre in Douglas Shire.
- (b) The key built form and main street character of the town centre is to be retained and reinforced.
- (c) Mossman's identity as Queensland's northern-most sugar mill town is strengthened through the development of a distinct, ordered and attractive streetscape which responds to the tropical climate and the special features of the town's setting and layout.
- (d) Mossman's distinct character is enhanced through appropriate building design and landscaping.
- (e) The significant avenues of rain-trees and fig trees and other such vegetation that contribute significantly to township identity are protected.
- (f) Residential development is encouraged within designated areas to consolidate Mossman's character as a permanent residential settlement.



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- (g) Residential areas are pleasant, functional, distinctive and well-defined and residential amenity is maintained and enhanced with all residential areas having good access to services and facilities, while minimising any land use conflicts associated with different urban activities or nearby rural activities.
- (h) Development in the Low-medium density residential zone provides a range of housing options and contributes to a high standard of residential amenity, scale and design consistent with the character of Mossman.
- (i) Opportunities for a limited range of tourist accommodation and services are facilitated to cater for the requirements of tourists passing through Mossman or visiting the Mossman Gorge.
- (j) To provide the opportunity for an alternative truck route to by-pass the town centre for safer and less disruptive access between the sugar mill and Cairns (subject to further investigation as a local initiative).
- (k) Improved local land use planning, housing and infrastructure arrangements enable private home ownership, economic development and municipal service delivery for the Mossman Gorge community.
- (l) Mossman North will remain as a residential land use community only, with no further outward expansion intended.
- (m) Conflicts between alternative land uses are minimised.
- (n) Mossman's role as an industrial service centre is enhanced by facilitating the expansion of industrial development adjacent to existing industrial areas and protecting industrial areas from encroachment of incompatible land use activities.
- (o) Remnant vegetation areas, riverine corridors and natural features are protected by ensuring any adjacent development is low key and sensitive to its surroundings.

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

- (a) Precinct 1 – Mossman North precinct;
- (b) Precinct 2 – Foxton Avenue precinct;
- (c) Precinct 3 – Junction Road residential precinct;



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- (d) Precinct 4 – Junction Road industry precinct;
- (e) Precinct 5 – Town Centre precinct;
- (f) Precinct 6 – Front Street precinct;
- (g) Precinct 7 – Emerging community precinct;
- (h) Precinct 8 – Mossman South industry precinct;
- (i) Precinct 9 – Mossman Gorge community precinct

Precinct 1 – Mossman North precinct

(4) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) development is restricted to low density residential uses only.
- (b) development reliant on exposure to the Mossman-Daintree Road does not occur.

Precinct 2 – Foxton Avenue precinct

(5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) development occurs that is compatible with the establishment of a botanical garden, including a range of ancillary tourist facilities (not tourist accommodation), educational facilities and research facilities.
- (b) Development takes into account physical constraints with particular attention paid to flooding and vegetation.
- (c) development is adequately separated from, and protects, the existing cane railway track along the south boundary of the land;
- (d) development does not impact on the environmental values of Marrs Creek.



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Precinct 3 - Junction Road residential precinct

(6) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) land within the Junction Road residential precinct is developed taking into account the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes;
- (b) development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots;
- (c) development on the site does not impact on the environmental values of the North Mossman River.

Precinct 4 - Junction Road industry precinct

(7) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) the Mossman Mill is located within Precinct 4 and is the catalyst for encouraging and accommodating further industrial development.
- (b) low and medium impact industry uses are located within the Junction Road industry precinct to service the needs of the sugar mill and to consolidate allied industrial uses;
- (c) residential areas on the western side of Junction Street are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.

Precinct 5 - Town Centre precinct

(8) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:



20214595 –14 Owen Street, Mossman (RAL)

- (a) key elements which contribute to the character and integrity of the town centre are retained;
- (b) the sense of place which characterises the main town intersection of Foxton Avenue, Mill Street and Junction Road is reinforced with new development or redevelopment contributing to the existing continuity of built form by being built up to the street frontage;
- (c) the cane tram line which runs along Mill Street, the vista down Mill Street to Mount Beaufort and the sugar mill chimney are retained as unique features of the town and its sugar town heritage;
- (d) views from Front Street of the mountains (from various vantage points) are maintained;
- (e) avenue planting within the town centre along the centre median in Front Street is maintained and extended to reinforce the character of the town centre.

Precinct 6 - Front Street precinct

(9) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that any expansion of the development is integrated with the existing shopping facilities incorporating the following design parameters:

- (a) vehicular access is limited to:
 - (i) the existing access from Front Street opposite the Harper Street intersection;
 - (ii) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.
- (b) any expansion complements the existing development in scale, height, roof alignment and colour;
- (c) any expansion is integrated with existing development such that the final development functions as one shopping/commercial development;
- (d) any expansion takes into account adjacent (existing and future) residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.



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Precinct 7 – Emerging community precinct

(10) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure:

- (a) development takes into account the provision of road links, cycle links, pedestrian connections and parkland allocation, generally in accordance with the local plan, to ensure that each land subdivision does not compromise the future development of adjoining land. Open space is provided with extensive road frontage for visibility / utility.

Precinct 8 - Mossman south industry precinct

(11) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) low impact industry uses are the predominant form of industry within the Mossman South industry precinct;
- (b) no uses that compete with the commercial and retail primacy of the town centre are established;
- (c) development protects the amenity of adjacent and nearby residential land uses.

Precinct 9 – Mossman Gorge community precinct

(12) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) existing commercial, community and residential uses are recognised within the discrete area contained by the Mossman Gorge community;
- (b) a flexible approach to land use planning is advanced through the adoption of a structure plan for the community;
- (c) a flexible approach to lot reconfiguration is permitted to advance home ownership aspirations for the community;
- (d) infrastructure upgrading is undertaken and transitioned to Council for future maintenance.



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7.2.3.4 Criteria for assessment

Table 7.2.3.4.a – Mossman local plan – assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|---|
| For self-assessable and assessable development | | |
| PO1 Building and structures complement the height of surrounding development. | AO1 Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height. | Not applicable The application is for Reconfiguring a Lot only. |
| For assessable development | | |
| Development in the Mossman local plan area generally | | |
| PO1 | AO1.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: | Not applicable There are no mature trees or character vegetation on the site. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Mossman (as identified on the Mossman Townscape Plan map contained in Schedule 2). | (a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent; (b) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek; (c) the avenue of planting in the town centre in Front Street; (d) the Raintrees in Foxton Avenue; (e) the trees on the eastern side of the Mossman-Daintree Road, just north of the North Mossman River; (f) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive; (g) Mossman sugar mill site. | |
| | A01.2 | Not applicable The application is for Reconfiguring a Lot only. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|--|--|
| | <p>Development protects and does not intrude into important views and vistas as identified on the Mossman Townscape Plan map contained in Schedule 2, in particular:</p> <ul style="list-style-type: none"> (a) Mount Demi (Manjal Dimbi); (b) Mossman Bluff; (c) Mount Beaufort; (d) Shannonvale Valley. | |
| | <p>AO1.3</p> <p>Important landmarks, memorials and monuments are retained, including, but not limited to:</p> <ul style="list-style-type: none"> (a) the cane tram line running east west through the town at Mill Street; (b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxton Avenue and Junction Road. | <p>Not applicable</p> <p>The application is for Reconfiguring a Lot only.</p> |
| PO2 | AO2 | Not applicable |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Mossman local plan maps contained in Schedule 2. | Development adjacent to the gateways and key intersections as identified on the Mossman local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town. | Development is not adjacent to any gateways or key intersections on the Mossman local plan map. |
| P03 Landscaping of development sites complements the existing tropical character of Mossman. | A03 Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping. | Not applicable This application is only for Reconfiguring a Lot only. No landscaping proposed as part of this development. |
| P04 Development does not compromise the safety and efficiency of the State-controlled road network. | A04 Direct access is not provided to a State-controlled road where legal and practical access from another road is available. | Complies with A04 No access is proposed from a State-controlled road. |
| For assessable development | | |
| Additional requirements in Precinct 2 – Foxton Avenue precinct | | |
| P05 | A05 | Not applicable |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| Development takes into account the opportunities and constraints with particular attention paid to flooding and vegetation. | Buildings and structures are located outside areas subject to flooding. Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for development and avoid impacts on adjoining land. | The site is not located in Precinct 2 – Foxton Avenue precinct. |
| PO6 Development is adequately separated from and protects the existing cane railway track along the southern boundary of the land. | AO6.1 Buildings and structures are setback a minimum of 10 metres from the cane railway. | Not applicable The site is not located in Precinct 2 – Foxton Avenue precinct. |
| | AO6.2 Pedestrian access to the cane railway is restricted. | Not applicable The site is not located in Precinct 2 – Foxton Avenue precinct. |
| Additional requirements for Sub-precinct 3 – Junction Road sub-precinct | | |
| PO7 | AO7 | Not applicable The site is not located in Sub-precinct 3 – Junction Road sub-precinct. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| Land within the Junction Road residential precinct is developed taking into account of the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes | Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for residential development and avoid impacts on adjoining land. | |
| PO8 Development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots. | AO8.1 Lots have a minimum area of 800m ² . | Not applicable The site is not located in Sub-precinct 3 – Junction Road sub-precinct. |
| | AO8.2 Lots have a minimum frontage of 20m. | Not applicable The site is not located in Sub-precinct 3 – Junction Road sub-precinct. |
| PO9 | AO9.1 | Not applicable The site is not located in Sub-precinct 3 – Junction Road sub-precinct. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|---|
| Development on the site does not impact on the environmental values of the North Mossman River, with any land dedication along the creek provided with access to, at minimum, a partial esplanade road frontage. | Subject to any greater width requirement as a consequence of the studies required to satisfy AO8, a minimum riparian width of 30 metres is dedicated as open space along the frontage to the Mossman River, | |
| | AO9.2 Practical road access is available to the minimum riparian width of 30 metres along the frontage to the Mossman River. | Not applicable The site is not located in Sub-precinct 3 – Junction Road sub-precinct. |
| Additional requirements for Precinct 4 – Junction Road industry precinct. | | |
| PO10 Residential areas on the western side of Junction Road are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation. | AO10.1 A dense screen of vegetation of at least 10 metres depth separates any industrial use, including any lot reconfiguration, along the full frontage of Junction Road except where road access is required. | Not applicable The site is not located in Precinct 4 – Junction Road industry precinct. |
| | AO10.2 | Not applicable |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| | No individual lots will have direct access to Junction Road across the 10 metre dense screen of vegetation. | The site is not located in Precinct 4 – Junction Road industry precinct. |
| Additional requirements for Precinct 5 – Town Centre precinct | | |
| PO11 Buildings in the precinct are designed and sited to complement the existing distinctive and cohesive character of the retail and business area, including: (a) buildings built to the frontage to reinforce the existing built-form character; (b) buildings that address the street; (c) development that incorporates awnings and verandahs providing weather protection for pedestrians. | AO11 With respect to Front Street, Foxton Avenue, Mill Street and Johnston Road, development incorporates buildings that front the street designed with non-transparent awnings that: (a) provide for pedestrian shelter that are consistent with the character and setting of the town centre; (b) are a minimum of 3.2 metres and a maximum of 3.5 metres above the finished footpath level; (c) extend and cover the adjoining footpath with a 1.5 metre setback to the kerb; (d) are continuous across the frontage of the site; | Not applicable The site is not located in Precinct 5 – Town Centre precinct. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| | (e) are cantilevered from the main building and where posts are used, posts are non-load bearing; (f) include under awning lighting. | |
| PO12 Development in the precinct contributes positively to the character of the town and is complementary in scale to surrounding development. | AO12 Development incorporates the following design features: (a) 'built up to the front' alignment addressing the street frontage and continuing the scale of the existing built form and where necessary providing car parking spaces at the rear of the site;* (b) appropriate built form and roofing material; (c) appropriate fenestration in combination with roof form; (d) appropriate window openings, screens or eaves shading 80% of window openings; (e) minimum of 700mm eaves; (f) orientation of the building to address the street/s; | Not applicable The site is not located in Precinct 5 – Town Centre precinct. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|--|------------|
| | <p>(g) sheltered pedestrian access by enclosed covered common area walkway of 1.5 metres in width from the car park area/s to the development;</p> <p>(h) ground level façades facing streets consist of windows, wall openings or shop fronts;</p> <p>(i) vertical architectural elements a minimum of 3 metres along the length of the ground level façade;</p> <p>(j) inclusion of windows and balconies on the upper levels facing the street façade;</p> <p>(k) provision of lattice, battens or privacy screens;</p> <p>(l) the overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres;</p> <p>(m) Any air conditioning plant is screened from the street frontage and public view by use of architectural features.</p> <p>*Note - access to car parking must not adversely impact on 'built up to the front' alignment continuity.</p> | |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| PO13 Site coverage of all buildings: (a) does not result in a built form that is bulky or visually intrusive to the streetscape; (b) respects the individual character of the town. | AO13 Site cover does not exceed 60%. | Not applicable The site is not located in Precinct 5 – Town Centre precinct. |
| PO14 Side and rear setbacks: (a) are appropriate for the scale of the development and the character of the town centre; (b) provide adequate daylight for habitable rooms on adjoining sites; (c) adequate separation between residential and non residential uses. | AO14.1 For side boundary setbacks, no acceptable measures are specified. | Not applicable The site is not located in Precinct 5 – Town Centre precinct. |
| | AO14.2 Buildings are setback a minimum of 6 metres from rear boundaries. Note: Building code requirements must be satisfied | Not applicable The site is not located in Precinct 5 – Town Centre precinct. |
| PO15 Development in the precinct is predominantly retail or office based in nature or has a service delivery function. | AO15 | Not applicable The site is not located in Precinct 5 – Town Centre precinct. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| | Development at street level is limited to retail, office or restaurant/cafe based activities or personal services, with residential development limited to minor ancillary residential uses or to tourist accommodation located above ground level, or to the rear of the site at ground level. | |
| Additional requirements for Precinct 6 – Front Street | | |
| PO16 Vehicular access is limited to: (a) the existing access from Front Street opposite the Harper Street intersection; (b) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only. | AO16 No acceptable outcomes are prescribed. | Not applicable The site is not located in Precinct 6 – Front Street. |
| PO17 Any expansion complements the existing development in scale, height, roof alignment and colour. | AO17 No acceptable outcomes are prescribed. | Not applicable The site is not located in Precinct 6 – Front Street. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|---|
| PO18 Any expansion is integrated with existing development such that the final development functions as one shopping/commercial development. | AO18 No acceptable outcomes are prescribed. | Not applicable The site is not located in Precinct 6 – Front Street. |
| PO19 Any expansion takes into account adjacent residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area | AO19 No acceptable outcomes are prescribed. | Not applicable The site is not located in Precinct 6 – Front Street. |
| Additional requirements for Precinct 7 – Emerging Communities precinct | | |
| PO20 Development provides road connections, pedestrian and cycling links and open space to establish integrated, connected communities with adjoining land. | AO20 No acceptable outcomes are prescribed. | Not applicable The site is not in Precinct 7 – Emerging Communities precinct. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|---|
| Additional requirement for Precinct 8 – Mossman South industry | | |
| PO21 Low impact industry uses are the predominant form of industry. | AO21 Development for industrial purposes consists of service industry or low impact industry uses. | Not applicable The site is not in Precinct 8 – Mossman South industry |
| PO22 No uses that compete with the commercial and retail primacy of the Mossman town centre are established. | AO22 Office or retail uses: (a) are ancillary to an industrial use; or (b) directly service the needs of the surrounding industrial precinct; (c) do not rely on passing trade from Alchera Drive. | Not applicable The site is not in Precinct 8 – Mossman South industry |
| PO23 Development protects the amenity of adjacent and nearby residential land uses. | AO23 No acceptable outcomes are prescribed. | Not applicable The site is not in Precinct 8 – Mossman South industry |
| Additional requirements for Precinct 9 - Mossman Gorge Community | | |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|---|
| PO24 No uses that compete with commercial and retail activities in Mossman town centre are established. | AO24 No acceptable outcomes are prescribed. | Not applicable The site is not in Precinct 9 – Mossman Gorge Community. |



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8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

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

8.2.1.2 Purpose

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



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- (b) Development ensures that disturbed acid sulphate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

8.2.1.3 Criteria for assessment

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

| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| For assessable development | | |
| PO1 The extent and location of potential or actual acid sulfate soils is accurately identified. | AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation. | Complies with AO1.1 The application is for Reconfiguring a Lot only, no excavation or filling is proposed. |
| PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is | AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: | Not applicable The application is for Reconfiguring a Lot only, no excavation or filling is proposed. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|------------|
| managed to avoid or minimise the release of acid and metal contaminants. | <p>(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;</p> <p>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</p> <p>(c) not undertaking filling that results in:</p> <p>(d) actual acid sulfate soils being moved below the water table;</p> <p>(e) previously saturated acid sulfate soils being aerated.</p> <p>or</p> <p>AO2.2</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <p>(a) neutralising existing acidity and preventing the</p> | |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| | <p>generation of acid and metal contaminants;</p> <p>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</p> <p>(c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</p> <p>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</p> <p>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</p> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p> | |
| <p>PO3</p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p> | <p>AO3</p> <p>No acceptable outcomes are prescribed.</p> | <p>Complies with PO3</p> <p>The application is for Reconfiguring a Lot only, no excavation or filling is proposed that would cause environmental harm.</p> |



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8.2.10 Transport network overlay code

8.2.10.1 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;



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- (iv) Neighbourhood route;
 - (v) Strategic investigation route.
- (3) When using this code, reference should be made to Part 5.

8.2.10.2 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.

8.2.10.3 Criteria for assessment

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



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| For assessable development | | |
| PO1 Development supports the road hierarchy for the region. 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. | 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. | Complies with AO1.1 The site fronts a collector road intended to accommodate residential traffic. |
| | AO1.2 Development does not compromise the safety and efficiency of the transport network. | Complies with AO1.2 The proposed development would not result in an increase in traffic generation that would adversely affect the operation of the transport network. |
| | AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road. | Complies with AO1.3 Access would be from a collector road, which is the only road the street has frontage to. |
| PO2 Transport infrastructure is provided in an integrated and timely manner. | AO2 | Not applicable No transport infrastructure is required to facilitate the development. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|---|
| 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>Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p> <p>(a) the Transport network overlay maps contained in Schedule 2;</p> <p>(a) any relevant Local Plan.</p> <p>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p> | |
| <p>P03</p> <p>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>A03</p> <p>No acceptable outcomes are prescribed.</p> <p>Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p> | <p>Not applicable</p> <p>The site is not within a major transport corridor buffer.</p> |
| <p>P04</p> <p>Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p> | <p>A04.1</p> <p>Development is compatible with the role and function (including the future role and function) of major transport corridors.</p> | <p>Not applicable</p> <p>The site is not adjacent a major transport corridor.</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| <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>AO4.2</p> <p>Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p> | <p>Complies with AO4.2</p> <p>Access would be provided from a collector road only.</p> |
| | <p>AO4.3</p> <p>Intersection and access points associated with major transport corridors are located in accordance with:</p> <p>(a) the Transport network overlay maps contained in Schedule 2; and</p> <p>(b) any relevant Local Plan.</p> | <p>Not applicable</p> <p>There are no intersection or access points to a major transport corridor associated with this development application.</p> |
| | <p>AO4.4</p> <p>The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p> | <p>Not applicable</p> <p>The site is not associated with a major transport corridor or major transport facility.</p> |
| PO5 | AO5 | Not applicable |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| 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. | No acceptable outcomes are prescribed. | The site is not located adjacent a major transport corridor. |
| Pedestrian and cycle network | | |
| PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks. | AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout. | Complies with AO6.1 The site of the development is adjacent to a Neighbourhood Route of the Transport Network Pedestrian and Cycle Network, which would not be affected by the proposed development. |
| | 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 | Not applicable No construction of the pedestrian or cycle network is required as part of this development. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|----------------------|--|------------|
| | Planning scheme policy SC6.5 – FNQROC Regional Development Manual. | |



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9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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



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9.4.1.3 Criteria for assessment

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

| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|---|
| For self-assessable and assessable development | | |
| PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; | AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. | Not applicable The application is for Reconfiguring a Lot only. |
| | 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. | Not applicable The application is for Reconfiguring a Lot only. |
| | AO1.3 | Not applicable |



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



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|---|--|--|
| <p>Access points are designed and constructed:</p> <ul style="list-style-type: none"> (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; | <p>Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. | <p>Each lot is proposed to be serviced by a single access only.</p> |
| | <p>AO3.2</p> <p>Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; | <p>Able to comply with AO3.2</p> <p>The new access to proposed lot 30 is able to be sited to avoid existing infrastructure.</p> |



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|---|--|---|
| (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel). | (c) adhere to minimum sight distance requirements in accordance with AS2980.1. | |
| | <p>AO3.3</p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> | <p>Complies with AO3.3</p> <p>The subject site is a flat site.</p> |



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|---|---|---|
| | <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p> | |
| | <p>AO3.4</p> <p>Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p> | <p>Able to comply with AO3.4</p> <p>The proposed driveway to proposed lot 30 is able to be constructed of appropriate materials.</p> |
| <p>PO4</p> <p>Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p> | <p>AO4</p> <p>The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p> | <p>Not applicable</p> <p>The application is for Reconfiguring a Lot only.</p> |
| <p>PO5</p> | <p>AO5</p> | <p>Not applicable</p> |



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| Access for people with disabilities is provided to the building from the parking area and from the street. | Access for people with disabilities is provided in accordance with the relevant Australian Standard. | The application is for Reconfiguring a Lot only. |
| PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development. | AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b. | Not applicable The application is for Reconfiguring a Lot only. |
| PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site. | AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); | Not applicable The application is for Reconfiguring a Lot only. |
| | AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. | Not applicable The application is for Reconfiguring a Lot only. |
| | AO7.3 | Not applicable The application is for Reconfiguring a Lot only. |



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|---|---|---|
| | Development provides visitor bicycle parking which does not impede pedestrian movement. | |
| PO8 Development provides walking and cycle routes through the site which: <ul style="list-style-type: none"> (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety. | AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: <ul style="list-style-type: none"> (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. | Not applicable No transport infrastructure is required to be constructed as part of this development. |
| PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: <ul style="list-style-type: none"> (a) in accordance with relevant standards; | AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2. | Not applicable The development is not required to cater for service vehicles. |



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| (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles. | AO9.2 Service and loading areas are contained fully within the site. | Not applicable The application is for Reconfiguring a Lot only. |
| | AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement. | Not applicable The application is for Reconfiguring a Lot only. |
| PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development. | 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: (a) car wash; (b) child care centre; | Not applicable The application is for Reconfiguring a Lot only. |



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| | (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. | |
| | AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1. | Not applicable The application is for Reconfiguring a Lot only. |



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9.4.5 Infrastructure works code

9.4.5.1 Application

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

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

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

9.4.5.2 Purpose

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



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

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code –assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| For self-assessable and assessable development | | |
| Works on a local government road | | |
| PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles. | AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual. | Not applicable No works are proposed on a local government road. |
| | AO1.2 | Not applicable No works are proposed on a local government road. |



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| | Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual. | |
| | AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section. | Not applicable No works are proposed on a local government road. |
| | AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; | Not applicable No works are proposed on a local government road. |



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



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



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



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| | or | |
| | 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> . | Not applicable Complies with AO4.1. |
| Stormwater quality | | |
| 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; | AO5.1 A connection is provided from the premises to Council's drainage system; or | Complies with AO5.1 Any increase in storm water flows as a result of the future development of the site would be directed to the stormwater drainage infrastructure in Owen Street. |
| | AO5.2 | Not applicable Complies with AO5.1. |



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|-------------------------------------|--|--|
| (c) maintaining waterway hydrology. | An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. | |
| | AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as: <ul style="list-style-type: none"> (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity. | Not applicable This is not considered applicable to the assessment of a Reconfiguring a Lot application. |
| | AO5.4 | Not applicable |



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



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|---|---|---|
| PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: <ul style="list-style-type: none"> (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives. | AO6.1 Development involving non-tidal artificial waterways ensures: <ul style="list-style-type: none"> (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. | Not applicable No waterways are proposed. |
| | AO6.2 Non-tidal artificial waterways are located: <ul style="list-style-type: none"> (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; | Not applicable No waterways are proposed. |



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



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| | (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat. | |
| | AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values. | Not applicable No waterways are proposed. |
| | AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway. | Not applicable No waterways are proposed. |
| | AO6.7 | Not applicable No waterways are proposed. |



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|---|---|---|
| | 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. | |
| Wastewater discharge | | |
| P07 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; | A07.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management. | Not applicable No waste water would be discharged off site or to waterways. |
| | A07.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or | Not applicable No waste water would be discharged off site or to waterways. |



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



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



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



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| | <p>AO9.2</p> <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> | <p>Not applicable</p> <p>No pad mount infrastructure is proposed.</p> |
| Telecommunications | | |
| <p>PO10</p> <p>Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p> | <p>AO10</p> <p>The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p> | <p>Complies with AO10</p> <p>The proposed lots would be connected to the telecommunications infrastructure.</p> |
| <p>PO11</p> <p>Provision is made for future telecommunications services (e.g. fibre optic cable).</p> | <p>AO11</p> <p>Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> | <p>Able to comply with AO11</p> <p>Conduits are able to be provided if considered necessary.</p> |
| Road construction | | |



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|--|--|---|
| PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (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. | 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. | Not applicable No new roads are proposed. |
| | AO12.2 There is existing road, kerb and channel for the full road frontage of the site. | Not applicable No new roads are proposed. |
| | AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles. | Not applicable No new roads are proposed. |
| Alterations and repairs to public utility services | | |
| PO13 | AO13 | Complies with AO13 |



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| Infrastructure is integrated with, and efficiently extends, existing networks. | Development is designed to allow for efficient connection to existing infrastructure networks. | The proposed new lost are able to efficiently connect to the existing sewer infrastructure which extends across the rear boundary of the site. |
| 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 | Not applicable Complies with AO14.2. |
| | 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. | Not applicable It is not proposed to alter public utility mains as part of this development. |
| Construction management | | |
| PO15 | AO15 | Not applicable |



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| Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained. | <p>Works include, at a minimum:</p> <ul style="list-style-type: none"> (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; (d) removal from the site of all declared noxious weeds. | This is not considered applicable to the assessment of a Reconfiguring a Lot application. |
| <p>PO16</p> <p>Existing infrastructure is not damaged by construction activities.</p> | <p>AO16</p> <p>Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.</p> | <p>Not applicable</p> <p>This is not considered applicable to the assessment of a Reconfiguring a Lot application.</p> |
| For assessable development | | |



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|--|---|--|
| High speed telecommunication infrastructure | | |
| PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure. | AO17 No acceptable outcomes are prescribed. | Able to comply with PO17 Infrastructure to accommodate high speed telecommunications is able to be provided if considered necessary. |
| Trade waste | | |
| PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk. | AO18 No acceptable outcomes are prescribed. | Not applicable This is not considered applicable to the assessment of a Reconfiguring a Lot application. |
| Fire services in developments accessed by common private title | | |



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|--|--|---|
| PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently. | AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. | Not applicable No common private title is proposed. |
| | AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets. | Not applicable No common private title is proposed. |
| PO20 Hydrants are suitable identified so that fire services can locate them at all hours. | AO20 No acceptable outcomes are prescribed. | Not applicable No common private title is proposed. |



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



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9.4.7 Reconfiguring a lot code

9.4.7.1 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.

9.4.7.2 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 intended 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;



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- (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.

9.4.7.3 Criteria for assessment

Table 9.4.7.3.a – Reconfiguring a lot – assessable development

| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|---|
| General lot design standards | | |
| PO1 Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5 | AO1 No acceptable outcomes are prescribed. | Complies with PO1 Refer to the assessment against the Zone Code. |
| PO2 New lots are generally rectangular in shape with functional areas for land uses intended by the zone. | AO2 Boundary angles are not less than 45 degrees. | Complies with AO2 All boundary angles would be a minimum of 45 degrees. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|--|
| P03 Lots have legal and practical access to a public road | A03 Each lot is provided with: <ul style="list-style-type: none"> (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title. | Complies with A03 Both lots would have direct access to a gazetted road. |
| P04 Development responds appropriately to its local context, natural systems and site features. | A04 Existing site features such as: <ul style="list-style-type: none"> (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. | Not applicable The site does not contain any significant features. |
| P05 | A05 | Not applicable The lots would not be capable of further reconfiguration. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|--|
| 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. | 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. | |
| <p>PO6</p> <p>Where existing buildings or structures are to be retained, development results in:</p> <ul style="list-style-type: none"> (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. <p>Note - This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.</p> | <p>AO6</p> <p>Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.</p> | <p>Complies with AO6</p> <p>The existing Dwelling House would be setback more than 1.5 metres from the proposed common boundary, which satisfies the minimum setback distance requirements.</p> |
| <p>PO7</p> <p>Where rear lots are proposed, development:</p> | <p>AO7.1</p> <p>Where rear lots are to be established:</p> | <p>Complies with AO7.1</p> |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|---|---|
| <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. | <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>The proposed development would only result in a single rear lot and only a single access strip and the rear lot would be generally rectangular in shape.</p> |
| | <p>A07.2</p> <p>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>Complies with A07.2</p> <p>The rear lot would have a frontage of approximately 12 metres.</p> |



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|---|--|---|
| | AO7.3 Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than: <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. | Able to comply with AO7.3 A sealed pavement is able to be provided to satisfy the requirements. |
| Structure plans Additional requirements for: <ul style="list-style-type: none"> (a) a site which is more than 5,000m² in any of the Residential zones; or within these zones, and (b) creates 10 or more lots; or (c) involves the creation of new roads and/or public use land. or (d) For a material change of use involving: <ul style="list-style-type: none"> (i) preliminary approval to vary the effect of the planning scheme; (ii) establishing alternative Zones to the planning scheme. <p>Note - This part is to be read in conjunction with the other parts of the code</p> | | |
| PO8 | AO8.1 | Not applicable |



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|---|--|--|
| <p>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>Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any:</p> <ul style="list-style-type: none"> (a) approved structure plan; (b) the surrounding pattern of existing or approved subdivision. <p>Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the performance outcomes.</p> | <p>This development application does not involve a site of 5,000m² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.</p> |
| | <p>AO8.2</p> <p>Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.</p> | <p>Not applicable</p> <p>This development application does not involve a site of 5,000m² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.</p> |
| <p>PO9</p> <p>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</p> <p>Development does not establish cul-de-sac streets unless:</p> <ul style="list-style-type: none"> (a) cul-de-sacs are a feature of the existing pattern of development in the area; | <p>Not applicable</p> <p>This development application does not involve a site of 5,000m² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.</p> |



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|----------------------|---|--|
| | (b) there is a physical feature or incompatible zone change that dictates the need to use a cul-de-sac streets. | |
| | AO9.2 Where a cul-de-sac street is used, it: <ul style="list-style-type: none"> (a) is designed to be no longer than 150 metres in length; (b) is designed so that the end of the cul-de-sac is visible from its entrance; (c) provides connections from the top of the cul-de-sac to other streets for pedestrians and cyclists, where appropriate. | Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use. |
| | 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 | Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use. |



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|--|--|--|
| 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. | PO10 No acceptable outcomes are prescribed. | Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use. |
| PO11 Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land. Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites. | AO11.1 New development adjoins adjacent existing or approved urban development. | Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use. |
| | AO11.2 New development is not established beyond the identified Local government infrastructure plan area. | Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|--|--|--|
| Urban parkland and environmental open space | | |
| PO12 Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore. | AO12 No acceptable outcomes are prescribed. | Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use. |
| PO13 Development provides land to: <ul style="list-style-type: none"> (a) meet the recreation needs of the community; (b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity; and adjacent to open space areas; (c) provide for green corridors and linkages. | AO13 No acceptable outcomes are prescribed. Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land. | Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use. |
| AO14 | AO14.1 | Not applicable |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|---|--|
| Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space. | Urban parkland is regular in shape | This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use. |
| | AO14.2 At least 75% of the urban parkland's frontage is provided as road. | Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use. |
| | AO14.3 Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development. | Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use. |
| | AO14.4 | Not applicable |



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|---|---|--|
| | Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space. | This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use. |
| | AO14.5 The number of lots that back onto, or are side orientated to the urban parkland and environmental open space is minimised. | Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use. |
| Private subdivisions (gated communities) | | |
| PO15 Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks. | PO15 No acceptable outcomes are prescribed. | Not applicable The proposal is not for a private gated community. |



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|--|--|---|
| Additional requirements for reconfiguration involving the creation of public streets or roads | | |
| PO16 The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users. | AO16 No acceptable outcomes are prescribed. 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 | Not applicable No new public streets or roads are proposed. |
| PO17 Street design supports an urban form that creates walkable neighbourhoods. Street design: <div>(a) is appropriate to the function(s) of the street;</div> <div>(b) meets the needs of users and gives priority to the needs of vulnerable users.</div> | AO17 No acceptable outcomes are prescribed. | Not applicable No new public streets or roads are proposed. |
| Public transport network | | |
| PO18 | AO18 No acceptable outcomes are prescribed. | Not applicable No new public streets or roads are proposed. |



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| Performance outcomes | Acceptable outcomes | Compliance |
|---|--|---|
| 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. | | |
| Pest Plants | | |
| <p>PO19</p> <p>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</p> <p>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> | <p>Not applicable</p> <p>The site is not known to contain pest plants.</p> |



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