

# DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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)	CG Surveying and Planning
Contact name (only applicable for companies)	Charles Gosling
Postal address (P.O. Box or street address)	20 Mooreland Place
Suburb	Kewarra Beach
State	QLD
Postcode	4879
Country	Australia
Contact number	0401 035 189
Email address (non-mandatory)	<a href="mailto:c.gosling@cgsurveying.com.au">c.gosling@cgsurveying.com.au</a>
Mobile number (non-mandatory)	0401 035 189
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	00290-01

### 1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

### 2) Owner's consent

#### 2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application  
 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
		352	Mossman Daintree Road	Newell
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	1	RP711228	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		354	Mossman Daintree Road	Newell
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	2	SR271	Douglas Shire

#### 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: <input type="text"/>	

- 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: <input type="text"/>	

#### 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: Carson Creek, Tidal Creek, Island Creek, Mossman River

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

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<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):*

Boundary realignment to resolve encroachment

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

**6.4) Is the application for State facilitated development?**

- Yes - Has a notice of declaration been given by the Minister?
- No

**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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>

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

- Yes
- No

**8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?**

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

**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?**

Two

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

- |   |   |
|---|---|
| <input type="checkbox"/> Subdivision <i>(complete 10)</i>                     | <input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>   |
| <input checked="" type="checkbox"/> Boundary realignment <i>(complete 12)</i> | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i> |





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?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- 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
- SEQ northern inter-urban break – tourist activity or sport and recreation activity



- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – 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)*
- Heritage places – Local heritage places

**Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:**

- Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

- 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
- Infrastructure-related referrals – Oil and gas infrastructure

**Matters requiring referral to the Brisbane City Council:**

- Ports – Brisbane core port land

**Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:**

- Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- Ports – Strategic port land

**Matters requiring referral to the relevant port operator, if applicant is not port operator:**

- Ports – Land within Port of Brisbane’s port limits *(below high-water mark)*

**Matters requiring referral to the Chief Executive of the relevant port authority:**

- Ports – Land within limits of another port *(below high-water mark)*

**Matters requiring referral to the Gold Coast Waterways Authority:**

- Tidal works or work in a coastal management district *(in Gold Coast waters)*

**Matters requiring referral to the Queensland Fire and Emergency Service:**

- Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

**18) Has any referral agency provided a referral response for this development application?**

- Yes – referral response(s) received and listed below are attached to this development application
- 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 *(if applicable)*.

## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

I agree to receive an information request if determined necessary for this development application

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:

- 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

**Note:** See [www.business.qld.gov.au](http://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](http://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.desi.qld.gov.au](http://www.desi.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 Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.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 [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.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](http://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 Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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, Science and Innovation at [www.desi.qld.gov.au](http://www.desi.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.resources.qld.gov.au](http://www.resources.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.desi.qld.gov.au](http://www.desi.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.desi.qld.gov.au](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

### **Decision under section 62 of the Transport Infrastructure Act 1994**

23.14) 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**

23.15) 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.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.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	



Chief Executive Officer  
Douglas Shire Council  
64-66 Front Street  
MOSSMAN QLD 4873  
Via email: [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

26 February 2026

**Our Reference:** 00290-01 R1

**Your Reference:**

Dear Sir/Madam,

**PLANNING REPORT FOR A DEVELOPMENT APPLICATION**  
**BOUNDARY REALIGNMENT BETWEEN 352 AND 354 MOSSMAN DAINTREE ROAD, NEWELL**  
**Lot 1 on RP711228 and Lot 2 on SR271**

## 1 Summary

### 1.1 Development application details

Proposed development	Boundary realignment between Lot 1 on RP711228 and Lot 2 on SR271
Type of approval sought	Development Permit
Site address	352 and 354 Mossman-Daintree Road, Newell
Real property description	Lot 1 on RP711228 and Lot 2 on SR271
Site area	26.727 ha + 18.134 ha
Assessment manager	Douglas Shire Council
Owner details	Lot 1 on RP711228: Michael Crimmins Lot 2 on SR271: Michael Giudice
Applicant details	Charles Gosling, C/- CG Surveying and Planning
Pre-lodgement consultation	SARA
Applicable preliminary approval	None

### 1.2 Planning instrument details

State planning policy interests	None applicable
Regional plan Regional plan designation	Far North Queensland Regional Plan 2009–2031 Regional Landscape and Rural Production Area
SARA Development assessment mapping	<b>Lot 2 on SR271</b> Coastal management district Coastal area - erosion prone area Coastal area - medium storm tide inundation area Coastal area - high storm tide inundation area Queensland waterways for waterway barrier works

	<p>Major (tidal)  Regulated vegetation management map (Category A and B extract)  State-controlled road  Area within 25m of a State-controlled road</p> <p><b>Lot 1 on RP711228</b>  Coastal management district  Coastal area - erosion prone area  Coastal area - medium storm tide inundation area  Coastal area - high storm tide inundation area  Queensland waterways for waterway barrier works  Major (tidal)  Regulated vegetation management map (Category A and B extract)</p>
Referrals	SARA – State code 16: Native vegetation clearing
Planning scheme	Douglas Shire Planning Scheme 2018 version 1.0
Strategic framework	Element – Rural residential areas
Zone	Rural
Zone precinct	None
Local plan	None
Level of assessment	Code assessable
Applicable overlays	<p>Acid Sulfate Soils  Coastal Processes  Flood Storm  Landscape Values  Landslide  Natural Areas  Transport Noise Corridors  Transport Pedestrian Cycle  Transport Road Hierarchy</p>
Applicable codes	Reconfiguring a lot code
Public notification	N/a

### 1.3 Referral agencies

Referral requirement	Referral agency and role
There are no applicable referrals relevant to this application	

## 2 Site details

### 2.1 Site description

The two properties are located approximately 4km north of Mossman township, at 352 and 354 Mossman-Daintree Road, Newell. Both properties are in the Rural zone and are being used for agriculture.

The site is bounded to the north by the Carson Creek, to the south by an esplanade adjacent to the Mossman River. To the east, the site is bounded by an un-named road, the Tidal Creek and Island Creek.

The properties are connected to Mossman Daintree Road to the west, via a small part of Lot 2 on RS271, which is best described by the image below. Lot 1 on RP711228 gains access to Mossman Daintree Road via an easement over Lot 2 on SR271.

Both properties are otherwise surrounded by farmland.



Figure 1: Aerial image taken from Queensland Globe showing the site

Table 1: Site description

Existing land use	Farming
Existing structures	Each property has a dwelling and associated sheds and outbuildings typical of a farm.
Frontage and access	Both sites have access to Mossman Daintree Road
Topography and views	The site is generally flat
Existing vegetation	Both properties are under cultivation. There is natural vegetation along the Carson Creek boundary to the north and some natural vegetation in the south-western corner adjacent to the Mossman River.
Existing waterways	The site is bounded to the north by the Carson Creek, to the south by an esplanade adjacent to the Mossman River. To the east, the site is bounded by an un-named road, the Tidal Creek and Island Creek.

## 2.2 Surrounding land uses

Other than the bounding river and creeks, the site is surrounded by farms under cultivation.

## 3 Proposed development details

This boundary realignment proposal is to correct for encroaching sheds in Lot 2 on SR271, which lie partly over the boundary with Lot 1 on RP711228, illustrated in Figure 2 below. The extent of the encroachment was identified on the survey plan IS270982, enclosed as Appendix A.

The proposed boundary realignment is further illustrated in the proposal plan, drawing No. 00290-01 PRO 01 A, enclosed as Appendix B.

Also shown on the proposal plan is a proposed easement for access over Lot 4 on SP183015, to correct for the mis-aligned driveway in Easement A on RP711228. This proposed easement is shown here for information only, as it does not require council approval, as it is not for access to a formed road. The easement will however be shown on the same survey plan as the boundary realignment, and I don't want any confusion with Council's approval of the survey plan when that time comes.



Figure 2: Image showing encroaching sheds taken from Queensland Globe

#### 4 Planning assessment

As this proposal is simply to rectify the situation with the encroaching sheds and no additional lots will be created, there are very few planning issues resulting from the proposed boundary realignment. The only issue identified relates to the requirement for a 6m setback of buildings from a side or rear property boundary.

The new realigned boundary will result in a setback of less than 6m for the sheds, however, the sheds have been in existence for many years and do not affect the rural character of the area, and result in an overall improvement to the existing condition. The existing homestead and sheds are nestled in a bend in the Carson Creek and are shielded from view from Mossman Daintree Road and from the bulk of Lot 1 on RP711228 due to dense vegetation along the banks of the creek.

I thus suggest that this issue is negligible and insignificant, and the proposal should be approved despite this minor non-compliance.

**5 State assessment and other matters**

**5.1 State interests**

**5.1.1 State planning policy**

The State planning policy (SPP - April 2016) is integrated in the planning scheme. The SPP was revised in 2017, however the changes to the SPP in relation to being relevant to this application, do not warrant further discussion here.

**5.2 Pre-lodgement meeting**

Pre-lodgement advice to SARA was requested and a copy of the response is contained in appendix C.

A summary of the key referral requirements is provided in table 2.

Table 2: Summary of key referral requirements

Referral requirement	Referral agency	Referral agency’s response	Applicant’s response
Schedule 10, Part 3, Division 4, Table 2	SARA	The proposed realigned boundary will result in exemptions to clear mapped regulated native vegetation. Given the small area of accepted native vegetation clearing created by the proposed boundary realignment, compliance with the requirements of State Code 16 is likely to be straightforward.	

**5.3 Assessment of referral requirements**

**5.3.1 Clearing vegetation to SARA**

Part of the proposed realigned boundary is subject to the Regulated Vegetation Management map and is required to be referred to SARA. The only clearing of native vegetation will be necessary clearing for fencing along that part of the affected boundary and thus complies with the requirements State Code 16.

An assessment against the relevant SDAP codes is contained in appendix E.

**6 Conclusion**

The proposed boundary realignment will have a negligible effect on the existing situation, and only improve it, so there is no reason not to approve this application.

**7 Appendices**

**Appendix A**

Identification survey plan IS270982

**Appendix B**

Proposal plan drawing No. 00290-01 PRO 01 Rev. A

**Appendix C**

SARA pre-lodgement response

**Appendix D**

Title documents

**Appendix E**

Compliance tables

**Appendix F**

SARA Matters of interest reports

**Appendix G**

Douglas Shire Planning Scheme 2018 property reports

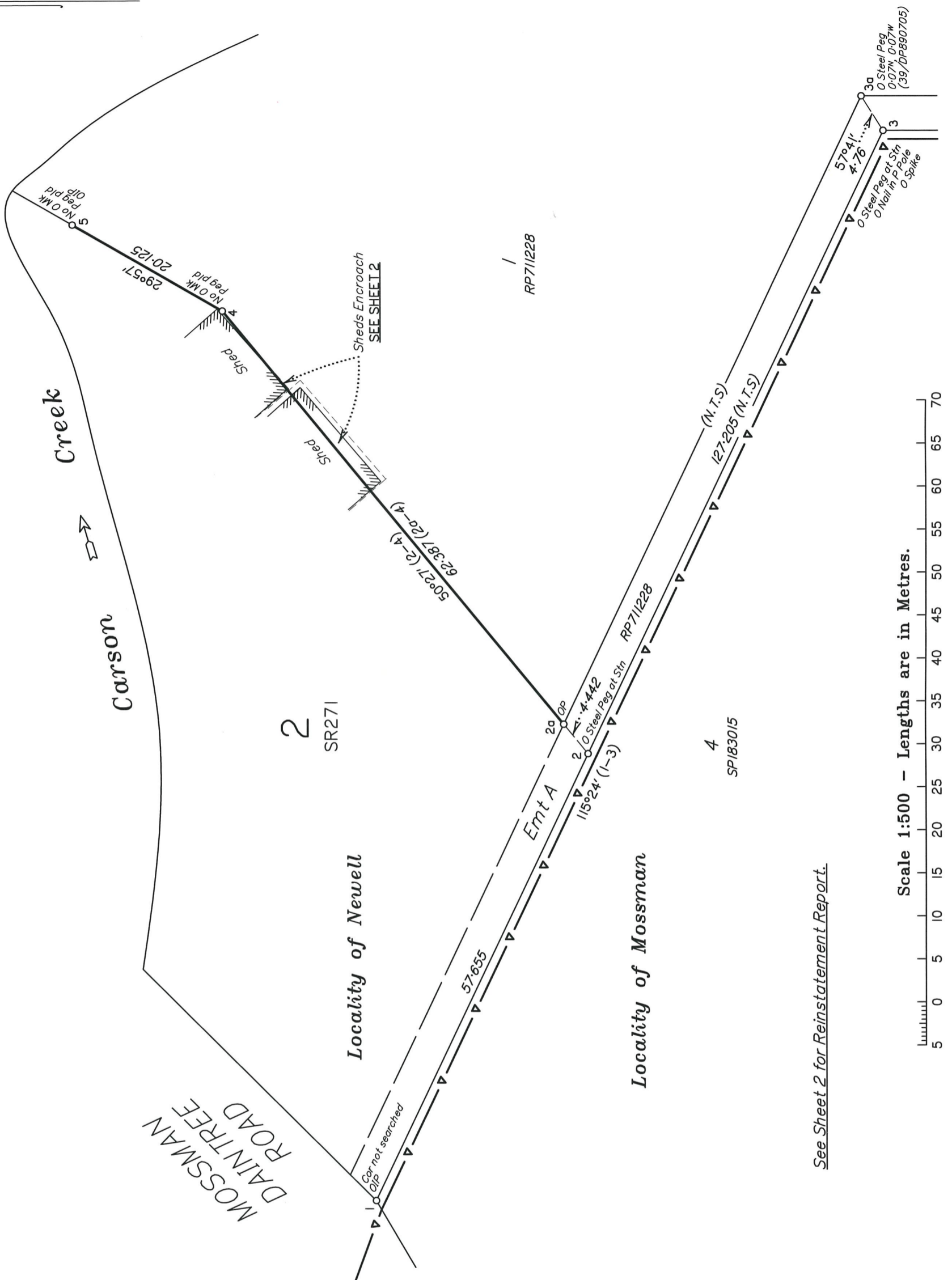
# Appendix A



Notification issued to the owner(s) of Lot 2 on SR271 & Lot 1 on RP711228 on 09/06/2017.

New Ref N&C

STN	TO	ORIGIN	BEARING	DIST
1	OIP (0.6 deep)	34/DP890705	336°18'	1.13
2	Pin	38/DP890705	108°06'	11.457
3	0 Nail in P Pole	1/1S85810	112°06'	4.515
3	0 Spike	9/DP890706	0°05'	13.862
4	Screw in Sleeper		142°25'	4.38
5	OIP		79°56'	1.01



See Sheet 2 for Reinstatement Report.

RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Matthew James WILLING, surveying associate and Daniel Geoffrey PINKHAM, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Adrian Edward SOLOMON, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 08/05/2017.



RPS Australia East Pty Ltd : ACN 140 292 762  
 10/9 Pioneer Cl : CRAIGLIE QLD 4877  
 PO Box 355 : MOSSMAN QLD 4873  
 T +61 7 4098 1148 : F +61 7 4098 1814  
 W rpsgroup.com.au

SURVEYED	C.T. REF
MJW 08/05/17	
DRAWN	CHECKED
KJB 19/05/17	

LOCALITY **NEWELL**  
 LOCAL GOVERNMENT **DOUGLAS SHIRE**

CAD	FIELD BK.
PR136233_01.DWG 136233-101.ccx	SHEET SIZE <b>A3</b>

DRAWING No. **PR136233\_01**  
 AMENDED ISSUE

PLAN OF **IDENTIFICATION SURVEY**  
 of Part of Lot 2 on SR271



**IS270982**

MERIDIAN  
 DP890706

SCALE  
**1:500**

ENDORSED  
 ACCREDITED

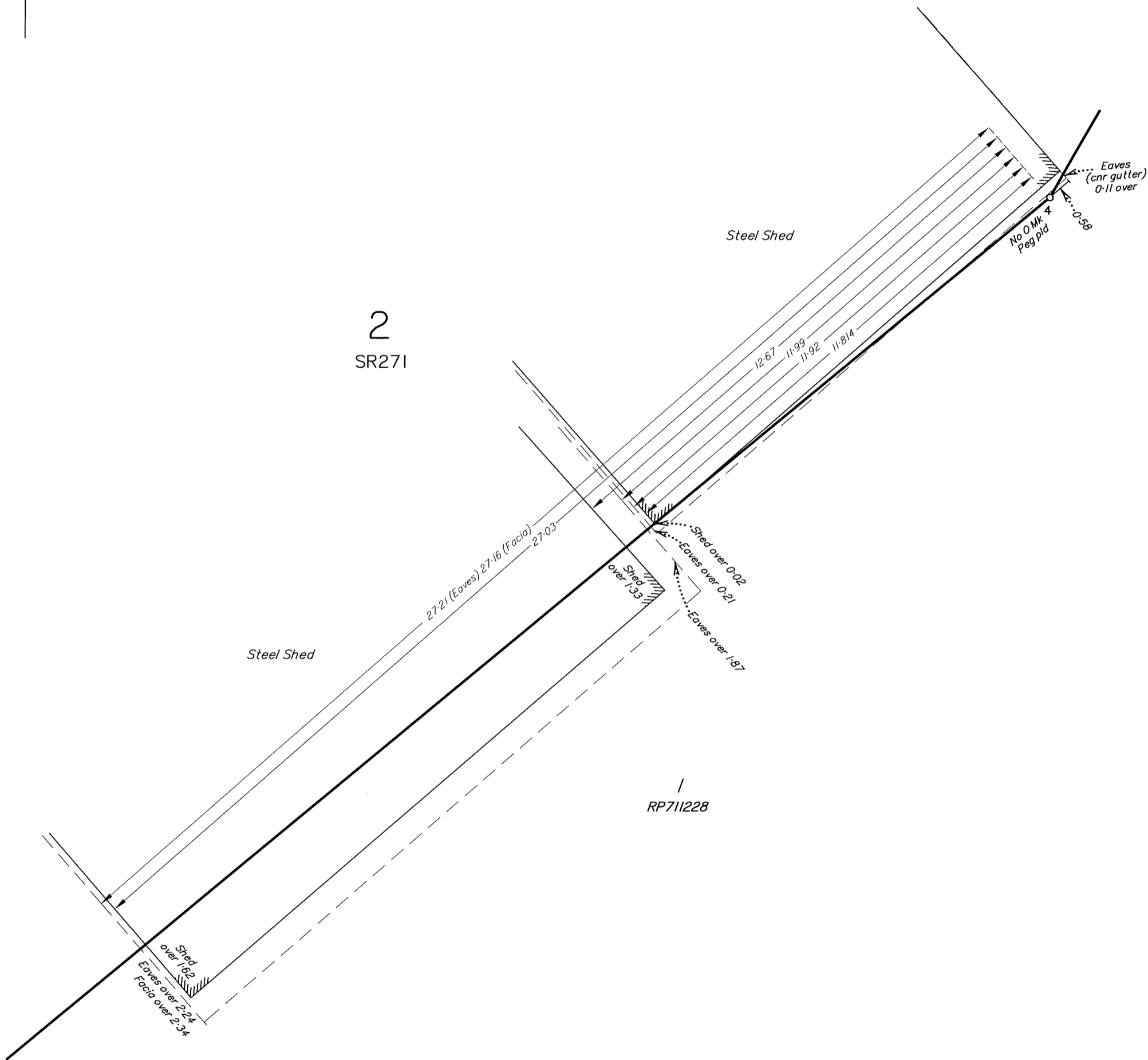
*S. Ridgway* 9.6.2017  
 Authorised Delegate Date

Reinstatement Report

Plans searched – SR271, RP711228, IS85810, DP890705 & DP890706

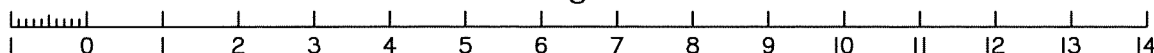
The datum of this survey is from stations 1–3 fixed by OIP at station 1 and O.Steel Peg and O.Nail in Powerpole at station 3 resulting in deed distance. This reinstatement further confirmed by resulting deed distance to O.Steel Peg at station 2 and agreement to O.Steel Peg reference at station 3a.

The boundaries from stations 2–5 were fixed by O.Steel peg at station 2 and OIP at station 5. This fix resulting in bearing down 0°01' and 0.035m excess. This excess was apportioned from station 2–2a–4–5 resulting in 25mm excess from stations 2a–4 and 8mm excess from stations 4–5.

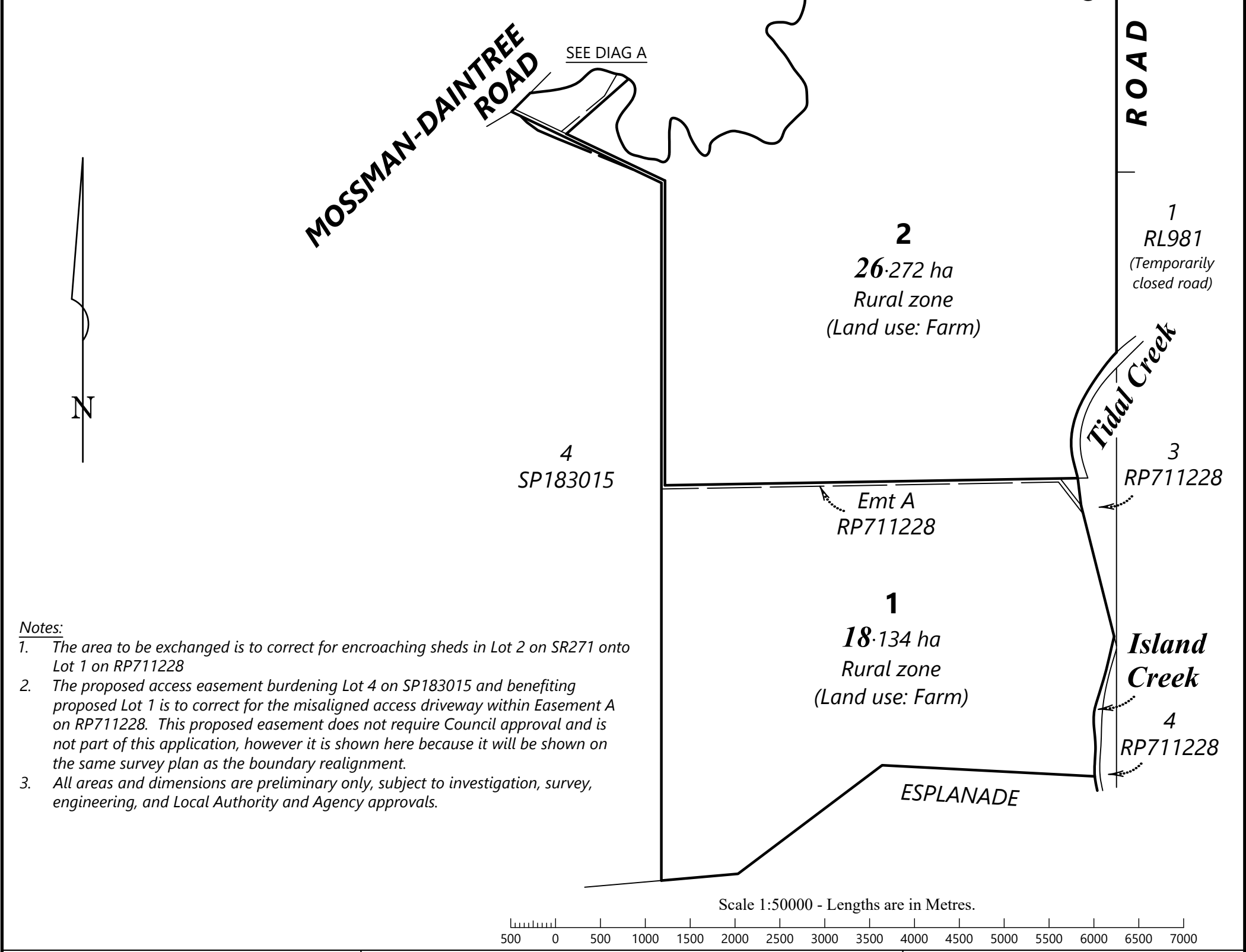
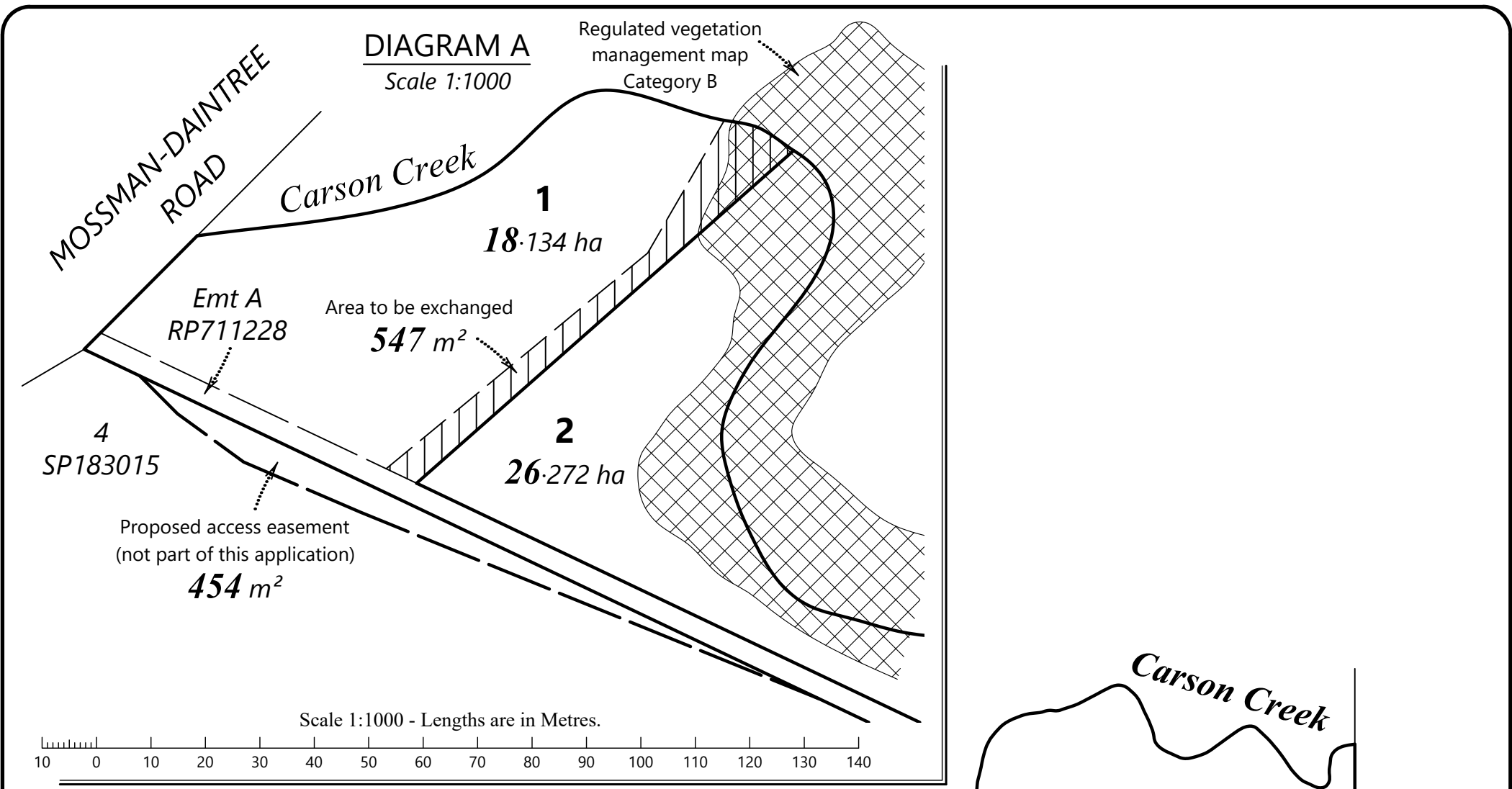


See Sheet 1 for Reference Mark Tables.

Scale 1:100 – Lengths are in Metres.



# Appendix B



- Notes:**
- The area to be exchanged is to correct for encroaching sheds in Lot 2 on SR271 onto Lot 1 on RP711228
  - The proposed access easement burdening Lot 4 on SP183015 and benefiting proposed Lot 1 is to correct for the misaligned access driveway within Easement A on RP711228. This proposed easement does not require Council approval and is not part of this application, however it is shown here because it will be shown on the same survey plan as the boundary realignment.
  - All areas and dimensions are preliminary only, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

Project: 00290-01			
Drawing No: 00290-01 PRO 01		Rev: A	
Revisions			
No.	Date	Details	Check
A	26/03/26	Original issue	CG

**Proposed boundary realignment and easement**  
**352 & 354 Mossman Daintree Road,**  
**Newell**

Lot 2 on SR271, Lot 1 on RP711228 and Lot 4 on SP183015

Client: Michael Giudice

Sheet 1 of 1 sheets      Date: 26/03/2026

**CG Surveying & Planning**  
20 Mooreland Place, Kewarra Beach, QLD 4879  
0401 035 189  
c.gosling@cgsurveying.com.au  
www.cgsurveying.com.au

# Appendix C

SARA reference: 2603-51069 SPL

24 March 2026

Mr Charles Gosling  
 20 Mooreland Place  
 KEWARRA BEACH QLD 4879  
 c.gosling@cgsurveying.com.au

Dear Charles

## **SARA Pre-lodgement advice – Boundary Realignment (to correct for shed encroachment) at 352 & 354 Mossman Daintree Road, Newell**

I refer to your pre-lodgement request received on 3 March 2026, in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address.

This notice provides advice on aspects of the proposal that are of relevance to SARA that is based on the documentation uploaded into MyDAS2 on 3 March 2026.

### **Development details**

Summary of proposal:	Boundary realignment to correct for sheds located on 352 Mossman Daintree Road that are encroaching over the lot boundary into 354 Mossman Daintree Road.
Description:	Development permit for reconfiguring a lot – boundary realignment (2 lots into 2 lots)
Street address:	352 & 354 Mossman Daintree Road, Newell
Real property description:	Lot 1 on RP711228 and Lot 2 on SR271

### **Pre-lodgement advice**

SARA provides the following pre-lodgement advice:

- Table 1: SARA advice in response to applicant's request

**Table 1: SARA advice in response to applicant's request**

**Advice requested:** Please advise on the following:

1. Given the reason for, and scale of, the boundary realignment, will there be any specific issues I will need to address in my application report to Douglas Shire Council and SARA?
2. Will there be any fees to be paid for SARA's assessment of the application?
3. Anything else you think is important?

1.	<p>Based on the information provided, the proposed realigned boundary will result in exemptions to clear mapped regulated native vegetation (see <b>Attachment 1</b>) for boundary clearing, and therefore the development application will require referred to SARA.</p> <p>The State Development Assessment Provisions (SDAP) will apply and will be used in assessing the application by SARA. State code 16: Native vegetation clearing (State code 16) is applicable to the proposed development.</p> <p><a href="#">SDAP response templates and guidance material</a> have been prepared to assist applicants in responding to the relevant SDAP codes. Please note, the SDAP is regularly amended to reflect updates to legislation and policies, and the version current at the time of application lodgement will be used for assessment of any future development application.</p> <p>Given the small area of accepted native vegetation clearing created by the proposed boundary realignment, compliance with the requirements of State code 16 is likely to be straightforward.</p> <p>Note: There are no other state interests (i.e., referral requirements) associated with the proposed development.</p>
2.	<p>The following provision of the Planning Regulation 2017 is applicable to the proposal:</p> <ul style="list-style-type: none"> <li>• Schedule 10, Part 3, Division 4, Table 2, Item 1 – Reconfiguring a lot involving native vegetation clearing.</li> </ul> <p>The current fee for referral is <b>\$1,879.00</b> (1,714 fee units), in accordance with Schedule 10, Part 3, Division 4, Table 2, Item 8(b).</p> <p>It is recommended you check Schedule 10 of the <a href="#">Planning Regulation 2017</a> or contact SARA prior to the lodgement of your application, to confirm the assessment fees applicable at the time.</p>
3.	<p>It is recommended that the following information is submitted when referring the development application to SARA:</p> <ul style="list-style-type: none"> <li>• A copy of completed DA form 1 and supporting information submitted with the development application material to the assessment manager.</li> <li>• A full response to the relevant sections of SDAP for the material change of use application: <ul style="list-style-type: none"> <li>o State code 16: Native vegetation clearing.</li> </ul> </li> <li>• Relevant plans as per the <a href="#">DA form guide</a>, including the following: <ul style="list-style-type: none"> <li>o a detailed and scaled development plan which clearly identifies all aspects of the proposed development</li> <li>o location of all built structure</li> <li>o description of any operational works occurring including expected timeframes</li> <li>o registered property boundaries</li> </ul> </li> <li>• Digital data - Providing digital data for the location and extent of vegetation clearing is recommended. Digital data should include a projected spatial reference (e.g. GDA94 or</li> </ul>

	<p>GDA2020) and preferably be in an ESRI compatible format (shapefile, geodatabase or KML). Please note computer-assisted drawings (CAD) and DWG files are not compatible with ESRI products</p> <ul style="list-style-type: none"> <li>All plans/drawings should include title, date and numbering suitable to identify the plan and should be mapped to GDA2020 projection.</li> </ul> <p><i>Note – all plans should be able to be read to scale at A3 size. Once proposal plans are provided illustrating the proposed development on the site, further additional information may need to be provided.</i></p>
--	--

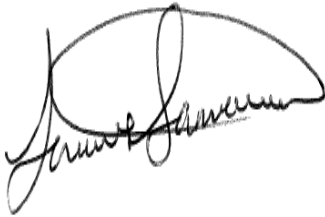
This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal.

If you require further information please contact Anthony Westbury, Senior Planning Officer, on 4037 3215 or via email [CairnsSARA@dsdilgp.qld.gov.au](mailto:CairnsSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

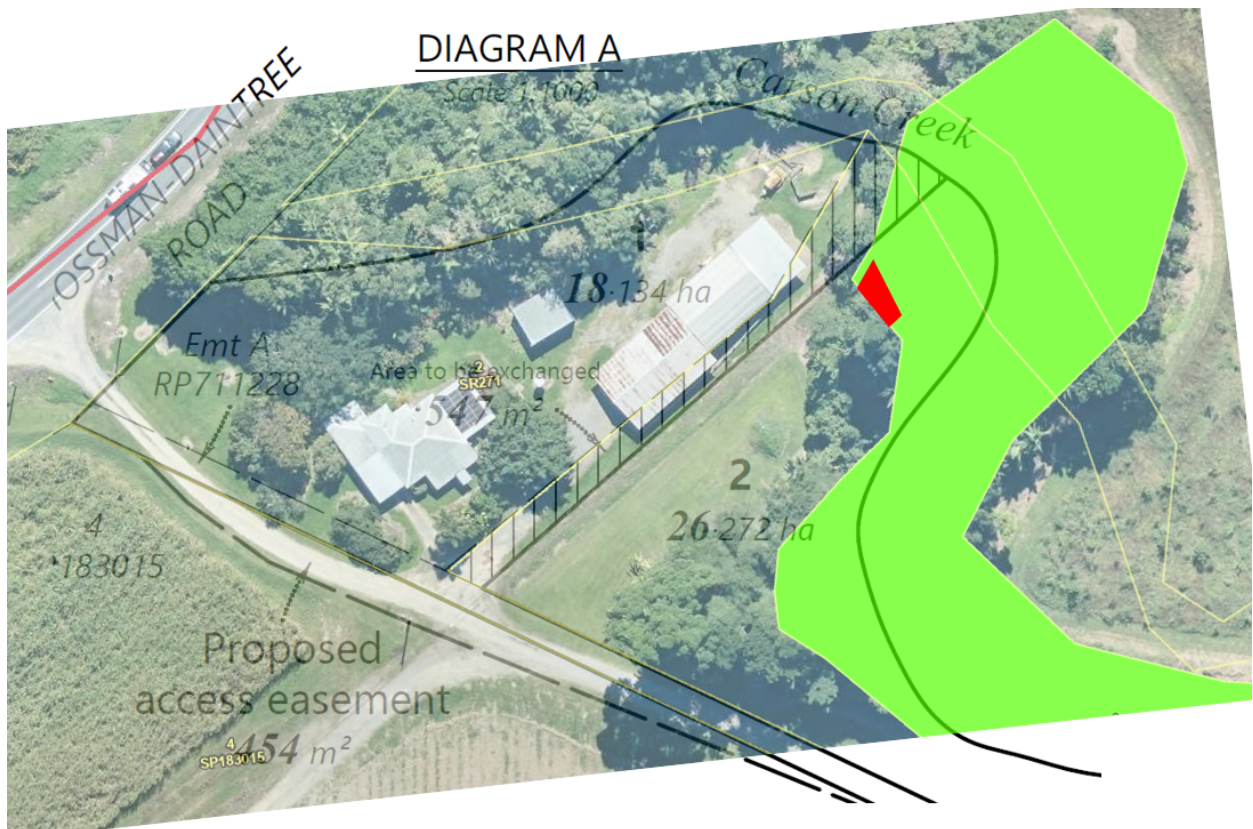
Yours sincerely



Javier Samanes  
Manager

enc Attachment 1 – Indicative vegetation clearing exemptions

# Attachment 1 — Indicative vegetation clearing exemptions



**Figure 1:** Proposed reconfiguration plan overlaid with DAMS vegetation mapping indicating vegetation clearing exemptions in red

# Appendix D

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 20378094	<b>Search Date:</b> 10/02/2026 10:47
<b>Date Title Created:</b> 06/11/1945	<b>Request No:</b> 54995696
<b>Previous Title:</b> 20198225	

**ESTATE AND LAND**

Estate in Fee Simple

LOT 1 REGISTERED PLAN 711228  
Local Government: DOUGLAS**REGISTERED OWNER**

Dealing No: 719338747 02/04/2019

MICHAEL EDWARD CRIMMINS

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20198225 (POR 152)

**ADMINISTRATIVE ADVICES**

Dealing	Type	Lodgement Date	Status
709620614	ACCESS RIGHT SUGAR INDUSTRY ACT 1999	24/05/2006 11:06	CURRENT

**UNREGISTERED DEALINGS**

NIL

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 20525075	<b>Search Date:</b> 10/02/2026 10:47
<b>Date Title Created:</b> 08/11/1956	<b>Request No:</b> 54995694
<b>Creating Dealing:</b>	

**ESTATE AND LAND**

Estate in Fee Simple

LOT 2 CROWN PLAN SR271

Local Government: DOUGLAS

**REGISTERED OWNER**

Dealing No: 706396537 28/02/2003

MICHAEL ANTHONY GIUDICE

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10677142 (POR 152)
2. EASEMENT No 602689984 (N243519) 15/03/1945  
BURDENING THE LAND  
TO RESUBS 3 AND 4 OF SUB 1 OF POR 152 AND RESUB 1 OF SUB 1  
OF POR 261  
OVER SUB A OF THE WITHIN LAND

**ADMINISTRATIVE ADVICES**

Dealing	Type	Lodgement Date	Status
709620608	ACCESS RIGHT SUGAR INDUSTRY ACT 1999	24/05/2006 11:05	CURRENT

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

# Appendix E

## 6.2.10 Rural zone code

### 6.2.10.1 Application

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

### 6.2.10.2 Purpose

- (1) The purpose of the Rural zone code is to provide for:
  - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
  - (b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
  - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 2 : Environment and landscape values, Element 3.5.5 – Scenic amenity.
    - (ii) Theme 3 : Natural resource management, Element 3.6.2 – Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries, Element 3.6.4 – Resource extraction.
    - (iii) Theme 5 Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.4 – Primary production.
    - (iv) Theme 6 : Infrastructure and transport, Element 3.9.4 – Transport.
  - (b) recognise the primacy of rural production, in particular sugar cultivation, and other farming practices in rural areas;
  - (c) provide protection to areas of ecological significance and scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Areas for use for primary production are conserved and fragmentation is avoided.
  - (b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.
  - (c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.
  - (d) Areas of remnant and riparian vegetation are retained or rehabilitated.

**Criteria for assessment**

Table 6.2.10.3.a – Rural zone code assessable development

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<p><b>PO1</b> The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.</p>	<p><b>AO1.1</b> Dwelling houses are not more than 8.5 metres in height.</p> <p>Note – Height is inclusive of roof height.</p> <p><b>AO1.2</b> Rural farm sheds and other rural structures are not more than 10 metres in height.</p>	<p><b>No new buildings are proposed.</b></p>
<b>Setbacks</b>		
<p><b>PO2</b> Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.</p>	<p><b>AO2</b> Buildings are setback not less than:</p> <ul style="list-style-type: none"> <li>(a) 40 metres from the property boundary and a State-controlled road;</li> <li>(b) 25 metres from the property boundary adjoining Cape Tribulation Road;</li> <li>(c) 20 metres from the boundary with any other road;</li> <li>(d) 6 metres from side and rear property boundaries.</li> </ul>	<p><b>No new buildings are proposed. The boundary realignment is to rectify encroachment of existing sheds over the boundary. The boundary realignment will increase the setback to the boundary from the sheds, but it will be less than 6m. It is noted however, that the sheds have been in existence for many years.</b></p>
<p><b>PO3</b> Buildings/structures are designed to maintain the rural character of the area.</p>	<p><b>AO3</b> White and shining metallic finishes are avoided on external surfaces of buildings.</p>	<p><b>No new buildings are proposed.</b></p>
<b>For assessable development</b>		
<p><b>PO4</b> The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.</p>	<p><b>AO4</b> Uses identified in Table 6.2.10.3.b are not established in the Rural zone.</p>	<p><b>No change to the existing land use is proposed.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO5</b> Uses and other development include those that:</p> <ul style="list-style-type: none"> <li>(a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or</li> <li>(b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or</li> <li>(c) are compatible with rural activities.</li> </ul>	<p><b>AO5</b> No acceptable outcomes are prescribed.</p>	<p><b>No change to the existing land use is proposed.</b></p>
<p><b>PO6</b> Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.</p>	<p><b>AO6</b> No acceptable outcomes are prescribed.</p>	<p><b>No clearing of existing vegetation is proposed.</b></p>
<p><b>PO7</b> The minimum lot size is 40 hectares, unless</p> <ul style="list-style-type: none"> <li>(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or</li> <li>(b) the reconfiguration is limited to one additional lot to accommodate: <ul style="list-style-type: none"> <li>(i) Telecommunications facility;</li> <li>(ii) Utility installation.</li> </ul> </li> </ul>	<p><b>AO7</b> No acceptable outcomes are prescribed.</p>	<p><b>No additional lots are created.</b></p>

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

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

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.

## 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;
    - (iv) Neighbourhood route;
    - (v) Strategic investigation route.

**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.

**Criteria for assessment**

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For assessable development</b>		
<p><b>PO1</b> Development supports the road hierarchy for the region.</p> <p>Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p><b>AO1.1</b> Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</p> <p><b>AO1.2</b> Development does not compromise the safety and efficiency of the transport network.</p>	<p><b>The boundary realignment will not alter the existing conditions at the site.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO1.3</b> Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.</p>	
<p><b>PO2</b> Transport infrastructure is provided in an integrated and timely manner.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p><b>AO2</b> Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p> <p>(a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan.</p> <p>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p>	<p><b>No transport infrastructure is proposed.</b></p>
<p><b>PO3</b> 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><b>AO3</b> 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><b>The boundary realignment will not alter the existing conditions at the site.</b></p>
<p><b>PO4</b> Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p><b>AO4.1</b> Development is compatible with the role and function (including the future role and function) of major transport corridors.</p> <p><b>AO4.2</b> Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p>	<p><b>The boundary realignment will not alter the existing conditions at the site.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO4.3</b> Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.</p> <p><b>AO4.4</b> 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><b>PO5</b> Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p><b>AO5</b> No acceptable outcomes are prescribed.</p>	<p><b>The boundary realignment will not alter the existing conditions at the site.</b></p>
<b>Pedestrian and cycle network</b>		
<p><b>PO6</b> Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks</p>	<p><b>AO6.1</b> Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</p> <p><b>AO6.2</b> The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>	<p><b>Not applicable to this application.</b></p>

## 8.2.3 Coastal environment overlay code

### 8.2.3.1 Application

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

### 8.2.3.2 Purpose

- (1) The purpose of the Coastal environment overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
    - (ii) Theme 2 Environment and landscape values: Element 3.5.4 Coastal zones;
    - (iii) Theme 3 Natural resource management: Element 3.6.2 Land and catchment management.
  - (b) enable an assessment of whether development is suitable on land within the Coastal processes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) facilitate the protection of both coastal processes and coastal resources;
  - (b) facilitating coastal dependent development on the foreshore over other development;
  - (c) public access to the foreshore protects public safety;
  - (d) maintain the erosion prone area as a development free buffer zone (other than for coastal dependent, temporary or relocatable development);
  - (e) require redevelopment of existing permanent buildings or structures in an erosion prone area to avoid coastal erosion risks, manage coastal erosion risks through a strategy of planned retreat or mitigate coastal erosion risks;

- (f) require development to maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with coastal erosion;
- (g) locate and design community infrastructure to maintain the required level of functionality during and immediately after a coastal hazard event.

**Criteria for assessment**

**Table 8.2.3.3.a – Coastal environment overlay code – self-assessable and assessable development**

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<p><b>PO2</b> Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.</p>	<p><b>AO2</b> Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.</p>	<p><b>The lot does not front the coast.</b></p>
<b>For assessable development</b>		
<b>Erosion prone areas</b>		
<p><b>PO3</b> Development identifies erosion prone areas (coastal hazards).</p>	<p><b>AO3</b> No acceptable outcomes are prescribed.</p>	<p><b>The erosion prone areas have been identified and the area affected by the boundary realignment is outside the erosion prone area.</b></p>
<p><b>PO4</b> Erosion prone areas are free from development to allow for natural coastal processes.</p>	<p><b>AO4.1</b> Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)</p>	<p><b>The boundary realignment is outside the erosion prone area and no construction is proposed.</b></p>
	<p><b>AO4.2</b> Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: (a) adding additional buildings or structures; or</p>	<p><b>No additional buildings or structure are proposed.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	(b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	
<b>Coastal management districts</b>		
<p><b>PO5</b> Natural processes and protective functions of landforms and vegetation are maintained.</p>	<p><b>PO5.1</b> Development within the coastal management district:</p> <ul style="list-style-type: none"> <li>(a) maintains vegetation on coastal land forms where its removal or damage may:               <ul style="list-style-type: none"> <li>(i) destabilise the area and increase the potential for coastal erosion, or</li> <li>(ii) interrupt the natural sediment trapping processes or dune or land building processes;</li> </ul> </li> <li>(b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards;</li> <li>(c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards;</li> <li>(d) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast;</li> <li>(e) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the maximum extent feasible in the case of erosion control structures.</li> </ul>	<p><b>No construction is proposed. The boundary realignment will not affect the natural processes and protective functions of landforms and vegetation will be maintained.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>PO5.2</b> Where development proposes the construction of an erosion control structure:</p> <ul style="list-style-type: none"> <li>(a) it is demonstrated that it is the only feasible option for protecting permanent structures from coastal erosion; and</li> <li>(b) those permanent structures cannot be abandoned or relocated in the event of coastal erosion occurring</li> </ul> <p><b>PO5.3</b> Development involving reclamation:</p> <ul style="list-style-type: none"> <li>(a) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability;</li> <li>(b) is located outside active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state;</li> <li>(c) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water run-off erosion.</li> </ul>	
<p><b>PO6</b> Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.</p>	<p><b>AO6.1</b> Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality, or natural values within or neighbouring the proposed placement site.</p> <p>And</p>	<p><b>No development is proposed that will impact coastal resources and their values.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO6.2</b> Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure;</p> <p>and</p> <p><b>AO6.3</b> Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009.</p> <p>and</p> <p><b>AO6.4</b> Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources.</p> <p>and</p> <p><b>AO6.4</b> Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.</p>	



Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO7</b> Development is to maintain access to and along the foreshore for general public access.</p>	<p><b>A07.1</b> Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms.</p> <p>and</p> <p><b>A07.2</b> Development provides for regular access points for vehicles including approved roads and tracks.</p> <p>or</p> <p><b>A07.3</b> Development demonstrates an alternative solution to achieve an equivalent standard of performance.</p>	<p><b>The boundary realignment is not near to the foreshore and does not affect public access to the foreshore.</b></p>
<p><b>PO8</b> Public access to the coast is appropriately located, designed and operated.</p>	<p><b>A08.1</b> Development maintains or enhances public access to the coast.</p> <p>or</p> <p><b>A08.2</b> Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres.</p> <p>or</p> <p><b>A08.3</b> Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access</p>	<p><b>No public access to the coast is proposed.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO9</b> Development adjacent to state coastal land or tidal water is located, designed and operated to:</p> <ul style="list-style-type: none"> <li>(a) maintain existing access to and along the foreshore;</li> <li>(b) minimise any loss of access to and along the foreshore, or</li> <li>(c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location.</li> </ul>	<p><b>AO9.1</b> Development adjacent to state coastal land or tidal water:</p> <ul style="list-style-type: none"> <li>(a) demonstrates that restrictions to public access are necessary for: <ul style="list-style-type: none"> <li>(i) the safe and secure operation of development;</li> <li>(ii) the maintenance of coastal landforms and coastal habitat; or</li> </ul> </li> <li>(b) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for: <ul style="list-style-type: none"> <li>(i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms;</li> <li>(ii) vehicles via access points including approved roads or tracks.</li> </ul> </li> </ul> <p><b>AO9.2</b> Development adjacent to state coastal land or tidal water:</p> <ul style="list-style-type: none"> <li>(a) is located and designed to: <ul style="list-style-type: none"> <li>(i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, for example through the provision of esplanades or easement corridors to preserve future access;</li> <li>(ii) ensure emergency vehicles can access the area near the development.</li> </ul> </li> </ul> <p>or</p>	<p><b>The boundary realignment will not affect state coastal land or tidal water.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(b) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to:</p> <p>(i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and</p> <p>(ii) ensure emergency vehicles can access the area near the development.</p>	
<p><b>AO10</b> Development that involves reconfiguring a lot for urban purposes adjacent to the coast is designed to ensure public access to the coast in consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat.</p>	<p><b>AO10.1</b> Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken.</p> <p>or</p> <p><b>AO10.2</b> Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.</p>	<p><b>The boundary realignment is not for urban purposes adjacent to the coast.</b></p>
<p><b>PO11</b> Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.</p>	<p><b>AO11</b> Private marine access structures and other structures such as decks or boardwalks for private use do not attach to or extend across State coastal land that is situated above high water mark</p>	<p><b>Not applicable to this application.</b></p>
<p><b>PO12</b> Development in connection with an artificial waterway enhances public access to coastal waters.</p>	<p><b>AO12</b> The artificial waterway avoids intersecting with or connection to inundated land or leased land where the passage, use or movement of vessels in water on the land could be restricted or prohibited by the registered proprietor of the inundated land or leased land.</p>	<p><b>Not applicable to this application.</b></p>

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

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(c) if the relevant planning scheme states that desired height, scale or size of buildings or other structures in the immediate surroundings or locality – the stated desired height, scale or size.</p> <p>Note – The prescribed tidal works code in the <i>Coastal Protection and Management Regulation 2003</i> outlines design and construction requirements that must be complied with.</p>	
<p><b>PO18</b> Private marine development avoids adverse impacts on coastal landforms and coastal processes.</p>	<p><b>AO18</b> Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.</p>	<p><b>Not applicable to this application.</b></p>
<p><b>For dry land marinas and artificial waterways</b></p>		
<p><b>PO19</b> Dry land marinas and artificial waterways:</p> <ul style="list-style-type: none"> <li>(a) avoid impacts on coastal resources;</li> <li>(b) do not contribute to the degradation of water quality;</li> <li>(c) do not increase the risk of flooding;</li> <li>(d) do not result in the degradation or loss of MSES;</li> <li>(e) do not result in an adverse change to the tidal prism of the natural waterway to which development is connected.</li> <li>(f) does not involve reclamation of tidal land other than for the purpose of: <ul style="list-style-type: none"> <li>(i) coastal dependent development, public marine development; or</li> <li>(i) community infrastructure, where there is no feasible alternative; or</li> </ul> </li> </ul>	<p><b>AO19</b> No acceptable solutions are prescribed.</p>	<p><b>Not applicable to this application.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(iii) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or</p> <p>(iv) coastal protection works or works necessary to protect coastal resources and processes.</p>		

## 8.2.4 Flood and storm tide hazard overlay code

### 8.2.4.1 Application

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

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

### 8.2.4.2 Purpose

- (1) The purpose of the Flood and storm tide hazard overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
    - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
  - (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
  - (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
  - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;

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

**Criteria for assessment**

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<p><b>PO1</b> Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</p> <p>Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.</p>	<p><b>AO1.1</b> Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2;</p> <p>or</p> <p>For dwelling houses,</p> <p><b>AO1.2</b> Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p>	<p><b>The boundary realignment is outside the High Storm Tide Hazard and 100 Year ARI - Mossman Port Douglas and Daintree Flood Studies areas. The boundary realignment will anyway not alter the existing conditions at the site.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO1.3</b> New buildings are:</p> <ul style="list-style-type: none"> <li>(a) not located within the overlay area;</li> <li>(b) located on the highest part of the site to minimise entrance of flood waters;</li> <li>(c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</li> </ul> <p><b>AO1.4</b> In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p>	
<b>For assessable development</b>		
<p><b>PO2</b> The development is compatible with the level of risk associated with the natural hazard.</p>	<p><b>AO2</b> The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide:</p> <ul style="list-style-type: none"> <li>(a) Retirement facility;</li> <li>(b) Community care facility;</li> <li>(c) Child care centre.</li> </ul>	<p><b>The boundary realignment is compatible with the level of risk associated with the natural hazard and will not alter the existing conditions at the site.</b></p>
<p><b>PO3</b> Development siting and layout responds to flooding potential and maintains personal safety</p>	<p>For Material change of use</p> <p><b>AO3.1</b> New buildings are:</p> <ul style="list-style-type: none"> <li>(a) not located within the overlay area;</li> <li>(b) located on the highest part of the site to minimise entrance of flood waters;</li> <li>(c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</li> </ul> <p>or</p>	<p><b>The boundary realignment is outside the High Storm Tide Hazard and 100 Year ARI - Mossman Port Douglas and Daintree Flood Studies areas.</b></p> <p><b>No additional lots, roads, or intensification of the existing residential uses are proposed.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO3.2</b> The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>or</p> <p><b>AO3.3</b> Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m<sup>2</sup> gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.</p> <p>For Reconfiguring a lot</p> <p><b>AO3.4</b> Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site.</p> <p>Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p>	

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO3.5</b> Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path:</p> <ul style="list-style-type: none"> <li>(a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and</li> <li>(b) by direct and simple routes to main carriageways.</li> </ul> <p><b>AO3.6</b> Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p> <p>or</p> <p><b>AO3.7</b> There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p>	

Performance outcomes	Acceptable outcomes	Applicant response
	<p>For Material change of use (Residential uses)  <b>AO3.8</b>                      The design and layout of buildings used for residential purposes minimise risk from flooding by providing:                      (a) parking and other low intensive, non-habitable uses at ground level;</p> <p>Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p>	
<p><b>PO4</b>                      Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For Material change of use (Non-residential uses)  <b>AO4.2</b>                      Non residential buildings and structures allow for the flow through of flood waters on the ground floor.                      Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).                      Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.  <b>AO4.3</b>                      Materials are stored on-site:                      (a) are those that are readily able to be moved in a flood event;                      (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p> <p>Notes -                      (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p>	<p><b>Not applicable to this application.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	(b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	
<p><b>PO5</b> Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p> <p>Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.</p>	<p>For Operational works</p> <p><b>AO5.1</b> Works in urban areas associated with the proposed development do not involve:</p> <p>(a) any physical alteration to a watercourse or floodway including vegetation clearing; or</p> <p>(b) a net increase in filling (including berms and mounds).</p> <p><b>AO5.2</b> Works (including buildings and earthworks) in non urban areas either:</p> <p>(a) do not involve a net increase in filling greater than 50m<sup>3</sup>; or</p> <p>(b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters;</p> <p>or</p> <p>(c) do not change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.</p>	<p><b>Not applicable to this application.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>For Material change of use</p> <p><b>AO5.3</b> Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</p> <p>(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</p> <p>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</p> <p>For Material change of use and Reconfiguring a lot</p> <p><b>AO5.4</b> In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p> <p>Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.</p>	
<p><b>PO6</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p><b>AO6.1</b> Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p>	<p><b>Not applicable to this application.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>or</p> <p><b>AO6.2</b> If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.</p> <p><b>AO6.3</b> Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p> <p><b>AO6.4</b> If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p> <p>Note – Refer to <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.</p>	
<p><b>PO7</b> The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p><b>AO7</b> Development does not: (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and</p>	<p><b>The boundary realignment will not alter the existing conditions at the site.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	(d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	
<p><b>PO8</b> Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; retains essential site access during a flood event; is able to remain functional even when other infrastructure or services may be compromised in a flood event.</p>	<p><b>AO8.1</b> The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).</p> <p>or</p> <p><b>AO8.2</b> The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries.</p>	<p><b>No community infrastructure is proposed.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <ul style="list-style-type: none"> <li>(a) emergency shelters;</li> <li>(b) police facilities;</li> <li>(c) sub stations;</li> <li>(d) water treatment plant</li> </ul> <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <ul style="list-style-type: none"> <li>(a) correctional facilities;</li> <li>(b) emergency services;</li> <li>(c) power stations;</li> <li>(d) major switch yards.</li> </ul> <p>and/or</p> <p><b>AO8.3</b> The following uses have direct access to low hazard evacuation routes as defined in</p> <p>Table 8.2.4.3.c :</p> <ul style="list-style-type: none"> <li>(a) community residence; and</li> <li>(b) emergency services; and</li> <li>(c) hospitals; and</li> <li>(d) residential care facility; and</li> <li>(e) sub stations; and</li> <li>(f) utility installations involving water and sewerage treatment plants.</li> </ul> <p><b>AO8.4</b> Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and</p>	

Performance outcomes	Acceptable outcomes	Applicant response
	<p>motors, telecommunications connections, or water supply pipeline air valves are:</p> <p>(a) located above DFE/Storm tide or the highest known flood level for the site;</p> <p>(b) designed and constructed to exclude floodwater intrusion / infiltration.</p> <p><b>AO8.5</b> Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p>	

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

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

Table 8.2.4.3.c - Degree of flood

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

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

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

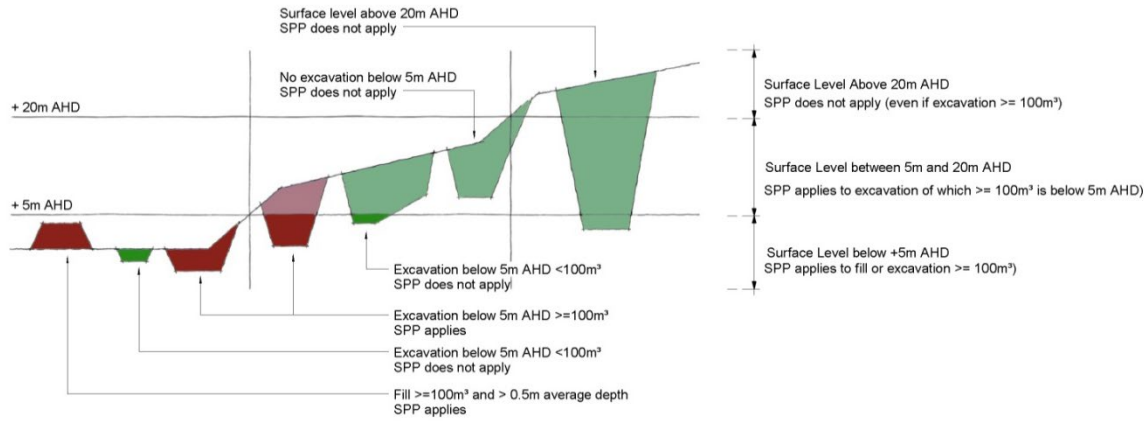
**Criteria for assessment**

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For assessable development</b>		
<p><b>PO1</b> The extent and location of potential or actual acid sulfate soils is accurately identified.</p>	<p><b>AO1.1</b> No excavation or filling occurs on the site.</p> <p>or</p> <p><b>AO1.2</b> An acid sulfate soils investigation is undertaken.</p> <p>Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</p>	<p><b>No excavation or filling is proposed.</b></p>
<p><b>PO2</b> Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p><b>AO2.1</b> The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in: <ul style="list-style-type: none"> <li>(i) actual acid sulfate soils being moved below the water table;</li> <li>(ii) previously saturated acid sulfate soils being aerated.</li> </ul> </li> </ul> <p>or</p>	<p><b>No excavation or filling is proposed.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO2.2</b>                      The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> <li>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>(c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</li> <li>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</li> <li>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</li> </ul> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p><b>PO3</b>                      No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p><b>AO3</b>                      No acceptable outcomes are prescribed.</p>	<p><b>No environmental harm is anticipated.</b></p>

Figure 8.2.1.3.a – Acid sulfate soils (SPP triggers)



## 8.2.9 Potential landslide hazard overlay code

### 8.2.9.1 Application

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

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

### 8.2.5.2 Purpose

- (1) The purpose of the Potential landslide hazard overlay code is:
  - (a) implement the policy direction of the Strategic Framework, in particular:
    - (i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.
  - (b) enable an assessment of whether development is suitable on land within the Potential landslip hazard overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;
  - (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;
  - (c) ensures that community infrastructure is protected from the effects of potential landslides;
  - (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;

- (e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk, or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.

**Criteria for assessment**

**Table 8.2.9.20a – Potential landslide hazard overlay code – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<p><b>PO1</b> The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through:</p> <ul style="list-style-type: none"> <li>(a) building design;</li> <li>(b) increased slope;</li> <li>(c) removal of vegetation;</li> <li>(d) stability of soil;</li> <li>(e) earthworks;</li> <li>(f) alteration of existing ground water or surface water paths;</li> <li>(g) waste disposal areas.</li> </ul>	<p><b>AO1.1</b> Development is located on that part of the site not affected by the Potential landslide hazard overlay. or <b>AO1.2</b> Development is on an existing stable, benched site and requires no further earthworks or <b>AO1.3</b> A competent person certifies that:</p> <ul style="list-style-type: none"> <li>(a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development;</li> <li>(b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site;</li> <li>(c) the site is not subject to the risk of landslide activity on other land;</li> <li>(d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;</li> <li>(e) development does not concentrate existing ground water and surface water paths;</li> <li>(f) development does not incorporate on-site waste water disposal.</li> </ul>	<p><b>That part of the site being the subject of the boundary realignment is not subject to the Landslide Hazard (High &amp; Medium Hazard Risk).</b></p> <p><b>No building or other structures are proposed, and the boundary realignment will not alter the existing conditions at the site.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment.            Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given</p>	
<p><b>PO2</b>            The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.</p>	<p><b>AO2</b>            Excavation or fill:            (a) is not more than 1.2 metres in height for each batter or retaining wall;            (b) is setback a minimum of 2 metres from property boundaries;            (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;            (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.</p>	<p><b>That part of the site being the subject of the boundary realignment is not subject to the Landslide Hazard (High &amp; Medium Hazard Risk).</b></p> <p><b>No retaining structures are proposed, and the boundary realignment will not alter the existing conditions at the site.</b></p>
<b>Additional requirements for Community infrastructure</b>		
<p><b>PO3</b>            Development for community infrastructure:            (a) is not at risk from the potential landslide hazard areas;            (b) will function without impediment from a landslide;            (c) provides access to the infrastructure without impediment from the effects of a landslide;            (d) does not contribute to an elevated risk of a landslide to adjoining properties.</p>	<p><b>AO3</b>            Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function.</p> <p>Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.</p>	<p><b>Not applicable to this application.</b></p>

## 8.2.7 Natural areas overlay code

### 8.2.7.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:
  - (a) MSES – Protected area;
  - (b) MSES – Marine park;
  - (c) MSES – Wildlife habitat;
  - (d) MSES – Regulated vegetation;
  - (e) MSES – Regulated vegetation (intersecting a Watercourse);
  - (f) MSES – High ecological significance wetlands;
  - (g) MSES – High ecological value waters (wetlands);
  - (h) MSES – High ecological value waters (watercourse);
  - (i) MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.

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

### 8.2.7.2 Purpose

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

- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) development is avoided within:
    - (i) areas containing matters of state environmental significance (MSES);
    - (ii) other natural areas;
    - (iii) wetlands and wetland buffers;
    - (iv) waterways and waterway corridors.
  - (b) where development cannot be avoided, development:
    - (i) protects and enhances areas containing matters of state environmental significance;
    - (ii) provides appropriate buffers;
    - (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;
    - (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
    - (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
    - (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
    - (vii) enhances connectivity across barriers for aquatic species and habitats;
    - (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
    - (ix) protects areas of environmental significance from weeds, pests and invasive species.
  - (c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

**Criteria for assessment**

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For self-assessable and assessable development</b>		
<b>Protection of matters of environmental significance</b>		
<p><b>PO1</b> Development protects matters of environmental significance.</p>	<p><b>AO1.1</b> Development avoids significant impact on the relevant environmental values.</p> <p>or</p> <p><b>AO1.2</b> A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.</p> <p>or</p> <p><b>AO1.3</b> Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</p>	<p><b>The boundary realignment is affected by the MSES - Regulated Vegetation overlay.</b></p> <p><b>The boundary realignment will have no impact on the relevant environmental values.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
<b>Management of impacts on matters of environmental significance</b>		
<p><b>PO2</b> Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.</p>	<p><b>AO2</b> The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <ul style="list-style-type: none"> <li>(a) focusing development in cleared areas to protect existing habitat;</li> <li>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</li> <li>(c) aligning new property boundaries to maintain ecologically important areas;</li> <li>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</li> <li>(e) ensuring that significant fauna habitats are protected in their environmental context; and</li> <li>(f) incorporating measures that allow for the safe movement of fauna through the site.</li> </ul>	<p><b>The boundary realignment will have no impact on matters of environmental significance.</b></p>
<p><b>PO3</b> An adequate buffer to areas of state environmental significance is provided and maintained.</p>	<p><b>AO3.1</b> A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 100 metres where the area is located outside Urban areas; or</li> <li>(b) 50 metres where the area is located within a Urban areas.</li> </ul> <p>or</p> <p><b>AO3.2</b> A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.</p>	<p><b>No construction is proposed.</b> <b>Not applicable to this application.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO4</b> Wetland and wetland buffer areas are maintained, protected and restored.</p> <p>Note – Wetland buffer areas are identified in AO3.1.</p>	<p><b>AO4.1</b> Native vegetation within wetlands and wetland buffer areas is retained.</p> <p><b>AO4.2</b> Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.</p>	<p><b>The boundary realignment will not alter the existing conditions at the site.</b></p>
<p><b>PO5</b> Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p><b>AO5.1</b> Development avoids the introduction of non-native pest species.</p> <p><b>AO5.2</b> The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.</p>	<p><b>The boundary realignment will not alter the existing conditions at the site.</b></p>
<b>Ecological connectivity</b>		
<p><b>PO6</b> Development protects and enhances ecological connectivity and/or habitat extent.</p>	<p><b>AO6.1</b> Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.</p> <p>and</p> <p><b>AO6.2</b> Development within an ecological corridor rehabilitates native vegetation.</p> <p>and</p> <p><b>AO6.3</b> Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	<p><b>The boundary realignment will not alter the existing conditions at the site.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO7</b> Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p><b>A07.1</b> Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p> <p>and</p> <p><b>A07.2</b> Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p><b>The boundary realignment will not alter the existing conditions at the site.</b></p>
<b>Waterways in an urban area</b>		
<p><b>PO8</b> Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) ecological processes;</li> <li>(d) biodiversity values;</li> <li>(e) riparian and in-stream habitat values and connectivity;</li> <li>(f) in-stream migration</li> </ul>	<p><b>A08.1</b> Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;</p> <p>or</p> <p><b>A08.2</b> Development does not occur on the part of the site affected by the waterway corridor.</p> <p>Note – Waterway corridors are identified within Table 8.2.7.3.b.</p>	<p><b>Not applicable to this application.</b></p>
<b>Waterways in a non-urban area</b>		
<p><b>PO9</b> Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) ecological processes;</li> <li>(d) biodiversity values;</li> <li>(e) riparian and in-stream habitat values and connectivity;</li> <li>(f) in-stream migration.</li> </ul>	<p><b>A09</b> Development does not occur on that part of the site affected by a waterway corridor.</p> <p>Note – Waterway corridors are identified within Table 8.2.7.3.b.</p>	<p><b>The boundary realignment will not alter the existing conditions at the site.</b></p>

Table 8.2.7.3.b — Widths of waterway corridors for waterways

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

## 8.2.6 Landscape values overlay code

### 8.2.6.1 Application

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

### 8.2.6.2 Purpose

- (1) The purpose of the Landscape values overlay code is to:
  - (a) implement the policy direction of the Strategic Framework, in particular:
    - (i) Theme 2: Environment and landscape values Element 3.5.5 Scenic amenity;
    - (ii) Theme 3: Natural resource management Element 3.6.4 – Resource extraction.
  - (b) enable an assessment of whether development is suitable on land within the Landscape values overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) areas of High landscape value are protected, retained and enhanced;
  - (b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;
  - (c) the landscape values of the Coastal scenery area are managed to integrate and limit the visual impact of development;
  - (d) development maintains and enhances the significant landscape elements and features which contribute to the distinctive character and identity of Douglas Shire;
  - (e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;

- (f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region’s diverse character and distinctive tropical image, in particular:
  - (i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;
  - (ii) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character;
  - (iii) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are maintained;
  - (iv) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.
- (g) views towards High landscape value areas and the Coral Sea are not diminished;
- (h) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive;
- (i) advertising devices do not detract from the landscape values, character types or amenity of an area.

**Criteria for assessment**

**Table 8.2.6.3.z – Landscape values overlay code – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For assessable development</b>		
<b>Development in a High landscape value area</b>		
<p><b>PO1</b> Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;</p> <p>(b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction;</p>	<p><b>AO1.1</b> Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of roof height.</p> <p><b>AO1.2</b> Buildings and structures are setback not less than 50 metres from ridgelines or peaks.</p> <p><b>AO1.3</b> Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p>	<p><b>The boundary realignment is within the High Landscape Value area, however, the boundary realignment will not alter the existing conditions at the site.</b></p> <p><b>No additional buildings or structures are proposed.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;</p> <p>(d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;</p> <p>(e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</p> <p>(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;</p> <p>(g) extractive industry operations are avoided.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p><b>AO1.4</b> Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; buildings are split level or suspended floor construction, or a combination of the two; lightweight materials are used to areas with suspended floors.</p> <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p> <p><b>AO1.5</b> The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p><b>AO1.6</b> No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).</p> <p><b>AO1.7</b> Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values.</p> <p>Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.</p>	

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO1.8</b> Advertising devices do not occur.</p>	
<b>Development within the Medium landscape value area</b>		
<p><b>PO2</b> Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> <li>(a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;</li> <li>(b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction;</li> <li>(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;</li> <li>(d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;</li> <li>(e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;</li> </ul>	<p><b>AO2.1</b> Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p> <p><b>AO2.2</b> Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p> <p><b>AO2.3</b> Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:</p> <ul style="list-style-type: none"> <li>(a) development follows the natural; contours of the site;</li> <li>(b) buildings are split level or suspended floor construction, or a combination of the two;</li> <li>(c) lightweight materials are used to areas with suspended floors.</li> </ul> <p>Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.</p> <p><b>AO2.4</b> The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p>	<p><b>No additional buildings or structures are proposed.</b></p>



Performance outcomes	Acceptable outcomes	Applicant response
<p>(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;</p> <p>(g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p><b>AO2.5</b> No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p> <p><b>AO2.6</b> Advertising devices do not occur.</p>	
<b>Development within a Scenic route buffer / view corridor area</b>		
<p><b>PO3</b> Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:</p> <p>(a) retains visual access to views of the surrounding landscape, the sea and other water bodies;</p> <p>(b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors;</p> <p>(c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character;</p> <p>(d) minimises visual impacts on the setting and views in terms of:</p> <p>(e) the scale, height and setback of buildings;</p> <p>(f) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways;</p>	<p><b>AO3.1</b> Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.</p> <p><b>AO3.2</b> No clearing of native vegetation is undertaken within a Scenic route buffer area.</p> <p><b>AO3.3</b> Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code.</p> <p><b>AO3.4</b> Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.</p>	<p><b>No additional buildings or structures are proposed.</b></p> <p><b>The area being the subject of the boundary realignment is not visible from the public road.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(g) the scale, extent and visual prominence of advertising devices.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>		
<p><b>Development within the Coastal scenery area</b></p>		
<p><b>PO4</b> The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p><b>AO4.1</b> The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.</p> <p><b>AO4.2</b> Where located adjacent to the foreshore buildings and structures are setback:</p> <p>(a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or</p> <p>(b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code.</p> <p><b>AO4.3</b> Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback:</p>	<p><b>The site is not within the Coastal Scenery zone.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or</p> <p>(b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code.</p>	
<p><b>PO5</b> Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.</p>	<p><b>AO5</b> No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code</p>	<p><b>The boundary realignment will not alter the existing conditions at the site.</b></p>

## 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 intend use taking into account environmental features and site constraints;
  - (c) road networks provide connectivity that is integrated with adjoining existing or planned development while also catering for the safe and efficient access for pedestrians, cyclists and for public transport;
  - (d) lots are arranged to front all streets and parkland such that development enhances personal safety, traffic safety, property safety and security; and contributes to streetscape and open space quality;
  - (e) development does not diminish environmental and scenic values, and where relevant, maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore, in a way that protects natural resources;
  - (f) people and property are not placed at risk from natural hazards;
  - (g) a range of functional parkland, including local and district parks, major areas of parkland with a region-wide focus and open space links are available for the use and enjoyment of residents and visitors to the region;
  - (h) the appropriate standard of infrastructure is provided.

### 9.4.7.3 Criteria for assessment

Table 9.4.7.3.a – Reconfiguring a lot code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
<b>General lot design standards</b>		
<p><b>PO1</b> Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5.</p>	<p><b>AO1</b> No acceptable outcomes are prescribed.</p>	<p>The nature and extent of the proposed boundary realignment is such that it does not significantly alter the existing conditions.</p>
<p><b>PO2</b> New lots are generally rectangular in shape with functional areas for land uses intended by the zone.</p>	<p><b>AO2</b> Boundary angles are not less than 45 degrees.</p>	<p>No new lots are proposed.</p>
<p><b>PO3</b> Lots have legal and practical access to a public road.</p>	<p><b>AO3</b> Each lot is provided with: (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title.</p>	<p>The access to Mossman Daintree Road for both lots is not affected by the proposed boundary realignment.</p>
<p><b>PO4</b> Development responds appropriately to its local context, natural systems and site features.</p>	<p><b>AO4</b> Existing site features such as: (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property.</p>	<p>The proposed boundary realignment is to correct for sheds encroaching over the common boundary, and existing conditions are not affected.</p>
<p><b>PO5</b> 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.</p>	<p><b>AO5</b> 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>	<p>No new lots are proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO6</b> Where existing buildings or structures are to be retained, development results in:</p> <ul style="list-style-type: none"> <li>(a) boundaries that offer regular lot shapes and usable spaces;</li> <li>(b) existing improvements complying with current building and amenity standards in relation to boundary setbacks.</li> </ul> <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><b>AO6</b> 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>The Rural zone requires a 6m setback to side and rear boundaries to maintain the rural character of the area and achieve separation from buildings on adjoining properties.</p> <p>This application is to correct for sheds encroaching over the common boundary. The resulting setback will be less than 6m, however, the sheds cannot be viewed from Mossman Daintree Road, and both owners are satisfied with the result.</p>
<p><b>PO7</b> Where rear lots are proposed, development:</p> <ul style="list-style-type: none"> <li>(a) provides a high standard of amenity for residents and other users of the site and adjoining properties;</li> <li>(b) positively contributes to the character of adjoining properties and the area;</li> <li>(c) does not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<p><b>AO7.1</b> Where rear lots are to be established:</p> <ul style="list-style-type: none"> <li>(a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles;</li> <li>(b) no more than 6 lots directly adjoin the rear lot;</li> <li>(c) no more than one rear lot occurs behind the road frontage lot;</li> <li>(d) no more than two access strips to rear lots directly adjoin each other;</li> <li>(e) access strips are located only on one side of the road frontage lot.</li> </ul> <p><b>AO7.2</b> Access strips to the rear lot have a minimum width dimension of:</p> <ul style="list-style-type: none"> <li>(a) 4.0 metres in Residential Zones.</li> <li>(b) 8.0 metres in Industrial Zones category.</li> <li>(c) 5.0 metres in all other Zones.</li> </ul> <p>Note - Rear lots a generally not appropriate in non-Residential or non-Rural zones.</p>	<p>No new lots are proposed.</p>




Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO7.3</b>            Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than:</p> <ul style="list-style-type: none"> <li>(a) 3.0 metres in Residential Zone.</li> <li>(b) 6.0 metres in an Industrial Zone.</li> <li>(c) 3.5 metres in any other Zone.</li> </ul>	
<b>Structure plans</b>		
<p>Additional requirements for:</p> <ul style="list-style-type: none"> <li>(a) a site which is more than 5,000m<sup>2</sup> in any of the Residential zones; or</li> </ul> <p>within these zones, and</p> <ul style="list-style-type: none"> <li>(b) creates 10 or more lots; or</li> <li>(c) involves the creation of new roads and/or public use land.</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>(d) For a material change of use involving:               <ul style="list-style-type: none"> <li>(i) preliminary approval to vary the effect of the planning scheme;</li> <li>(ii) establishing alternative Zones to the planning scheme.</li> </ul> </li> </ul> <p>Note - This part is to be read in conjunction with the other parts of the code</p>		
<p><b>PO8</b>            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><b>AO8.1</b>            Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any:</p> <ul style="list-style-type: none"> <li>(a) approved structure plan;</li> <li>(b) the surrounding pattern of existing or approved subdivision.</li> </ul> <p>Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the performance outcomes.</p> <p><b>AO8.2</b>            Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.</p>	<p>Not applicable to this application.</p>



Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO9</b> Neighbourhood design results in a connected network of walkable streets providing an easy choice of routes within and surrounding the neighbourhood.</p>	<p><b>AO9.1</b> Development does not establish cul-de-sac streets unless:</p> <ul style="list-style-type: none"> <li>(a) cul-de-sacs are a feature of the existing pattern of development in the area;</li> <li>(b) there is a physical feature or incompatible zone change that dictates the need to use a cul-de-sac streets.</li> </ul> <p><b>AO9.2</b> Where a cul-de-sac street is used, it:</p> <ul style="list-style-type: none"> <li>(a) is designed to be no longer than 150 metres in length;</li> <li>(b) is designed so that the end of the cul-de-sac is visible from its entrance;</li> <li>(c) provides connections from the top of the cul-de-sac to other streets for pedestrians and cyclists, where appropriate.</li> </ul> <p><b>AO9.3</b> No more than 6 lots have access to the turning circle or turning-tee at the end of a cul-de-sac street.</p>	<p>Not applicable to this application.</p>
<p><b>PO10</b> Neighbourhood design supports diverse housing choices through block sizes and lot design. In developing areas, significant changes in lot size and frontage occur at the rear of lots rather than on opposite sides of a street.</p>	<p><b>PO10</b> No acceptable outcomes are prescribed.</p>	<p>Not applicable to this application.</p>



Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO11</b> Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land.</p> <p>Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.</p>	<p><b>AO11.1</b> New development adjoins adjacent existing or approved urban development.</p> <p><b>AO11.2</b> New development is not established beyond the identified Local government infrastructure plan area.</p>	Not applicable to this application.
<b>Urban parkland and environmental open space</b>		
<p><b>PO12</b> Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.</p>	<p><b>AO12</b> No acceptable outcomes are prescribed.</p>	Not applicable to this application.
<p><b>PO13</b> Development provides land to:</p> <ul style="list-style-type: none"> <li>(a) meet the recreation needs of the community;</li> <li>(b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity; and adjacent to open space areas;</li> <li>(c) provide for green corridors and linkages.</li> </ul>	<p><b>AO13</b> No acceptable outcomes are prescribed.</p> <p>Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land.</p>	Not applicable to this application.
<p><b>AO14</b> Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space.</p>	<p><b>AO14.1</b> Urban parkland is regular in shape.</p> <p><b>AO14.2</b> At least 75% of the urban parkland's frontage is provided as road.</p> <p><b>AO14.3</b> Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development.</p>	Not applicable to this application.

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO14.4</b> Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.</p> <p><b>AO14.5</b> The number of lots that back onto, or are side-orientated to the urban parkland and environmental open space is minimised.</p>  <p>Inconsistent design solution - low total number of lots complying with the acceptable outcomes.</p>  <p> Lots orientated to front and overlook park to provide casual surveillance.</p> <p>Consistent design solution - high total number of lots complying with the acceptable outcomes.</p>	

Performance outcomes	Acceptable outcomes	Applicant response
<b>Private subdivisions (gated communities)</b>		
<p><b>PO15</b> Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.</p>	<p><b>PO15</b> No acceptable outcomes are prescribed.</p>	Not applicable to this application.
<b>Additional requirements for reconfiguration involving the creation of public streets or roads</b>		
<p><b>PO16</b> The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.</p>	<p><b>AO16</b> No acceptable outcomes are prescribed.</p> <p>Note - The design and construction standards are set out in Planning scheme policy SC5 – FNQROC Regional Development Manual, with reference to the specifications set out in Sections D1 and D3.</p>	Not applicable to this application.
<p><b>PO17</b> Street design supports an urban form that creates walkable neighbourhoods. Street design: (a) is appropriate to the function(s) of the street; (b) meets the needs of users and gives priority to the needs of vulnerable users.</p>	<p><b>AO17</b> No acceptable outcomes are prescribed.</p>	Not applicable to this application.
<b>Public transport network</b>		
<p><b>PO18</b> Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down up facilities.</p>	<p><b>AO18</b> No acceptable outcomes are prescribed.</p>	Not applicable to this application.

Performance outcomes	Acceptable outcomes	Applicant response
<b>Pest plants</b>		
<p><b>PO19</b> 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><b>AO19</b> 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 to this application.</p>

# State code 1: Development in a state-controlled road environment

State Development Assessment Provisions guideline - State Code 1: Development in a state-controlled road environment. This guideline provides direction on how to address State Code 1.

**Table 1.1 Development in general**

Performance outcomes	Acceptable outcomes	Response
<b>Buildings, structures, infrastructure, services and utilities</b>		
<b>PO1</b> The location of the development does not create a safety hazard for users of the <b>state-controlled road</b> .	<b>AO1.1</b> Development is not located in a <b>state-controlled road</b> .  AND <b>AO1.2</b> Development can be maintained without requiring access to a <b>state-controlled road</b> .	<b>Complies with PO1 / AO1</b>  <b>The proposed boundary realignment will not alter the existing conditions at the site.</b>
<b>PO2</b> The design and construction of the development does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO2</b>  <b>The proposed boundary realignment will not alter the existing conditions at the site.</b>
<b>PO3</b> The location of the development does not obstruct <b>road transport infrastructure</b> or adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO3</b>  <b>The proposed boundary realignment will not alter the existing conditions at the site.</b>
<b>PO4</b> The location, placement, design and operation of advertising devices, visible from the <b>state-controlled road</b> , do not create a	No acceptable outcome is prescribed.	<b>Complies with PO4</b>  <b>No advertising devices are proposed.</b>

Performance outcomes	Acceptable outcomes	Response
safety hazard for users of the <b>state-controlled road</b> .		
<p><b>PO5</b> The design and construction of buildings and <b>structures</b> does not create a safety hazard by distracting users of the <b>state-controlled road</b>.</p>	<p><b>AO5.1</b> Facades of buildings and <b>structures</b> fronting the <b>state-controlled road</b> are made of non-reflective materials.</p> <p>AND</p> <p><b>AO5.2</b> Facades of buildings and <b>structures</b> do not direct or reflect point light sources into the face of oncoming traffic on the <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO5.3</b> External lighting of buildings and <b>structures</b> is not directed into the face of oncoming traffic on the <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO5.4</b> External lighting of buildings and <b>structures</b> does not involve flashing or laser lights.</p>	<p><b>Complies with PO5</b></p> <p><b>The proposed boundary realignment will not alter the existing conditions at the site.</b></p>
<p><b>PO6</b> Road, pedestrian and bikeway bridges over a <b>state-controlled road</b> are designed and constructed to prevent projectiles from being thrown onto the <b>state-controlled road</b>.</p>	<p><b>AO6.1</b> Road, pedestrian and bikeway bridges over the <b>state-controlled road</b> include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.</p>	<p><b>Complies with PO6</b></p> <p><b>No bridges are proposed.</b></p>
<b>Landscaping</b>		
<p><b>PO7</b> The location of landscaping does not create a safety hazard for users of the <b>state-controlled road</b>.</p>	<p><b>AO7.1</b> Landscaping is not located in a <b>state-controlled road</b>.</p>	<p><b>Complies with PO7</b></p>

State Development Assessment Provisions v3.5

State code 1: Development in a state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p><b>AO7.2</b> Landscaping can be maintained without requiring access to a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO7.3</b> Landscaping does not block or obscure the sight lines for vehicular access to a <b>state-controlled road</b>.</p>	<p><b>The proposed boundary realignment will not alter the existing conditions at the site.</b></p>
<b>Stormwater and overland flow</b>		
<p><b>PO8</b> Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the <b>state-controlled road</b>.</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO8</b></p> <p><b>The proposed boundary realignment will not alter the existing conditions at the site.</b></p>
<p><b>PO9</b> Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the <b>state-controlled road</b> or <b>road transport infrastructure</b>.</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO9</b></p> <p><b>The proposed boundary realignment will not alter the existing conditions at the site.</b></p>
<p><b>PO10</b> Stormwater run-off or overland flow from the development site does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road</b> or <b>road transport infrastructure</b>.</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO10</b></p> <p><b>The proposed boundary realignment will not alter the existing conditions at the site.</b></p>
<p><b>PO11</b> Development ensures that stormwater is lawfully discharged.</p>	<p><b>AO11.1</b> Development does not create any new points of discharge to a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO11.2</b> Development does not concentrate flows to a <b>state-controlled road</b>.</p>	<p><b>Complies with PO11</b></p> <p><b>The proposed boundary realignment will not alter the existing conditions at the site.</b></p>

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p><b>AO11.3</b> Stormwater run-off is discharged to a <b>lawful point of discharge</b>.</p> <p>AND</p> <p><b>AO11.4</b> Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>state-controlled road</b>.</p>	
<b>Flooding</b>		
<p><b>PO12</b> Development does not result in a material worsening of flooding impacts within a <b>state-controlled road</b>.</p>	<p><b>AO12.1</b> For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (within +/- 10mm) to existing flood levels within a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO12.2</b> For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO12.3</b> For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a <b>state-controlled road</b>.</p>	<p><b>Complies with PO12</b></p> <p><b>The proposed boundary realignment will not alter the existing conditions at the site.</b></p>
<b>Drainage Infrastructure</b>		

State Development Assessment Provisions v3.5

State code 1: Development in a state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
<b>PO13</b> Drainage infrastructure does not create a safety hazard for users in the <b>state-controlled road</b> .	<b>AO13.1</b> Drainage infrastructure is wholly contained within the development site, except at the <b>lawful point of discharge</b> .  AND <b>AO13.2</b> Drainage infrastructure can be maintained without requiring access to a <b>state-controlled road</b> .	<b>Complies with PO13</b>  The proposed boundary realignment will not alter the existing conditions at the site.
<b>PO14</b> Drainage infrastructure associated with, or within, a <b>state-controlled road</b> is constructed, and designed to ensure the <b>structural integrity</b> and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	<b>Complies with PO14</b>  The proposed boundary realignment will not alter the existing conditions at the site.

**Table 1.2 Vehicular access, road layout and local roads**

Performance outcomes	Acceptable outcomes	Response
<b>Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection</b>		
<b>PO15</b> The location, design and operation of a <b>new or changed access</b> to a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO15</b>  No new or changed access is proposed.
<b>PO16</b> The location, design and operation of a <b>new or changed access</b> does not adversely impact the <b>functional requirements</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO16</b>  No new or changed access is proposed.
<b>PO17</b> The location, design and operation of a <b>new or changed access</b> is consistent with the <b>future intent</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO17</b>  No new or changed access is proposed.
<b>PO18</b> <b>New or changed access</b> is consistent with the access for the relevant <b>limited access road policy</b> :	No acceptable outcome is prescribed.	<b>Complies with PO18</b>  No new or changed access is proposed.

State Development Assessment Provisions v3.5

State code 1: Development in a state-controlled road environment

Page 5 of 18

Performance outcomes	Acceptable outcomes	Response
1. <b>LAR 1</b> where direct access is prohibited; or 2. <b>LAR 2</b> where access may be permitted, subject to assessment.		
<b>PO19 New or changed access to a local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO19</b>  <b>No new or changed access is proposed.</b>
<b>PO20 New or changed access to a local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	<b>Complies with PO20</b>  <b>No new or changed access is proposed.</b>
<b>Public passenger transport and active transport</b>		
<b>PO21</b> Development does not compromise the safety of users of <b>public passenger transport infrastructure, public passenger services and active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO21</b>  <b>The proposed boundary realignment will not alter the existing conditions at the site.</b>
<b>PO22</b> Development maintains the ability for people to access <b>public passenger transport infrastructure, public passenger services and active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO22</b>  <b>The proposed boundary realignment will not alter the existing conditions at the site.</b>
<b>PO23</b> Development does not adversely impact the operating performance of <b>public passenger transport infrastructure, public passenger services and active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO23</b>  <b>The proposed boundary realignment will not alter the existing conditions at the site.</b>
<b>PO24</b> Development does not adversely impact the <b>structural integrity</b> or physical condition of <b>public passenger transport infrastructure and active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO24</b>  <b>The proposed boundary realignment will not alter the existing conditions at the site.</b>

## Table 1.3 Network impacts

State Development Assessment Provisions v3.5

State code 1: Development in a state-controlled road environment

Page 6 of 18

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<b>PO25</b> Development does not compromise the safety of users of the <b>state-controlled road</b> network.	No acceptable outcome is prescribed.	<b>Complies with PO25</b>  The proposed boundary realignment will not alter the existing conditions at the site.
<b>PO26</b> Development ensures <b>no net worsening</b> of the operating performance of the <b>state-controlled road</b> network.	No acceptable outcome is prescribed.	<b>Complies with PO26</b>  The proposed boundary realignment will not alter the existing conditions at the site.
<b>PO27</b> Traffic movements are not directed onto a <b>state-controlled road</b> where they can be accommodated on the <b>local road</b> network.	No acceptable outcome is prescribed.	<b>Complies with PO27</b>  The proposed boundary realignment will not alter the existing conditions at the site.
<b>PO28</b> Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO28</b>  The proposed boundary realignment does not involve haulage exceeding 10,000 tonnes per year.
<b>PO29</b> Development does not impede delivery of <b>planned upgrades</b> of <b>state-controlled roads</b> .	No acceptable outcome is prescribed.	<b>Complies with PO29</b>  The proposed boundary realignment will not alter the existing conditions at the site.
<b>PO30</b> Development does not impede delivery of <b>corridor improvements</b> located entirely within the <b>state-controlled road corridor</b> .	No acceptable outcome is prescribed.	<b>Complies with PO30</b>  The proposed boundary realignment will not alter the existing conditions at the site.

**Table 1.4 Filling, excavation, building foundations and retaining structures**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<b>PO31</b> Development does not create a safety hazard for users of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO31</b>  No filling, excavating building foundations or retaining structures are proposed.

State Development Assessment Provisions v3.5

State code 1: Development in a state-controlled road environment

Page 7 of 18

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<b>PO32</b> Development does not adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO32</b>  <b>No filling, excavating building foundations or retaining structures are proposed.</b>
<b>PO33</b> Development does not undermine, damage or cause subsidence of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO33</b>  <b>No filling, excavating building foundations or retaining structures are proposed.</b>
<b>PO34</b> Development does not cause ground water disturbance in a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO34</b>  <b>No filling, excavating building foundations or retaining structures are proposed.</b>
<b>PO35</b> Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or <b>structural integrity</b> of a <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO35</b>  <b>No filling, excavating building foundations or retaining structures are proposed.</b>
<b>PO36</b> Filling and excavation associated with the construction of <b>new or changed access</b> do not compromise the operation or capacity of existing drainage infrastructure for a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO36</b>  <b>No filling, excavating building foundations or retaining structures are proposed.</b>

## Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<b>Reconfiguring a lot</b>		
<b>Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO37</b> Development minimises free field noise intrusion from a <b>state-controlled road</b> .	<b>AO37.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed:	<b>Complies with PO37</b>

State Development Assessment Provisions v3.5

State code 1: Development in a state-controlled road environment

Page 8 of 18

Performance outcomes	Acceptable outcomes	Response
	<p>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</p> <p>2. in accordance with:</p> <ul style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ul> <p>OR</p> <p><b>AO37.2</b> Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p> <p>OR</p> <p><b>AO37.3</b> Development provides a <b>solid gap-free fence</b> or other <b>solid gap-free structure</b> along the full extent of the boundary closest to the <b>state-controlled road</b>.</p>	<p><b>No new residential lots are proposed.</b></p>
<b>Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<p><b>PO38</b> Reconfiguring a lot minimises free field noise intrusion from a <b>state-controlled road</b>.</p>	<p><b>AO38.1</b> Development provides noise barrier or earth mound which is designed, sited and constructed:</p>	<p><b>Complies with PO38</b></p> <p><b>No new residential lots are proposed.</b></p>

Performance outcomes	Acceptable outcomes	Response
	<ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>2. in accordance with:               <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol> <p>OR</p> <p><b>AO38.2</b> Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	
<b>Material change of use (accommodation activity)</b>		
<b>Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<p><b>PO39</b> Development minimises noise intrusion from a <b>state-controlled road</b> in <b>private open space</b>.</p>	<p><b>AO39.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for <b>private open space</b> at the ground floor level;</li> <li>2. in accordance with:               <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management</li> </ol> </li> </ol>	<p><b>Not applicable to this application.</b></p>

Performance outcomes	Acceptable outcomes	Response
	<p>Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</p> <p>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</p> <p>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</p> <p>OR</p> <p><b>AO39.2</b> Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for <b>private open space</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	
<p><b>PO40</b> Development (excluding a <b>relevant residential building</b> or <b>relocated building</b>) minimises noise intrusion from a <b>state-controlled road</b> in <b>habitable rooms</b> at the facade.</p>	<p><b>AO40.1</b> Development (excluding a <b>relevant residential building</b> or <b>relocated building</b>) provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for <b>habitable rooms</b>;</li> <li>2. in accordance with: <ol style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> </ol> </li> </ol>	<p><b>Not applicable to this application.</b></p>

Performance outcomes	Acceptable outcomes	Response
	<p>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</p> <p>OR</p> <p><b>AO40.2</b> Development (excluding a <b>relevant residential building</b> or <b>relocated building</b>) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for <b>habitable rooms</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	
<b>PO41 Habitable rooms</b> (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	<b>Not applicable to this application.</b>
<b>Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO42</b> Balconies, podiums, and roof decks include: 1. a continuous <b>solid gap-free structure</b> or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.	No acceptable outcome is provided.	<b>Not applicable to this application.</b>
<b>PO43 Habitable rooms</b> (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	<b>Not applicable to this application.</b>
<b>Material change of use (other uses)</b>		

Performance outcomes	Acceptable outcomes	Response
<b>Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<p><b>PO44</b> Development:</p> <ol style="list-style-type: none"> <li>1. provides a noise barrier or earth mound that is designed, sited and constructed:               <ol style="list-style-type: none"> <li>a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b>;</li> <li>b. in accordance with:                   <ol style="list-style-type: none"> <li>i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or</li> </ol> </li> </ol> </li> <li>2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</li> </ol>	No acceptable outcome is provided.	<b>Not applicable to this application.</b>
<p><b>PO45</b> Development involving a <b>childcare centre</b> or <b>educational establishment</b>:</p> <ol style="list-style-type: none"> <li>1. provides a noise barrier or earth mound that is designed, sited and constructed:</li> </ol>	No acceptable outcome is provided.	<b>Not applicable to this application.</b>

Performance outcomes	Acceptable outcomes	Response
2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 3. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.		
<b>PO46</b> Development involving: 1. <b>indoor education areas</b> and <b>indoor play areas</b> ; or 2. sleeping rooms in a <b>childcare centre</b> ; or 3. <b>patient care areas</b> in a <b>hospital</b> achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	<b>Not applicable to this application.</b>
<b>Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO47</b> Development involving a <b>childcare centre</b> or <b>educational establishment</b> which have balconies, podiums or elevated <b>outdoor play areas</b> predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3)	No acceptable outcome is provided.	<b>Not applicable to this application.</b>

State Development Assessment Provisions v3.5

State code 1: Development in a state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
<p>due to noise from a <b>state-controlled road</b> are provided with:</p> <ol style="list-style-type: none"> <li>1. a continuous <b>solid gap-free structure</b> or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated <b>outdoor play areas</b>.</li> </ol>		
<p><b>PO48</b> Development including:</p> <ol style="list-style-type: none"> <li>1. <b>indoor education areas</b> and <b>indoor play areas</b> in a <b>childcare centre</b> or <b>educational establishment</b>; or</li> <li>2. sleeping rooms in a <b>childcare centre</b>; or</li> <li>3. <b>patient care areas</b> in a <b>hospital</b> located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).</li> </ol>	No acceptable outcome is provided.	<b>Not applicable to this application.</b>
<b>Air, light and vibration</b>		
<p><b>PO49</b> <b>Private open space, outdoor education areas</b> and <b>outdoor play areas</b> are protected from air quality impacts from a <b>state-controlled road</b>.</p>	<p><b>AO49.1</b> Each dwelling or unit has access to a <b>private open space</b> which is shielded from a <b>state-controlled road</b> by a building, <b>solid gap-free fence</b>, or other <b>solid gap-free structure</b>.</p> <p>OR</p> <p><b>AO49.2</b> Each <b>outdoor education area</b> and <b>outdoor play area</b> is shielded from a <b>state-controlled road</b> by a building, <b>solid gap-free fence</b>, or other <b>solid gap-free structure</b>.</p>	<b>Not applicable to this application.</b>

Performance outcomes	Acceptable outcomes	Response
<b>PO50 Patient care areas within hospitals</b> are protected from vibration impacts from a <b>state-controlled road</b> or <b>type 1 multi-modal corridor</b> .	<p><b>AO50.1 Hospitals</b> are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of <math>0.1\text{m/s}^{1.75}</math>.</p> <p>AND</p> <p><b>AO50.2 Hospitals</b> are designed and constructed to ensure vibration in the ward of a <b>patient care area</b> does not exceed a vibration dose value of <math>0.4\text{m/s}^{1.75}</math>.</p>	<b>Not applicable to this application.</b>
<p><b>PO51</b> Development is designed and sited to ensure light from infrastructure within, and from users of, a <b>state-controlled road</b> or <b>type 1 multi-modal corridor</b>, does not:</p> <ol style="list-style-type: none"> <li>intrude into buildings during night hours (10pm to 6am);</li> <li>create unreasonable disturbance during evening hours (6pm to 10pm).</li> </ol>	No acceptable outcomes are prescribed.	<b>Not applicable to this application.</b>

**Table 1.6: Development in a future state-controlled road environment**

Performance outcomes	Acceptable outcomes	Response
<b>PO52</b> Development does not impede delivery of a <b>future state-controlled road</b> .	<p><b>AO52.1</b> Development is not located in a <b>future state-controlled road</b>.</p> <p>OR ALL OF THE FOLLOWING APPLY:</p> <p><b>AO52.2</b> Development does not involve filling and excavation of, or material changes to, a <b>future state-controlled road</b>.</p>	<p><b>Complies with PO52</b></p> <p><b>The proposed boundary realignment will not alter the existing conditions at the site.</b></p>

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p><b>AO52.3</b> The intensification of lots does not occur within a <b>future state-controlled road</b>.</p> <p>AND</p> <p><b>AO52.4</b> Development does not result in the landlocking of parcels once a <b>future state-controlled road</b> is delivered.</p>	
<b>PO53</b> The location and design of <b>new or changed access</b> does not create a safety hazard for users of a <b>future state-controlled road</b> .	<b>AO53.1</b> Development does not include <b>new or changed access</b> to a <b>future state-controlled road</b> .	<p><b>Complies with PO53</b></p> <p>The proposed boundary realignment will not alter the existing conditions at the site.</p>
<b>PO54</b> Filling, excavation, building foundations and <b>retaining structures</b> do not undermine, damage or cause subsidence of a <b>future state-controlled road</b> .	No acceptable outcome is prescribed.	<p><b>Complies with PO54</b></p> <p>The proposed boundary realignment will not alter the existing conditions at the site.</p>
<b>PO55</b> Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a <b>future state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<p><b>Complies with PO55</b></p> <p>The proposed boundary realignment will not alter the existing conditions at the site.</p>
<b>PO56</b> Development ensures that stormwater is lawfully discharged.	<p><b>AO56.1</b> Development does not create any new points of discharge to a <b>future state-controlled road</b>.</p> <p>AND</p> <p><b>AO56.2</b> Development does not concentrate flows to a <b>future state-controlled road</b>.</p>	<p><b>Complies with PO56</b></p> <p>The proposed boundary realignment will not alter the existing conditions at the site.</p>

State Development Assessment Provisions v3.5

State code 1: Development in a state-controlled road environment

Page 17 of 18

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p><b>AO56.3</b> Stormwater run-off is discharged to a <b>lawful point of discharge</b>.</p> <p>AND</p> <p><b>AO56.4</b> Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>future state-controlled road</b>.</p>	

# State code 8: Coastal development and tidal works

State Development Assessment Provisions Guidance Material: State code 8: Coastal Development and tidal works provides direction on how to address this code.

**Table 8.1: All development**

Performance outcomes	Response
<b>Development in the erosion prone area</b>	
<p><b>PO1</b> Development is only permitted in the <b>erosion prone area</b> where it:</p> <ol style="list-style-type: none"> <li>1. is one of the following types of development:               <ol style="list-style-type: none"> <li>a. <b>coastal-dependent development</b>; or</li> <li>b. <b>temporary, readily relocatable or able to be abandoned</b>; or</li> <li>c. <b>essential community infrastructure</b>; or</li> <li>d. <b>redevelopment</b> of an existing permanent building or structure that cannot be relocated or abandoned; and</li> </ol> </li> <li>2. cannot feasibly be located elsewhere; or</li> <li>3. is located landward of:               <ol style="list-style-type: none"> <li>a. a <b>fit for purpose revetment</b>; or</li> <li>b. a proposed revetment that is consistent with:                   <ol style="list-style-type: none"> <li>i. an <b>agreement with a local government</b>; or</li> <li>ii. the alignment of adjacent lawful revetments; or</li> </ol> </li> </ol> </li> <li>4. is on a lot less than 2000m<sup>2</sup> where a <b>coastal building line</b> is present.</li> </ol>	<p><b>Complies with PO1</b></p> <p>The proposed boundary realignment will not alter the existing conditions at the site.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<p><b>PO2</b> Development (other than <b>coastal protection work</b>) in the <b>erosion prone area</b>:</p> <ol style="list-style-type: none"> <li>1. does not adversely impact <b>coastal processes</b>; and</li> <li>2. ensures that the protective function of landforms and vegetation is maintained.</li> </ol> <p>Note: In considering reconfiguring a lot applications, the State may require land in the <b>erosion prone area</b> to be surrendered to the State for coastal management purposes under the <i>Coastal Protection and Management Act 1995</i>.</p> <p>Where the planning chief executive receives a copy of a land surrender requirement or proposed land surrender notice under the <i>Coastal Protection and Management Act 1995</i>, this must be considered in assessing the application.</p>	<p><b>Complies with PO2</b></p> <p>The proposed boundary realignment will not alter the existing conditions at the site.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<p><b>PO3</b> Development is sited, designed and constructed to limit the risk of impacts of <b>coastal erosion</b> to an acceptable level by:</p> <ol style="list-style-type: none"> <li>1. locating development outside the <b>erosion prone area</b>; or</li> <li>2. mitigating or otherwise accommodating the risks posed by <b>coastal erosion</b>.</li> </ol>	<p><b>Complies with PO3</b></p> <p>The proposed boundary realignment will not alter the existing conditions at the site.</p>

Performance outcomes	Response
	The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.
<p><b>PO4</b> Development in the <b>erosion prone area</b> does not significantly increase the risk or impacts to people and property from <b>coastal erosion</b>.</p>	<p>Complies with PO4</p> <p>The proposed boundary realignment will not alter the existing conditions at the site.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<p><b>PO5</b> Development (other than <b>coastal protection work</b>) in the <b>erosion prone area</b> does not directly or indirectly increase the severity of <b>coastal erosion</b> either on or off the site.</p>	<p>Complies with PO5</p> <p>The proposed boundary realignment will not alter the existing conditions at the site.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<p><b>PO6</b> In <b>erosion prone areas</b> where a <b>coastal building line</b> is present, building work is located landward of the <b>coastal building line</b> unless <b>coastal protection work</b> has been constructed to protect the development.</p>	<p>Complies with PO6</p> <p>The proposed boundary realignment will not alter the existing conditions at the site.</p> <p>The area of the boundary realignment is not affected by a coastal building line.</p>
<b>Artificial waterways</b>	
<p><b>PO7</b> Development of <b>artificial waterways</b>, canals and <b>dry-land marinas</b> conserves <b>coastal resources</b> by:</p> <ol style="list-style-type: none"> <li>1. ensuring changes to water flows, water levels and sediment movement do not adversely impact the natural waterway to which it is connected;</li> <li>2. demonstrating appropriate storage, treatment and disposal of <b>dredged material</b> for the life of the development.</li> </ol>	<p>Complies with PO7</p> <p>No artificial waterways, canals or dry-land marinas are proposed.</p>
<b>Coastal protection work</b>	
<p><b>PO8</b> Works for <b>beach nourishment</b> minimises adverse impacts on <b>coastal processes</b>.</p>	<p>Complies with PO8</p>

Performance outcomes	Response
	<p>The proposed boundary realignment will not alter the existing conditions at the site.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<p><b>PO9</b> Works for <b>beach nourishment</b> do not increase the severity of erosion on adjacent land.</p>	<p>Complies with PO9</p> <p>The proposed boundary realignment will not alter the existing conditions at the site.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<p><b>PO10 Erosion control structures</b> (excluding revetments) are only constructed where there is an <b>imminent threat</b> to <b>significant buildings or infrastructure</b>, and there is no feasible option for either:</p> <ol style="list-style-type: none"> <li>1. <b>beach nourishment</b>; or</li> <li>2. relocation or abandonment of structures.</li> </ol>	<p>Complies with PO10</p> <p>No erosion control structures are proposed.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<p><b>PO11 Erosion control structures</b> (revetments only) are only constructed where:</p> <ol style="list-style-type: none"> <li>1. there is an <b>imminent threat</b> to <b>significant buildings or infrastructure</b>, and there is no feasible option for either: <ol style="list-style-type: none"> <li>a. <b>beach nourishment</b>; or</li> <li>b. relocation or abandonment of structures; or</li> </ol> </li> <li>2. the development: <ol style="list-style-type: none"> <li>a. is in a consistent alignment with adjacent lawful revetments; or</li> <li>b. is consistent with an <b>agreement with a local government</b> that a revetment is appropriate in the proposed location.</li> </ol> </li> </ol>	<p>Complies with PO11</p> <p>No erosion control structures are proposed.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<p><b>PO12 Erosion control structures</b> minimise interference with <b>coastal processes</b> and reduce the severity of erosion on adjacent land.</p>	<p>Complies with PO12</p> <p>No erosion control structures are proposed.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<p><b>Water quality</b></p>	

Performance outcomes	Response
<p><b>PO13</b> Development:</p> <ol style="list-style-type: none"> <li>1. maintains or enhances <b>environmental values</b> of receiving waters;</li> <li>2. achieves the <b>water quality objectives</b> of Queensland waters;</li> <li>3. avoids the release of <b>prescribed water contaminants</b> to <b>tidal waters</b>.</li> </ol>	<p><b>Complies with PO13</b></p> <p>The proposed boundary realignment will not alter the existing conditions at the site.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<b>Public use of and access to State coastal land</b>	
<p><b>PO14</b> Development maintains or enhances public use of and access to and along <b>State coastal land</b> (except where this is contrary to the protection of <b>coastal resources</b> or public safety).</p>	<p><b>Complies with P14</b></p> <p>The proposed boundary realignment will not affect access to State coastal land.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<p><b>PO15 Private marine development</b> does not reduce public use of and access to <b>State coastal land</b> and ensures that works:</p> <ol style="list-style-type: none"> <li>1. are used for <b>marine access purposes</b> only;</li> <li>2. minimise the use of <b>State coastal land</b>;</li> <li>3. are designed to accommodate the berthing of one vessel only per waterfront residence;</li> <li>4. do not interfere with access between <b>navigable waterways</b> and adjacent properties.</li> </ol>	<p><b>Complies with P15</b></p> <p>No private marine development is proposed.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<p><b>PO16</b> Development does not reduce public use of and access to <b>State coastal land</b> and ensures that <b>erosion control structures</b>, intended to protect a freehold or leasehold (not State land) premises, are wholly located within the lot:</p> <ol style="list-style-type: none"> <li>1. except where impeded by <b>significant buildings or infrastructure</b> that cannot be removed or relocated; or</li> <li>2. for revetments the development is: <ol style="list-style-type: none"> <li>a. in a consistent alignment with adjacent lawful revetments; or</li> <li>b. consistent with an <b>agreement with a local government</b> that a revetment is appropriate in the proposed location.</li> </ol> </li> </ol>	<p><b>Complies with P16</b></p> <p>The proposed boundary realignment will not affect access to State coastal land and no erosion control structures are proposed.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>
<b>Matters of state environmental significance</b>	
<p><b>PO17</b> Development is designed and sited to:</p> <ol style="list-style-type: none"> <li>1. avoid impacts on <b>matters of state environmental significance</b>; or</li> </ol>	<p><b>Complies with PO17</b></p>

Performance outcomes	Response
<p>2. minimise and mitigate impacts on <b>matters of state environmental significance</b> after demonstrating avoidance is not reasonably possible; and</p> <p>3. provide an <b>offset</b> if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable <b>significant residual impact</b> on a <b>matter of state environmental significance</b>.</p> <p>Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan.</p>	<p>The proposed boundary realignment will not alter the existing conditions at the site.</p> <p>The area of the boundary realignment is outside the erosion prone area on the Coastal area – Erosion prone area overlay map.</p>

**Table 8.2: All operational work**

Performance outcomes	Response
<b>Private marine development</b>	
<p><b>PO18 Private marine development</b> is designed and constructed to maintain existing waterway banks in their natural state and not require:</p> <ol style="list-style-type: none"> <li><b>coastal protection work</b>;</li> <li>shoreline or riverbank hardening;</li> <li><b>dredging for marine access purposes</b>.</li> </ol>	<b>Not applicable to this application.</b>
<b>Disposal of solid waste or dredged material from artificial waterways</b>	
<p><b>PO19</b> Solid waste from land and <b>dredged material</b> from <b>artificial waterways</b> is not disposed of in <b>tidal water</b> unless it is for <b>beneficial reuse</b>.</p>	<b>Not applicable to this application.</b>
<b>Disposal of dredged material other than from artificial waterways</b>	
<p><b>PO20 Dredged material</b> is returned to <b>tidal water</b> where the material is needed to maintain <b>coastal processes</b> and sediment volume.</p>	<b>Not applicable to this application.</b>
<p><b>PO21</b> Where the <b>dredged material</b> is not needed to maintain <b>coastal processes</b> and sediment volume, the quantity of <b>dredged material</b> disposed to <b>tidal water</b> is minimised through <b>beneficial reuse</b> or disposal on land.</p>	<b>Not applicable to this application.</b>
<b>All dredging and any disposal of dredged material in tidal water</b>	
<p><b>PO22 Dredging</b> or disposal of <b>dredged material</b> in tidal waters does not adversely impact on <b>coastal processes</b> and <b>coastal resources</b>.</p>	<b>Not applicable to this application.</b>
<b>Reclamation</b>	
<p><b>PO23</b> Development does not involve <b>reclamation</b> of land below <b>tidal water</b>, other than for the purposes of:</p>	<b>Not applicable to this application.</b>

Performance outcomes	Response
<ol style="list-style-type: none"> <li>1. <b>coastal-dependent development, public marine development or essential community infrastructure</b>; or</li> <li>2. strategic ports, priority ports, boat harbours or strategic airports and aviation facilities, in accordance with a statutory land use plan or master plan; or</li> <li>3. <b>coastal protection work</b> or work necessary to protect <b>coastal resources</b> or <b>coastal processes</b>.</li> </ol>	

**Table 8.3: Operational work for tidal works which is not assessed by local government**

Performance outcomes	Acceptable outcomes	Response
<b>PO24</b> Tidal works are sited and designed to operate safely during and following a <b>defined storm tide event</b> .	<b>AO24.1</b> Tidal work is designed and located in accordance with the Guideline: Building and engineering standards for tidal works, Department of Environment and Heritage Protection, 2017.	<b>Not applicable to this application.</b>

# State code 16: Native vegetation clearing

State Development Assessment Provisions guideline - State Code 16: Clearing native vegetation. This guideline provides direction on how to address State Code 16 below.

**Please note:** It is only necessary to provide a response to the performance outcomes relevant to the clearing purpose(s). Table 16.1 below specifies which tables of performance outcomes are relevant for each clearing purpose. Tables that are not relevant to your clearing purpose can be left blank or deleted.

As an example, only Table 16.2 and Table 16.15 are relevant for a development application for operational works that involves managing thickened vegetation. The remaining tables may be deleted.

**Table 16.1: Relevant code provisions for each type of development**

Clearing purpose	Relevant provisions
<b>Material change of use and / or reconfiguring a lot and / or operational work</b>	
<b>Public safety, relevant infrastructure activities and / or consequential development of IPA approval</b>	Table 16.2 and Table 16.3
<b>Extractive industry</b>	Table 16.2 and Table 16.4
<b>Coordinated project (agriculture)</b>	Table 16.2 and Table 16.5
<b>Coordinated project (extractive industry)</b>	Table 16.2 and Table 16.6
<b>Coordinated project (all other purposes)</b>	Table 16.2 and Table 16.7
Material change of use and / or reconfiguring a lot for all other purposes	Table 16.2 and Table 16.8
Material change of use and / or reconfiguring a lot for which there will be no <b>clearing as a result of the material change of use or reconfiguring a lot</b>	Table 16.9
Material change of use and / or reconfiguring a lot for which <b>clearing</b> is limited to <b>clearing</b> that could be done as <b>exempt clearing work</b> for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved	Table 16.2 and Table 16.10
<b>Operational work</b>	
<b>Necessary environmental clearing</b>	Table 16.2 and Table 16.11
Control non-native plants or <b>declared pests</b>	Table 16.2 and Table 16.12
<b>Encroachment</b>	Table 16.2 and Table 16.13
<b>Fodder harvesting</b>	Table 16.2 and Table 16.14
<b>Managing thickened vegetation</b>	Table 16.2 and Table 16.15

**Table 16.2: General**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<b>PO1 Clearing of vegetation</b> is consistent with any <b>notice requiring compliance</b> on the land subject to the development application, unless a <b>better environmental outcome</b> can be achieved.	No acceptable outcome is prescribed.	No notices requiring compliance apply to the proposed development or clearing footprint.
<b>PO2 Clearing of vegetation</b> is consistent with <b>vegetation management requirements</b> for <b>particular regulated areas</b> unless a <b>better environmental outcome</b> can be achieved.	No acceptable outcome is prescribed.	The proposed development and clearing is consistent with the vegetation management requirements for the particular regulated area, as any clearing will only be for fencing purposes along the new lot boundary.
<b>PO3 Clearing of vegetation</b> in a <b>legally secured offset area</b> : 1. is consistent with the <b>offset</b> delivery plan; or 2. is consistent with an <b>agreement</b> for the <b>offset area</b> on the land subject to the development application; or 3. only occurs if an additional <b>offset</b> is provided.	No acceptable outcome is prescribed.	No legally secured offset area applies to the clearing footprint.

**Table 16.10: Material change of use and / or reconfiguring a lot for which clearing is limited to clearing that could be done as exempt clearing work for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<b>Clearing avoids and minimises impacts</b>		
<b>PO94 Clearing of vegetation and adverse impacts of clearing vegetation</b> do not occur unless the application has demonstrated that the <b>clearing</b> and the <b>adverse impacts of clearing</b> have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	The necessary clearing of vegetation for a fence is exempt clearing work in accordance with the Planning Regulation 2017, Part 1, Section 1(3)(b)(ii).

Performance outcomes	Acceptable outcomes	Response
<b>Clearing that could already be done under an exemption</b>		
<p><b>PO95 Clearing of vegetation</b> does not occur unless it is <b>clearing</b> that could be done as <b>exempt clearing work</b> for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved.</p>	<p>No acceptable outcome is prescribed.</p>	<p>The necessary clearing of vegetation for a fence is exempt clearing work in accordance with the Planning Regulation 2017, Part 1, Section 1(3)(b)(ii).</p>

# Appendix F

## **Matters of Interest for all selected Lot Plans**

*Coastal management district*

*Coastal area - erosion prone area*

*Coastal area - medium storm tide inundation area*

*Coastal area - high storm tide inundation area*

*Queensland waterways for waterway barrier works*

*Major (tidal)*

*Regulated vegetation management map (Category A and B extract)*

## **Matters of Interest by Lot Plan**

### **Lot Plan: 1RP711228 (Area: 263270 m<sup>2</sup>)**

*Coastal management district*

*Coastal area - erosion prone area*

*Coastal area - medium storm tide inundation area*

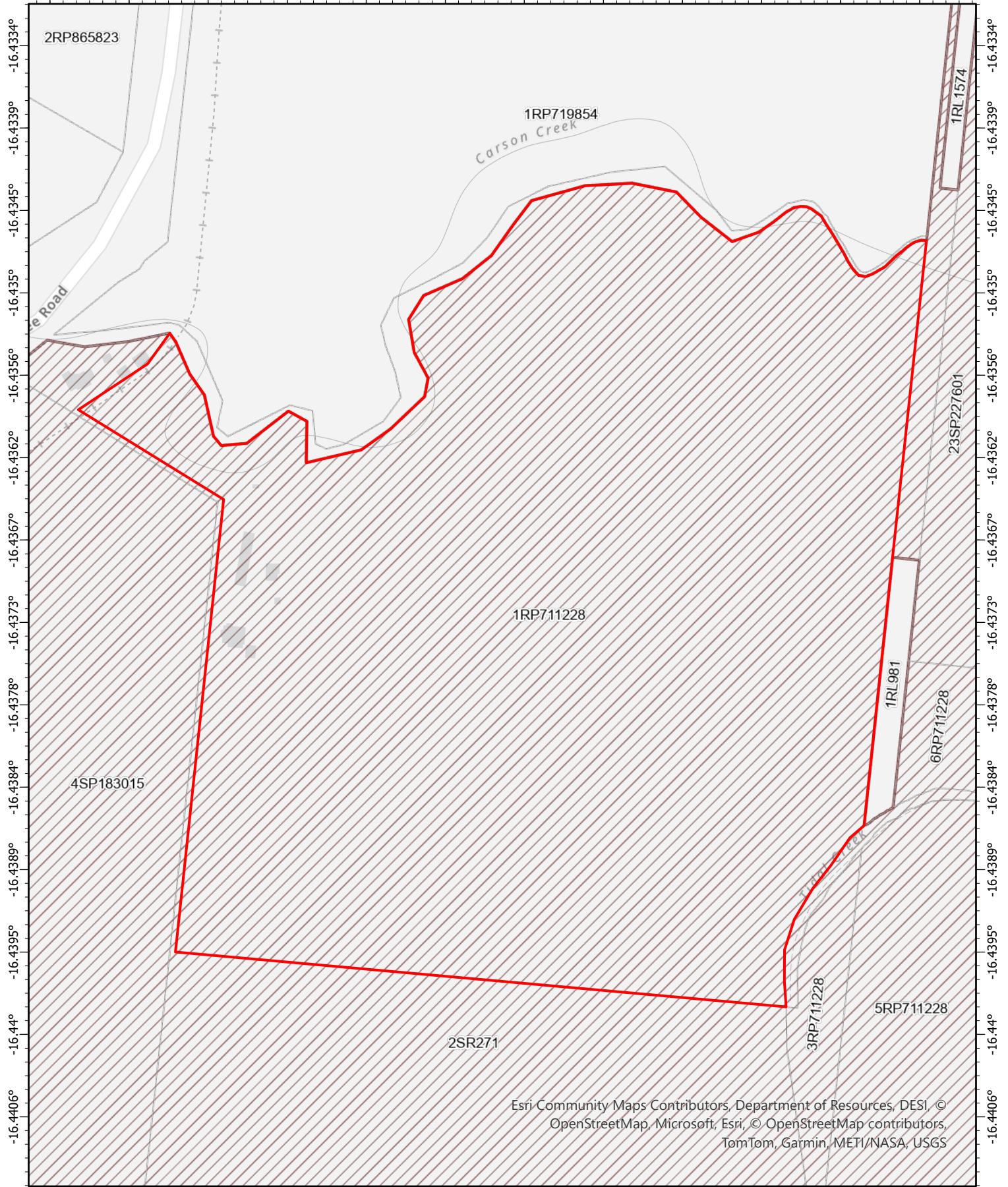
*Coastal area - high storm tide inundation area*

*Queensland waterways for waterway barrier works*

*Major (tidal)*


*Regulated vegetation management map (Category A and B extract)*

145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



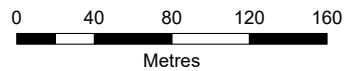
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, © OpenStreetMap contributors, TomTom, Garmin, METI/NASA, USGS

Date: 10/02/2026

 Coastal management district



Scale: 1:3,900



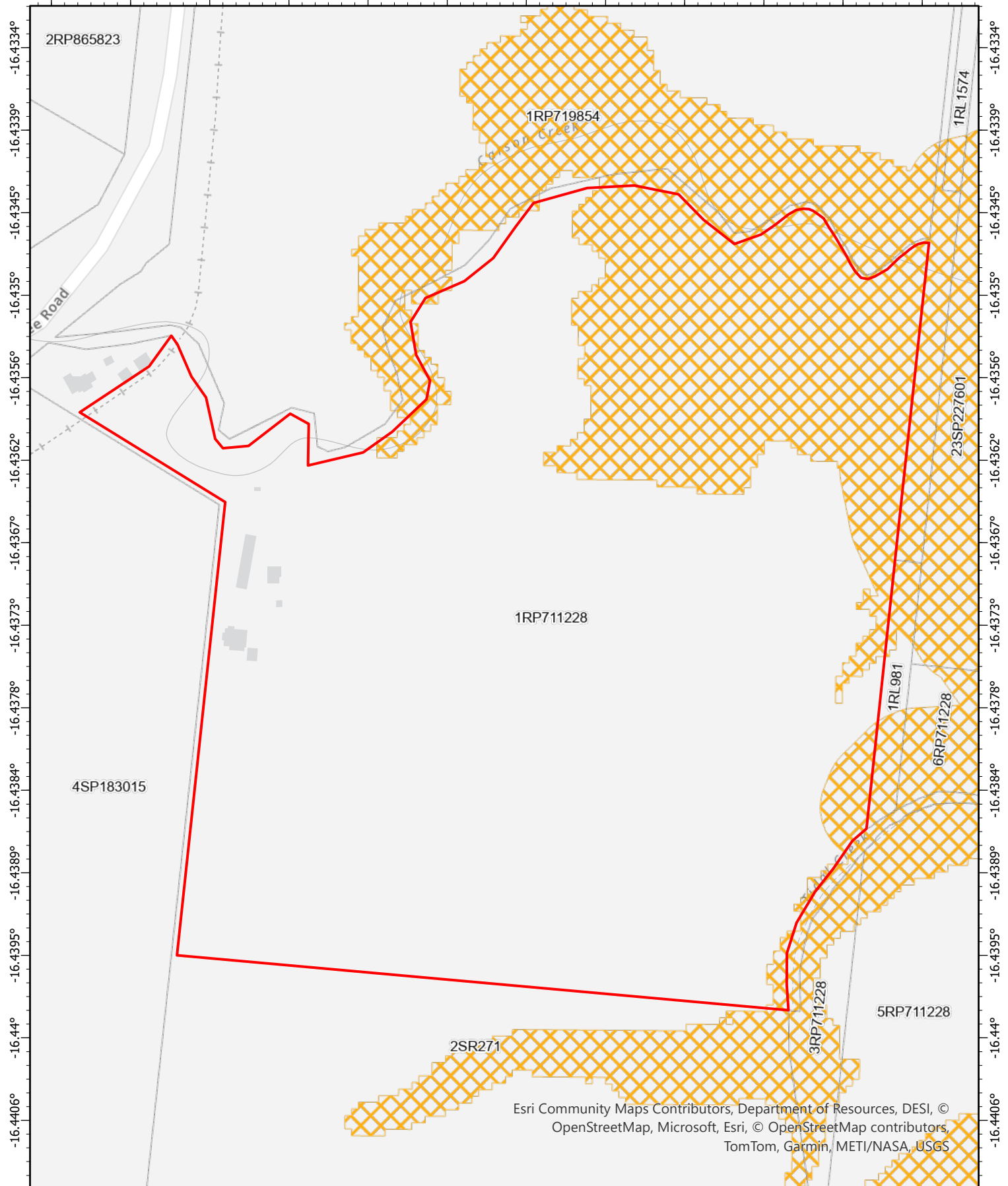
**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland Government




© The State of Queensland 2026.

145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



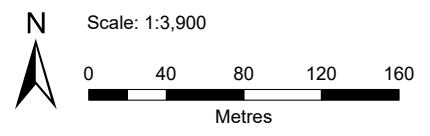
-16.4334°  
-16.4339°  
-16.4345°  
-16.435°  
-16.4356°  
-16.4362°  
-16.4367°  
-16.4373°  
-16.4378°  
-16.4384°  
-16.4389°  
-16.4395°  
-16.44°  
-16.4406°

-16.4334°  
-16.4339°  
-16.4345°  
-16.435°  
-16.4356°  
-16.4362°  
-16.4367°  
-16.4373°  
-16.4378°  
-16.4384°  
-16.4389°  
-16.4395°  
-16.44°  
-16.4406°

 Coastal area - erosion prone area

Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, © OpenStreetMap contributors, TomTom, Garmin, METI/NASA, USGS

Date: 10/02/2026



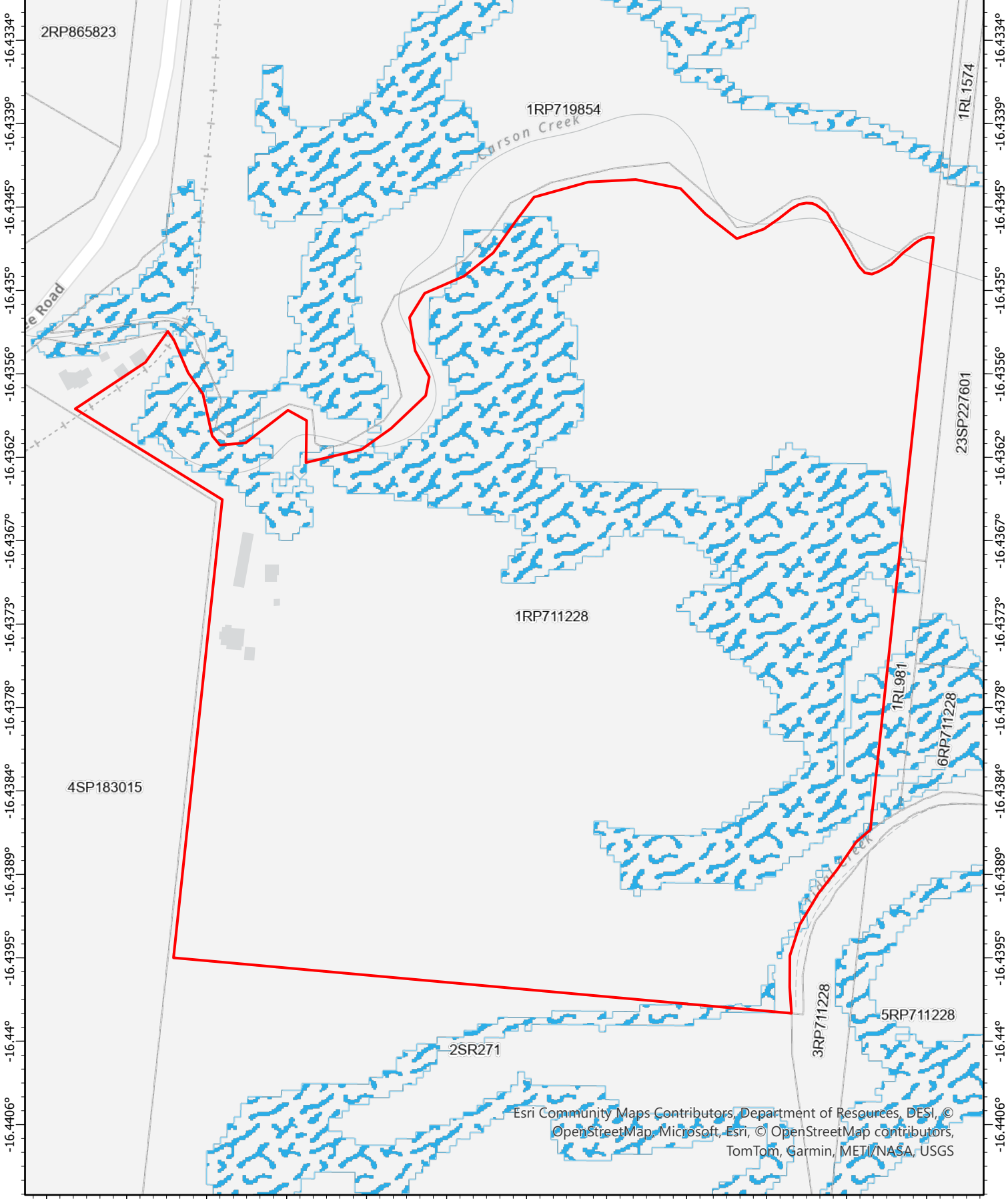
**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland Government




© The State of Queensland 2026.

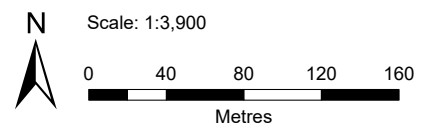
145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, © OpenStreetMap contributors, TomTom, Garmin, METI/NASA, USGS

Date: 10/02/2026

 Coastal area - medium storm tide inundation area



**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

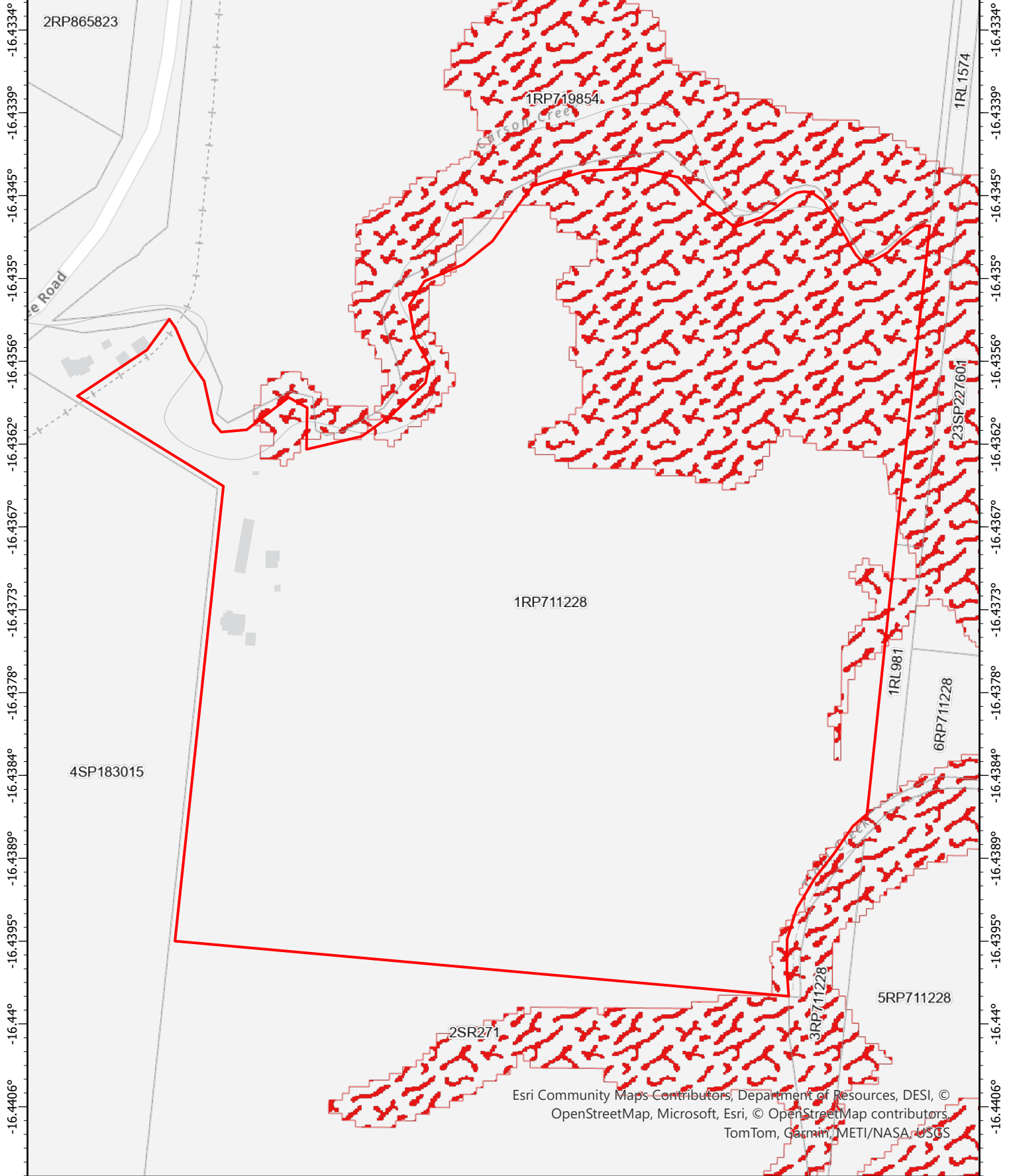
Queensland Government



© The State of Queensland 2026.


Queensland Government

145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°

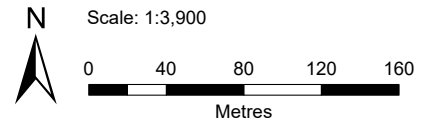


-16.4334°  
-16.4339°  
-16.4345°  
-16.435°  
-16.4356°  
-16.4362°  
-16.4367°  
-16.4373°  
-16.4378°  
-16.4384°  
-16.4389°  
-16.4395°  
-16.44°  
-16.4406°

-16.4334°  
-16.4339°  
-16.4345°  
-16.435°  
-16.4356°  
-16.4362°  
-16.4367°  
-16.4373°  
-16.4378°  
-16.4384°  
-16.4389°  
-16.4395°  
-16.44°  
-16.4406°

 Coastal area - high storm tide inundation area

Date: 10/02/2026



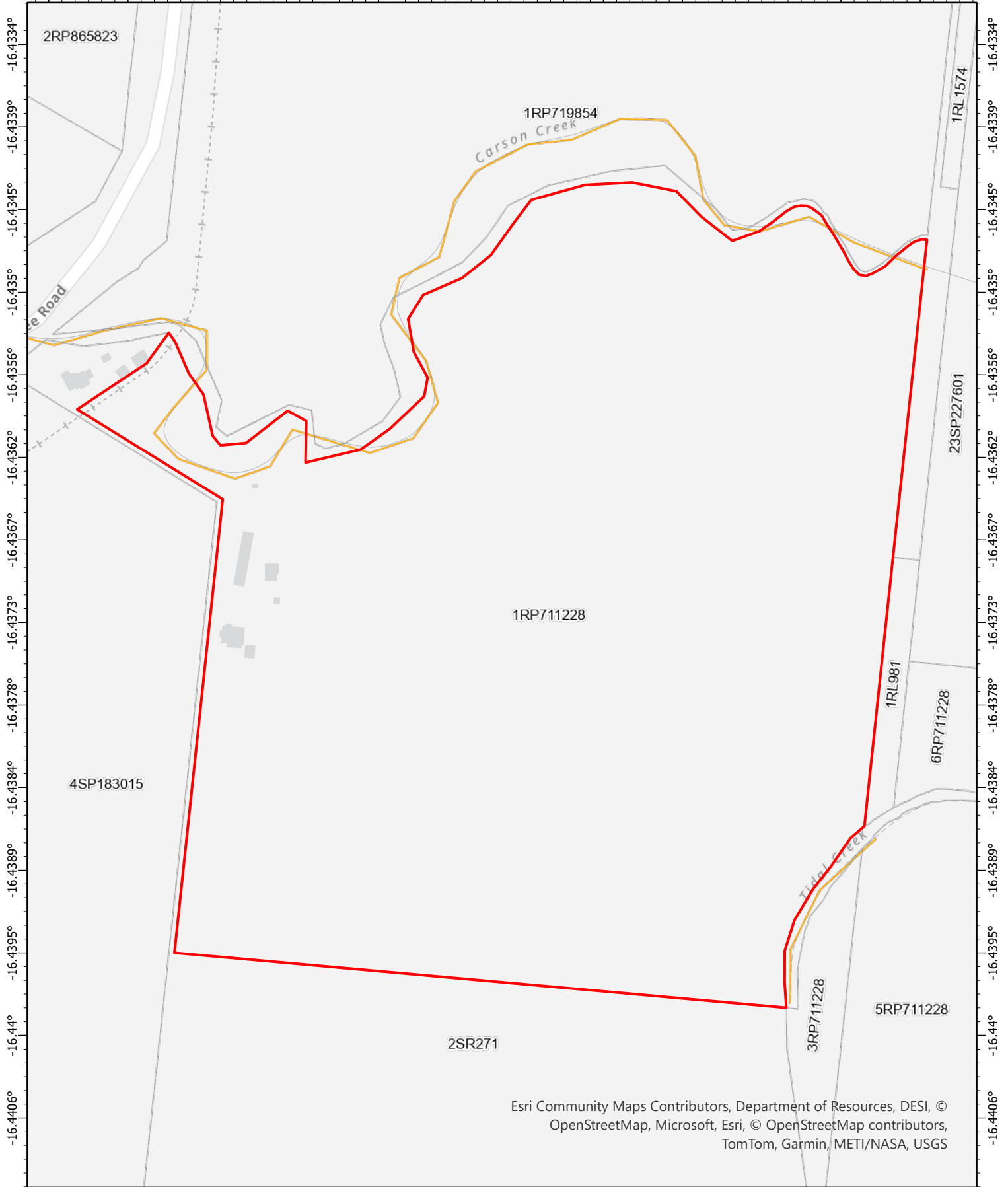
**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland Government



© The State of Queensland 2026.

145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°

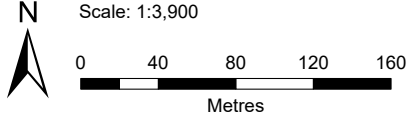


Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, © OpenStreetMap contributors, TomTom, Garmin, METI/NASA, USGS

Date: 10/02/2026

Queensland waterways for waterway barrier works

Risk of impact  
— Moderate



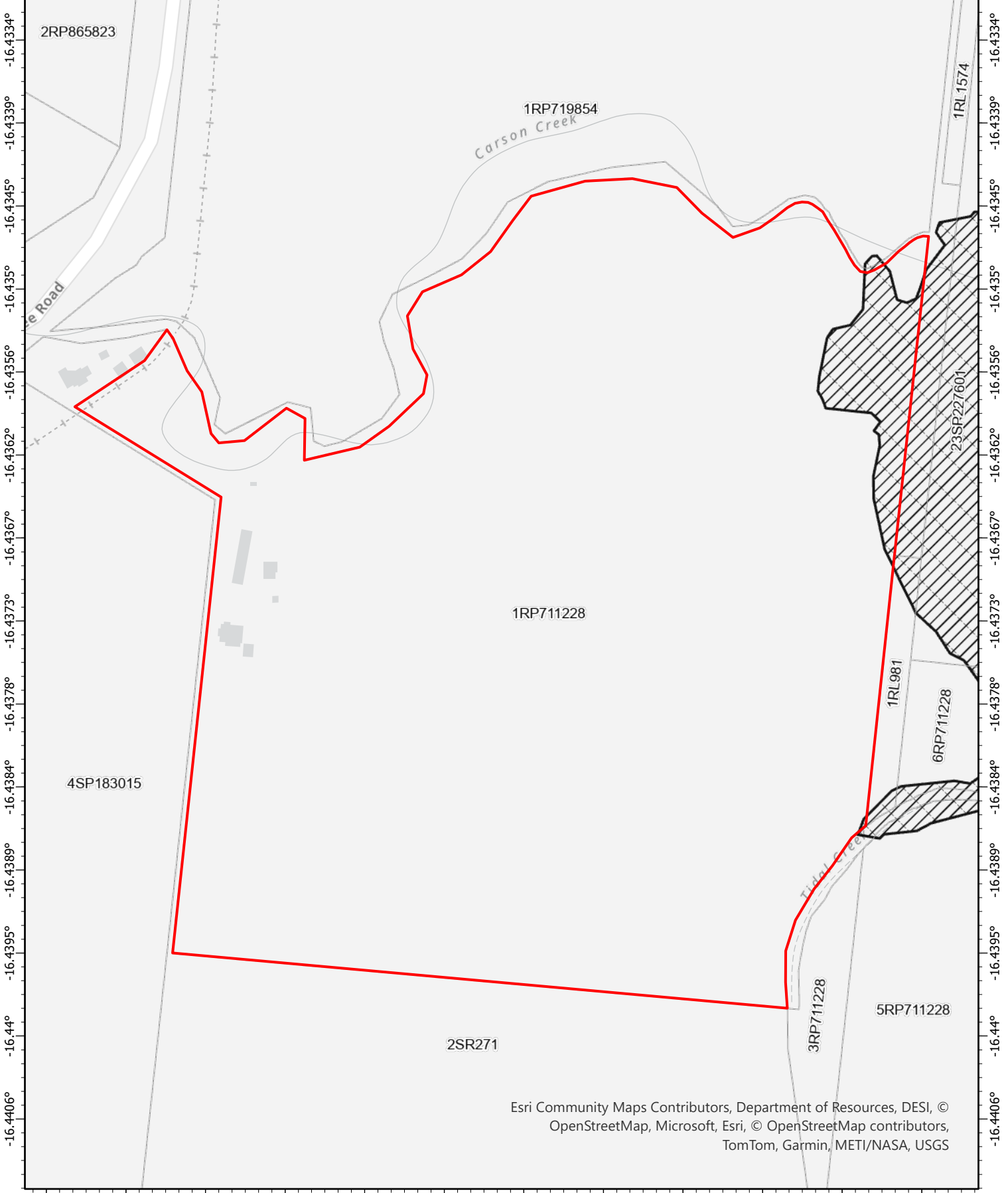
**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland Government



© The State of Queensland 2026.

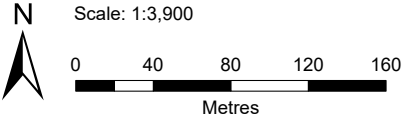
145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, © OpenStreetMap contributors, TomTom, Garmin, METI/NASA, USGS

Date: 10/02/2026

 Major (tidal)



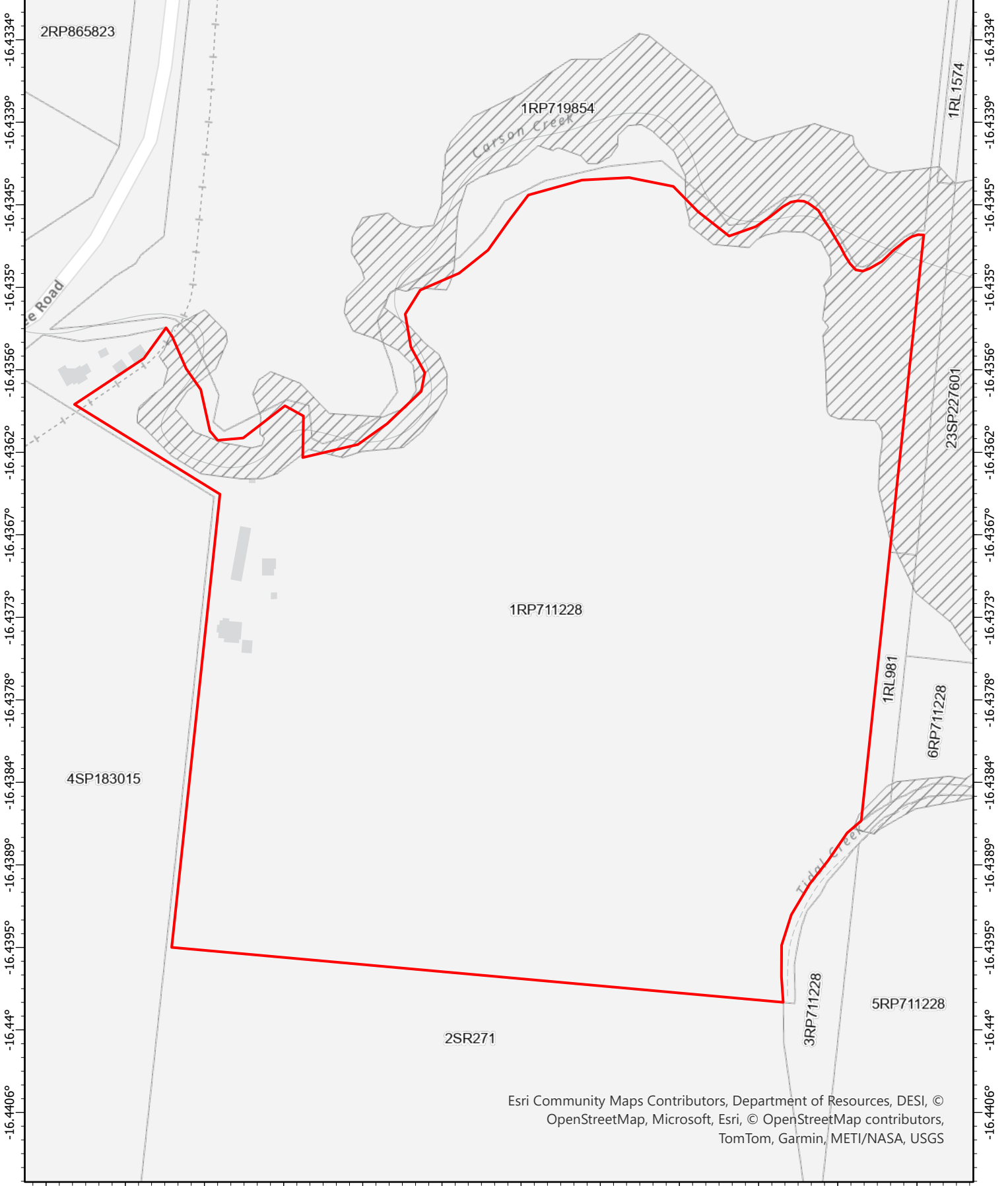
**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland Government



© The State of Queensland 2026.

145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



-16.4334°  
-16.4339°  
-16.4345°  
-16.435°  
-16.4356°  
-16.4362°  
-16.4367°  
-16.4373°  
-16.4378°  
-16.4384°  
-16.4389°  
-16.4395°  
-16.44°  
-16.4406°

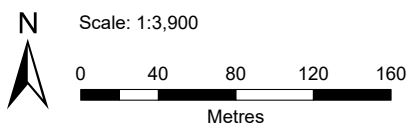
-16.4334°  
-16.4339°  
-16.4345°  
-16.435°  
-16.4356°  
-16.4362°  
-16.4367°  
-16.4373°  
-16.4378°  
-16.4384°  
-16.4389°  
-16.4395°  
-16.44°  
-16.4406°

Esri Community Maps Contributors, Department of Resources, DESI, ©  
OpenStreetMap, Microsoft, Esri, © OpenStreetMap contributors,  
TomTom, Garmin, METI/NASA, USGS

Date: 10/02/2026

Regulated vegetation  
management map (Category A  
and B extract)

 Category B on the  
regulated vegetation  
management map



**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland  
Government



© The State of Queensland 2026.

## **Matters of Interest for all selected Lot Plans**

*Coastal management district*

*Coastal area - erosion prone area*

*Coastal area - medium storm tide inundation area*

*Coastal area - high storm tide inundation area*

*Queensland waterways for waterway barrier works*

*Major (tidal)*

*Regulated vegetation management map (Category A and B extract)*

*State-controlled road*

*Area within 25m of a State-controlled road*

## **Matters of Interest by Lot Plan**

### **Lot Plan: 2SR271 (Area: 180790 m<sup>2</sup>)**

*Coastal management district*

*Coastal area - erosion prone area*

*Coastal area - medium storm tide inundation area*

*Coastal area - high storm tide inundation area*

*Queensland waterways for waterway barrier works*

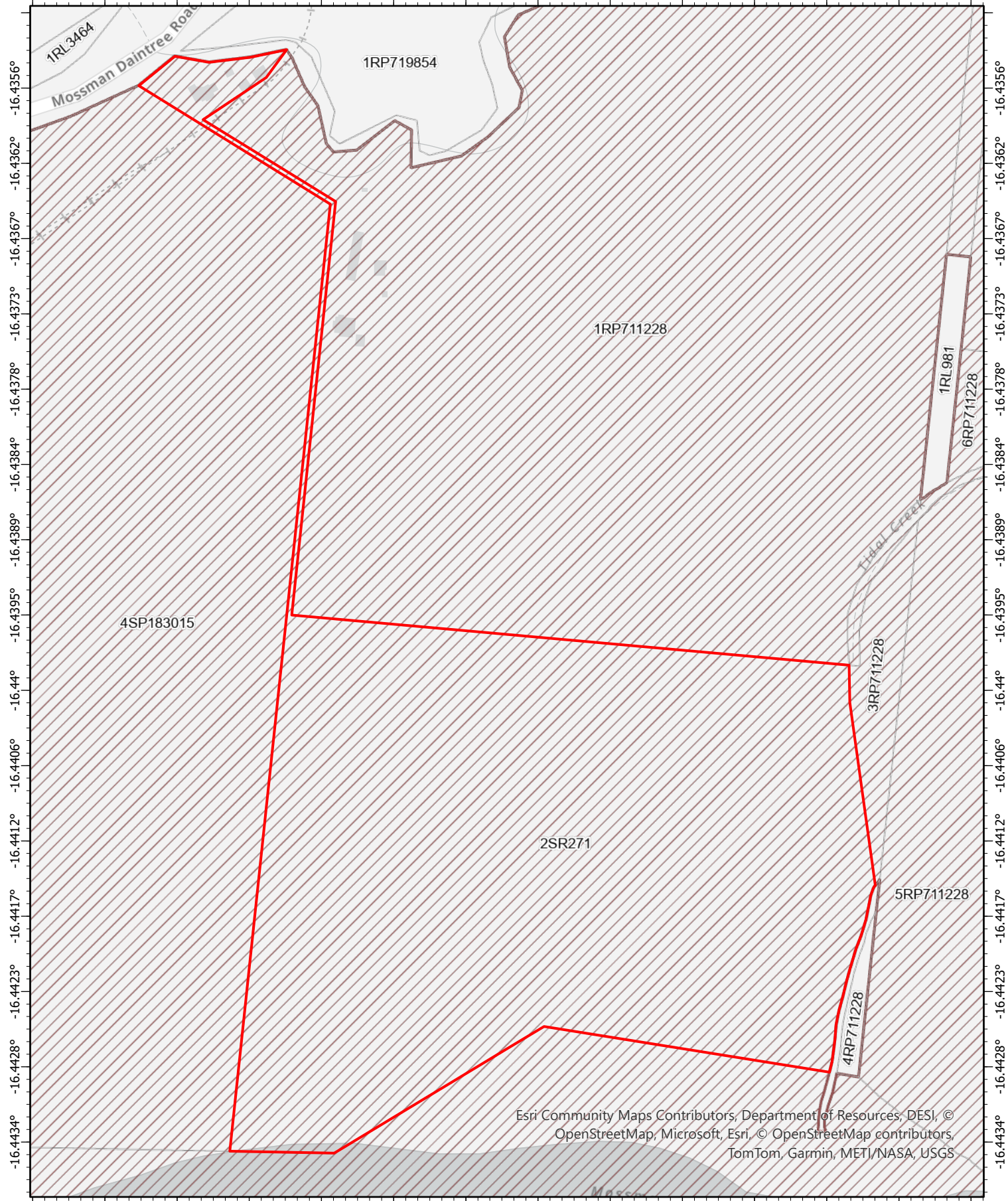
*Major (tidal)*


*Regulated vegetation management map (Category A and B extract)*

*State-controlled road*

*Area within 25m of a State-controlled road*

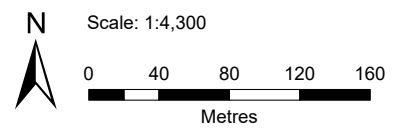
145.3855° 145.3861° 145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



 Coastal management district

Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, © OpenStreetMap contributors, TomTom, Garmin, METI/NASA, USGS

Date: 10/02/2026



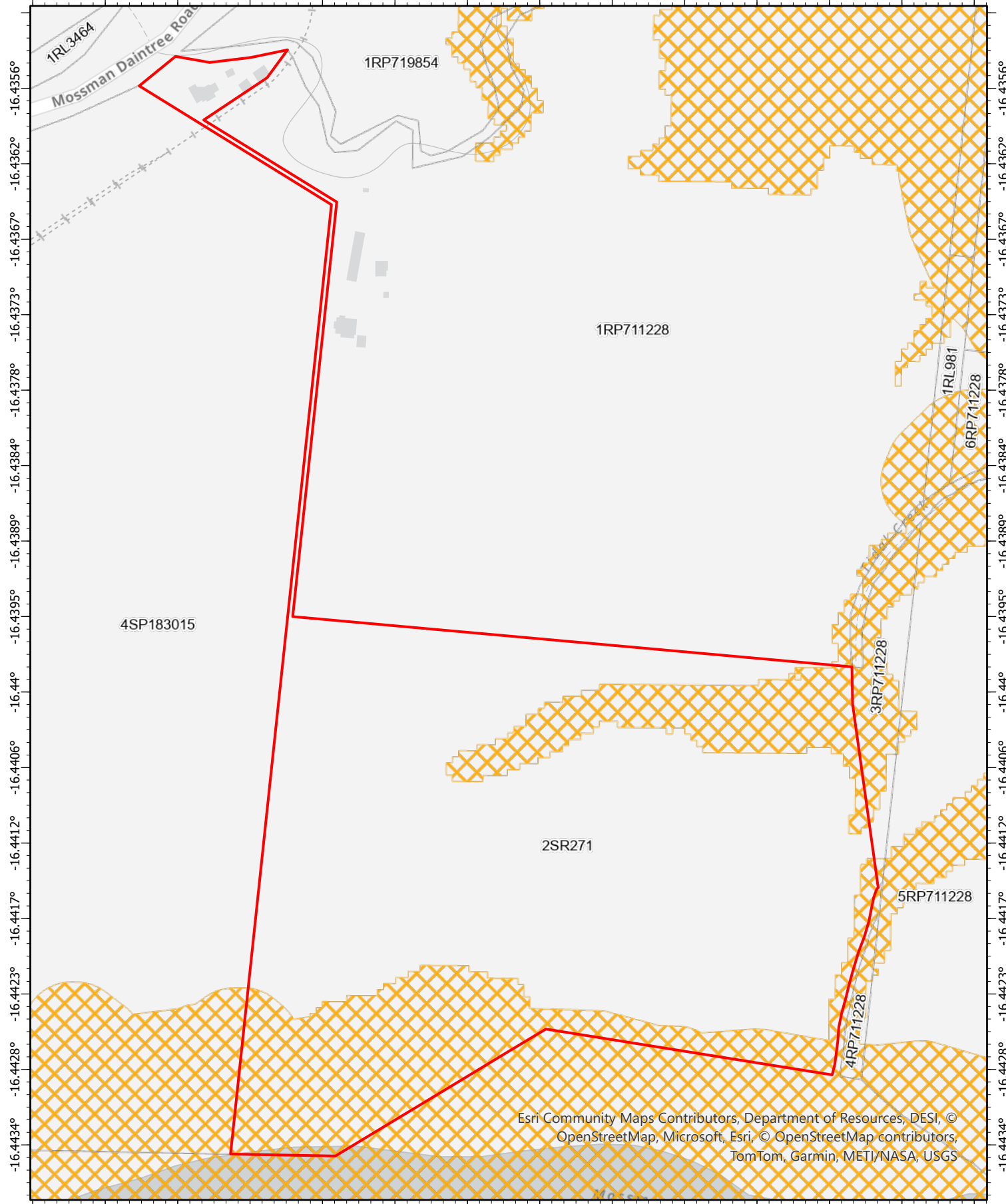
**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.


Queensland Government



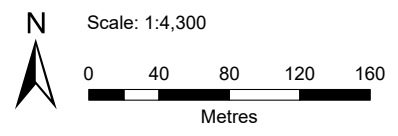
© The State of Queensland 2026.

145.3855° 145.3861° 145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



 Coastal area - erosion prone area

Date: 10/02/2026



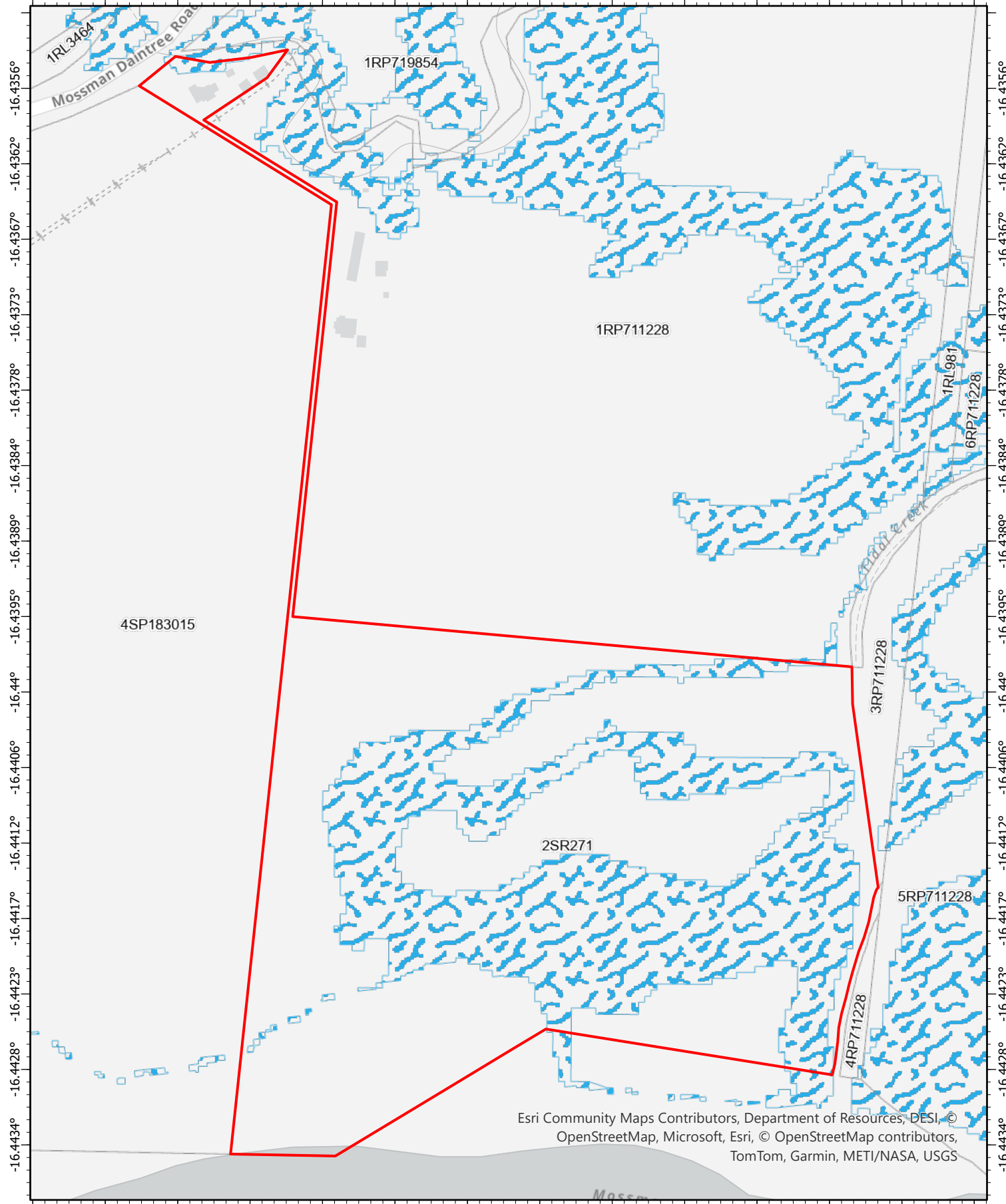
Queensland Government



**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.


© The State of Queensland 2026.

145.3855° 145.3861° 145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



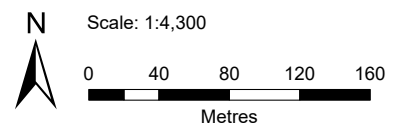
-16.4356°  
-16.4362°  
-16.4367°  
-16.4373°  
-16.4378°  
-16.4384°  
-16.4389°  
-16.4395°  
-16.44°  
-16.4406°  
-16.4412°  
-16.4417°  
-16.4423°  
-16.4428°  
-16.4434°

-16.4356°  
-16.4362°  
-16.4367°  
-16.4373°  
-16.4378°  
-16.4384°  
-16.4389°  
-16.4395°  
-16.44°  
-16.4406°  
-16.4412°  
-16.4417°  
-16.4423°  
-16.4428°  
-16.4434°

 Coastal area - medium storm tide inundation area

Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, © OpenStreetMap contributors, TomTom, Garmin, METI/NASA, USGS

Date: 10/02/2026



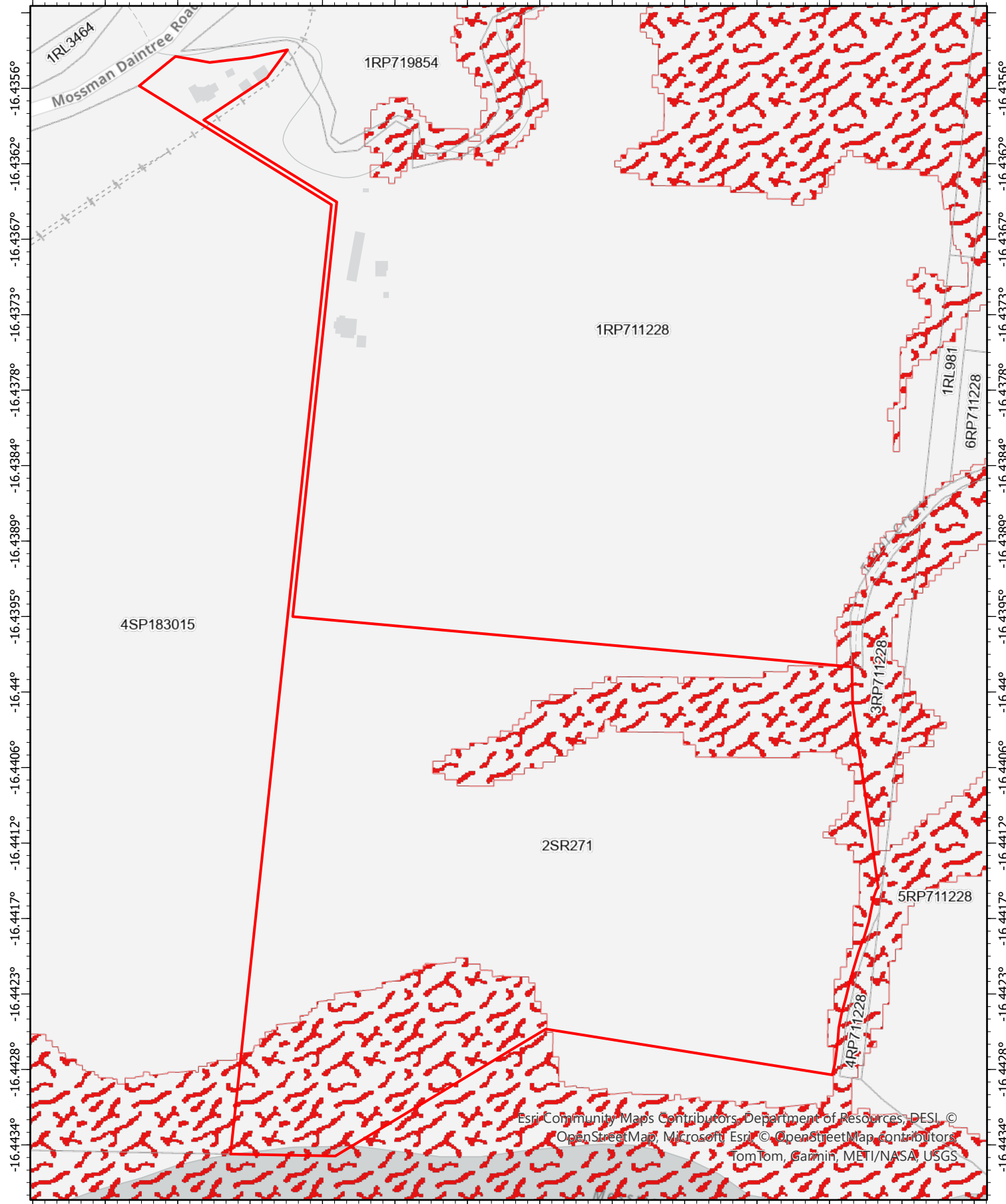
**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.


Queensland Government



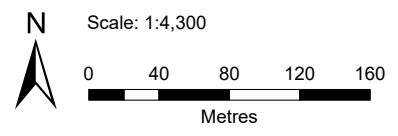
© The State of Queensland 2026.

145.3855° 145.3861° 145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



 Coastal area - high storm tide inundation area

Date: 10/02/2026



**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland  
Government



© The State of Queensland 2026.

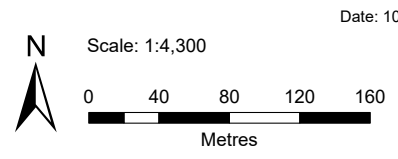
145.3855° 145.3861° 145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



Queensland waterways for waterway barrier works

- Risk of impact
- Moderate
  - Major

**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

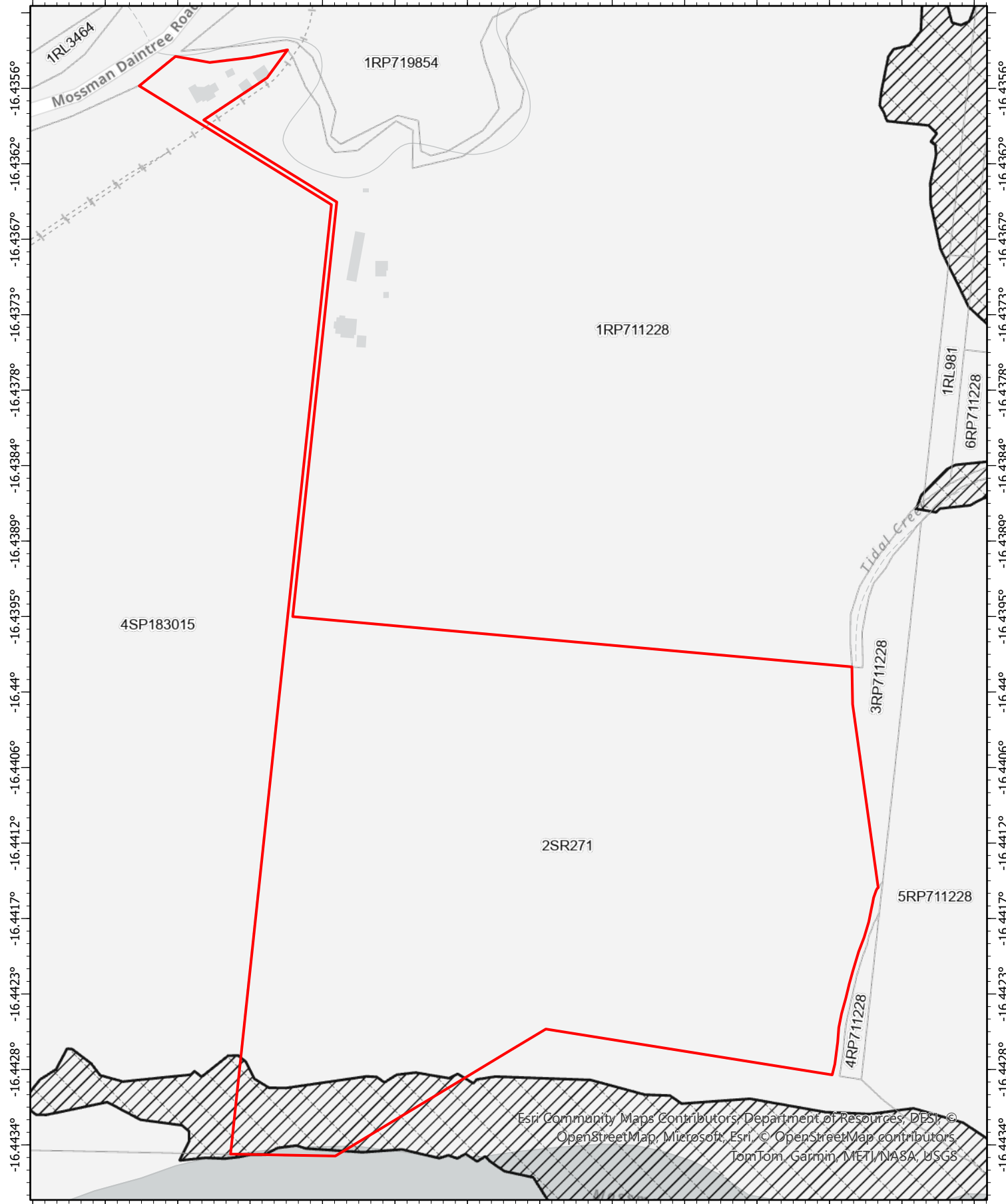


Queensland Government



Date: 10/02/2026

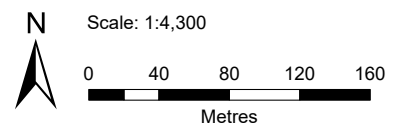
145.3855° 145.3861° 145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



Major (tidal)

Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, © OpenStreetMap contributors, TomTom, Garmin, METI, NASA, USGS

Date: 10/02/2026



Queensland Government



**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

© The State of Queensland 2026.

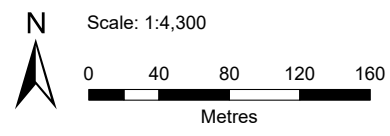
145.3855° 145.3861° 145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



Regulated vegetation management map (Category A and B extract)

 Category B on the regulated vegetation management map

Date: 10/02/2026



**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.


Queensland Government



© The State of Queensland 2026.

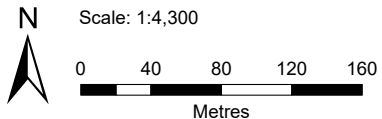
145.3855° 145.3861° 145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



 State-controlled road

Esri Community Maps Contributors, Department of Resources, DESI, ©  
OpenStreetMap, Microsoft, Esri, © OpenStreetMap contributors,  
TomTom, Garmin, METI/NASA, USGS

Date: 10/02/2026



**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.


Queensland  
Government



© The State of Queensland 2026.

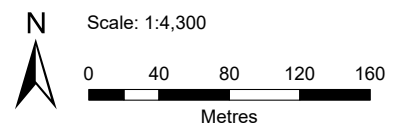
145.3855° 145.3861° 145.3866° 145.3872° 145.3877° 145.3883° 145.3888° 145.3894° 145.39° 145.3905° 145.3911° 145.3916° 145.3922° 145.3927°



 Area within 25m of a State-controlled road

Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, © OpenStreetMap contributors, TomTom, Garmin, METI/NASA, USGS

Date: 10/02/2026



**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland Government



© The State of Queensland 2026.

# Appendix G

## 2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

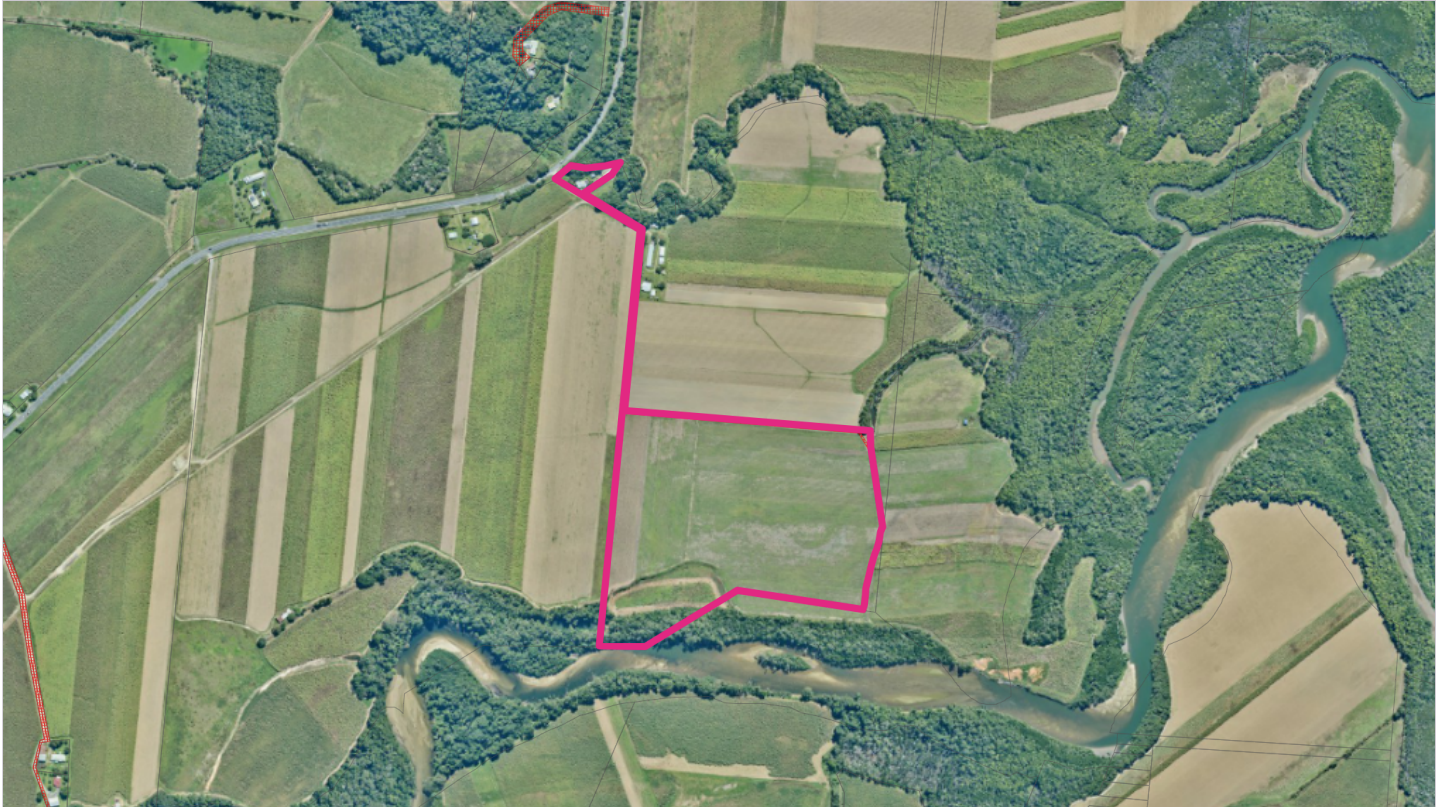
For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au).

Visit Council's website to apply for an [official property search or certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search to ascertain how easements may affect a premise.

### Property Information

Property Address [354 Mossman Daintree Road NEWELL](#)

Lot Plan [2SR271](#) (Freehold - 180790m<sup>2</sup>)



Selected Property

Easements

Property

### Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

#### Zoning

**Applicable Zone**  
Rural

#### More Information

- [View Section 6.2.10 Rural Zone Code](#)
- [View Section 6.2.10 Rural Zone Compliance table](#)
- [View Section 6.2.10 Rural Zone Assessment table](#)

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

<a href="#">Acid Sulfate Soils</a>	<b>Applicable Precinct or Area</b> Acid Sulfate Soils (< 5m AHD) Acid Sulfate Soils (5-20m AHD)	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.1 Acid Sulfate Soils Overlay Code</a></li> <li><a href="#">View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table</a></li> </ul>
<a href="#">Coastal Processes</a>	<b>Applicable Precinct or Area</b> Coastal Management District Erosion Prone Area	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.3 Coastal Environment Overlay Code</a></li> <li><a href="#">View Section 8.2.3 Coastal Environment Overlay Compliance table</a></li> </ul>
<a href="#">Flood Storm</a>	<b>Applicable Precinct or Area</b> Medium Storm Tide Hazard High Storm Tide Hazard Floodplain Assessment Overlay (Mossman River)	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code</a></li> <li><a href="#">View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table</a></li> </ul>
<a href="#">Landscape Values</a>	<b>Scenic Buffer Area</b> Scenic route buffer <b>Landscape Values</b> High landscape values Medium Landscape Value	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.6 Landscape Values Overlay Code</a></li> <li><a href="#">View Section 8.2.6 Landscape Values Overlay Compliance table</a></li> </ul>
<a href="#">Landslide</a>	<b>Applicable Precinct or Area</b> Landslide Hazard (High & Medium Hazard Risk)	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.9 Potential Landslide Hazard Overlay Code</a></li> <li><a href="#">View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table</a></li> </ul>
<a href="#">Natural Areas</a>	<b>Applicable Precinct or Area</b> MSES - Wildlife Habitat MSES - Regulated Vegetation	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.7 Natural Areas Overlay Code</a></li> <li><a href="#">View Section 8.2.7 Natural Areas Overlay Compliance table</a></li> </ul>
<a href="#">Transport Noise Corridors</a>	<b>Applicable Precinct or Area</b> Category 1: 58 dB(A) =< Noise Level < 63 dB(A) Category 2: 63 dB(A) < Noise Level < 68 dB(A) Category 3: 68 dB(A) =< Noise Level < 73 dB(A)	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.10 Transport Network Overlay Code</a></li> <li><a href="#">View Section 8.2.10 Transport Network Overlay Compliance table</a></li> </ul>
<a href="#">Transport Pedestrian Cycle</a>	<b>Applicable Precinct or Area</b> Principal Route	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.10 Transport Network Overlay Code</a></li> <li><a href="#">View Section 8.2.10 Transport Network Overlay Compliance table</a></li> </ul>
<a href="#">Transport Road Hierarchy</a>	<b>Applicable Precinct or Area</b> Arterial Road Major Transport Corridor Buffer Area (State Controlled Road)	<b>More Information</b> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.10 Transport Network Overlay Code</a></li> <li><a href="#">View Section 8.2.10 Transport Network Overlay Compliance table</a></li> </ul>

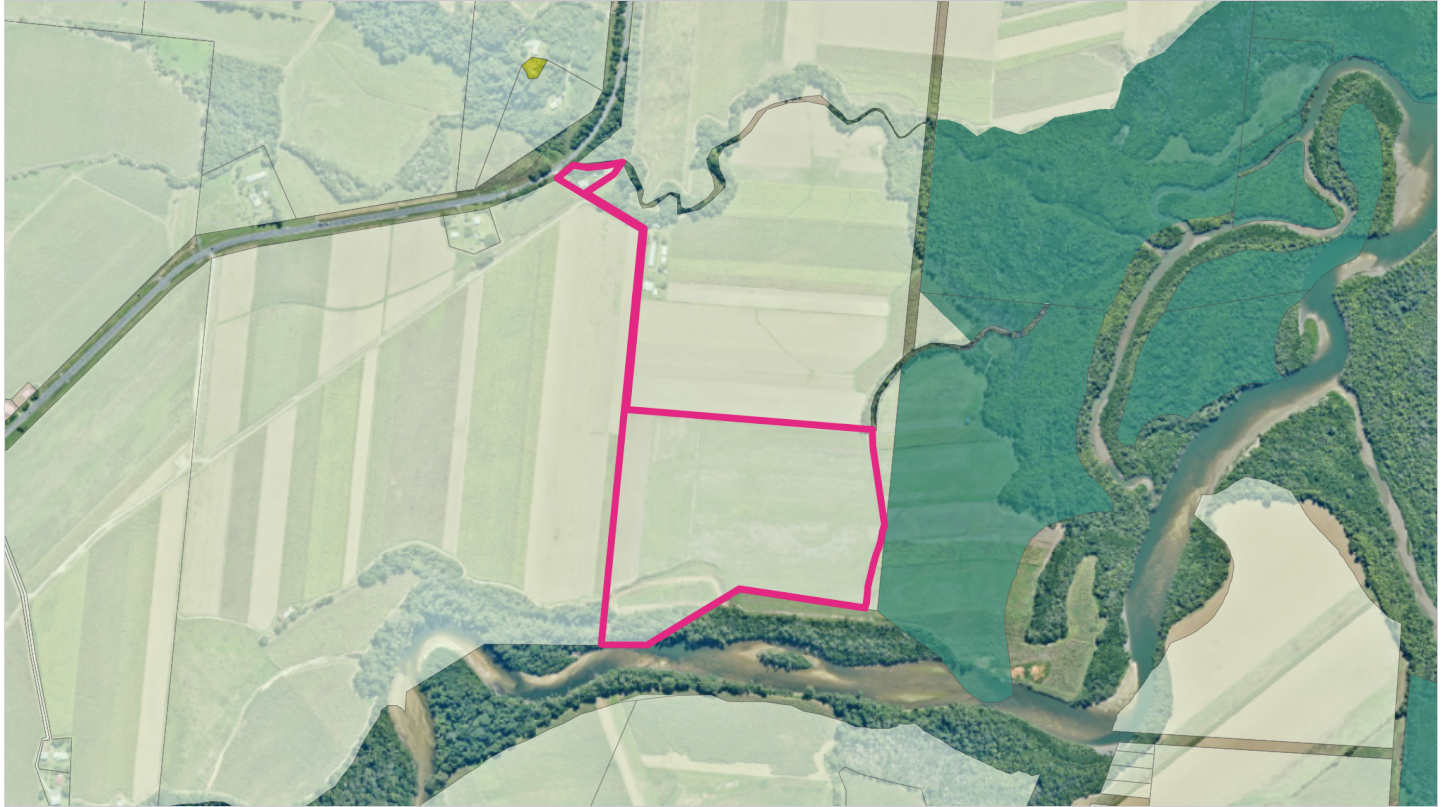
Zoning

Applicable Zone

Rural

More Information

- [View Section 6.2.10 Rural Zone Code](#)
- [View Section 6.2.10 Rural Zone Compliance table](#)
- [View Section 6.2.10 Rural Zone Assessment table](#)



Selected Property

Property

Zoning

<input type="checkbox"/> Centre	<input type="checkbox"/> Community Facilities	<input type="checkbox"/> Conservation	<input type="checkbox"/> Environmental Management
<input type="checkbox"/> Industry	<input type="checkbox"/> Low Density Residential	<input type="checkbox"/> Low-medium Density Residential	<input type="checkbox"/> Medium Density Residential
<input type="checkbox"/> Recreation and Open Space	<input type="checkbox"/> Rural	<input type="checkbox"/> Rural Residential	<input type="checkbox"/> Special Purpose
<input type="checkbox"/> Tourism	<input type="checkbox"/> Tourist Accommodation		

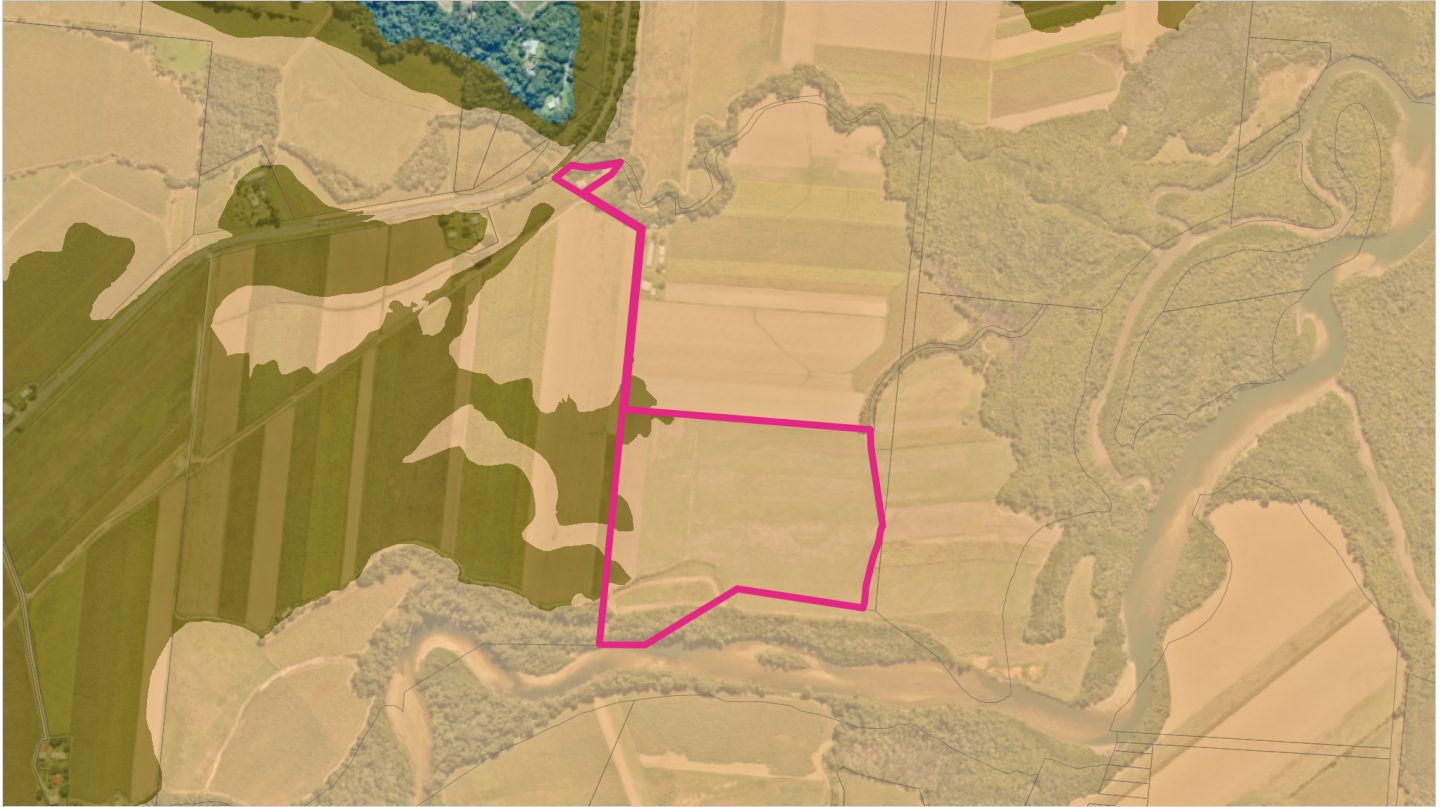
Acid Sulfate Soils

**Applicable Precinct or Area**

Acid Sulfate Soils (< 5m AHD)  
Acid Sulfate Soils (5-20m AHD)

**More Information**

- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
- [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)



Selected Property

Property

**Acid Sulfate Soils**

Acid Sulfate Soils (< 5m AHD)

Acid Sulfate Soils (5-20m AHD)

all others

Coastal Processes

**Applicable Precinct or Area**

Coastal Management District

Erosion Prone Area

**More Information**

- [View Section 8.2.3 Coastal Environment Overlay Code](#)
- [View Section 8.2.3 Coastal Environment Overlay Compliance table](#)



Selected Property

Property

Coastal Management District

Erosion Prone Area

Flood Storm

**Applicable Precinct or Area**

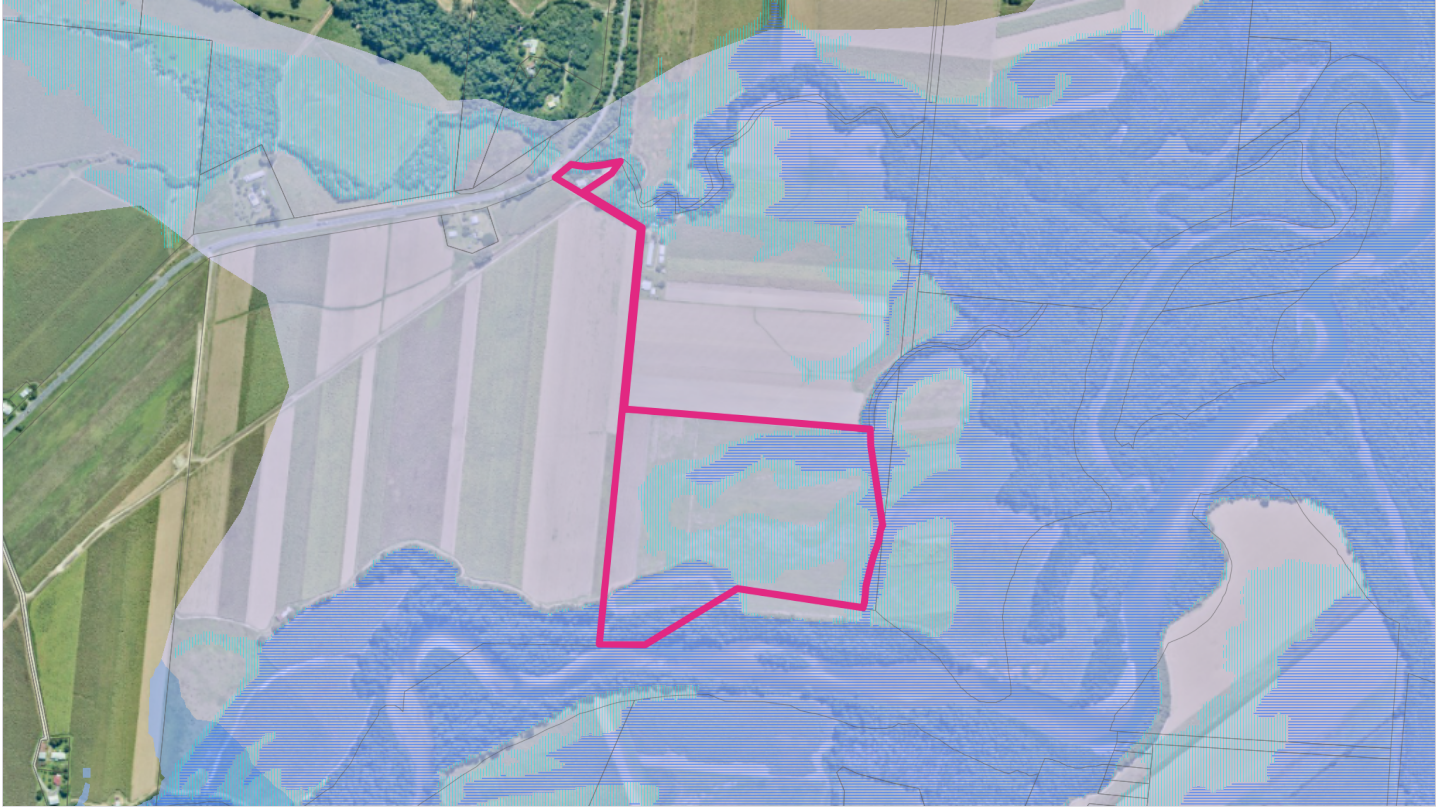
Medium Storm Tide Hazard

High Storm Tide Hazard


Floodplain Assessment Overlay (Mossman River)


**More Information**


- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code](#)
- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table](#)




 Selected Property

 Property

 Medium Storm Tide Hazard

 High Storm Tide Hazard

 100 Year ARI - Mossman Port Douglas and Daintree Flood Studies

 Floodplain Assessment Overlay

Landscape Values

**Scenic Buffer Area**

Scenic route buffer

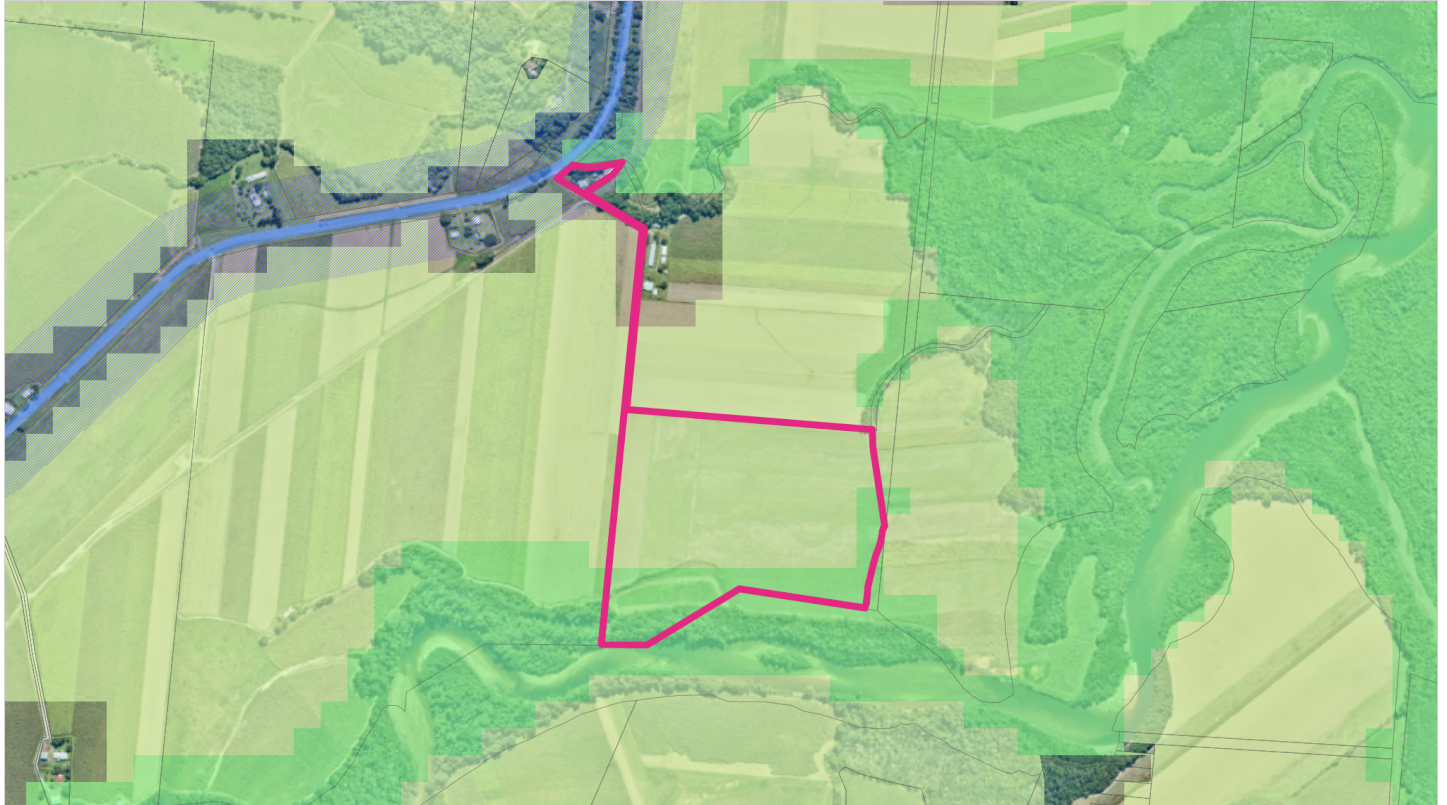
**Landscape Values**

High landscape values

Medium Landscape Value

**More Information**

- [View Section 8.2.6 Landscape Values Overlay Code](#)
- [View Section 8.2.6 Landscape Values Overlay Compliance table](#)



Selected Property	Property	<b>Scenic Buffer Area</b>		Lookout	Scenic route	Scenic route buffer
		Gateway	View corridor	all others		

<b>Landscape Values</b>			
Coastal scenery	High landscape values	Medium Landscape Value	all others

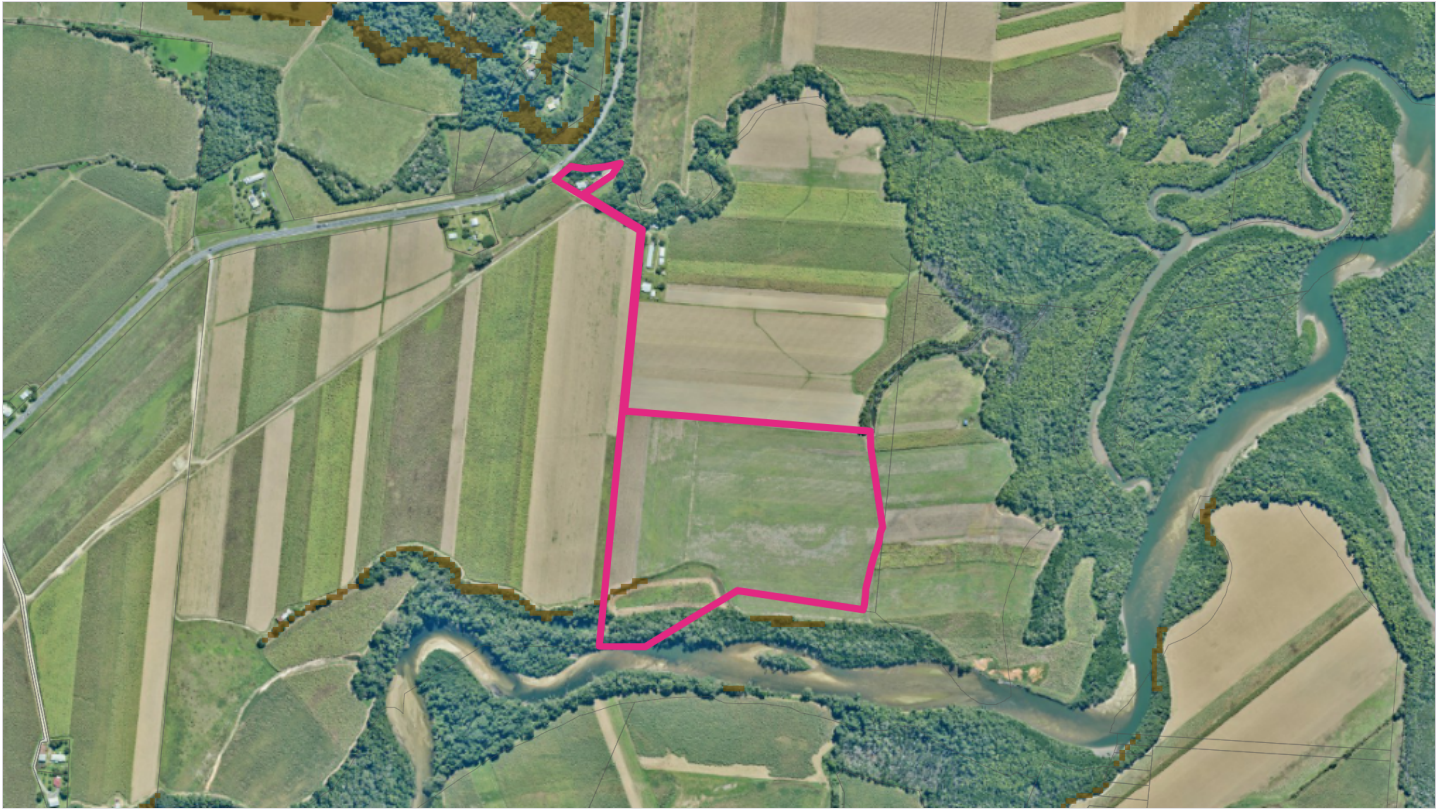
Landslide

Applicable Precinct or Area


Landslide Hazard (High & Medium Hazard Risk)


More Information

- [View Section 8.2.9 Potential Landslide Hazard Overlay Code](#)
- [View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table](#)



 Selected Property

 Property

 Potential Landslide Hazard

Natural Areas

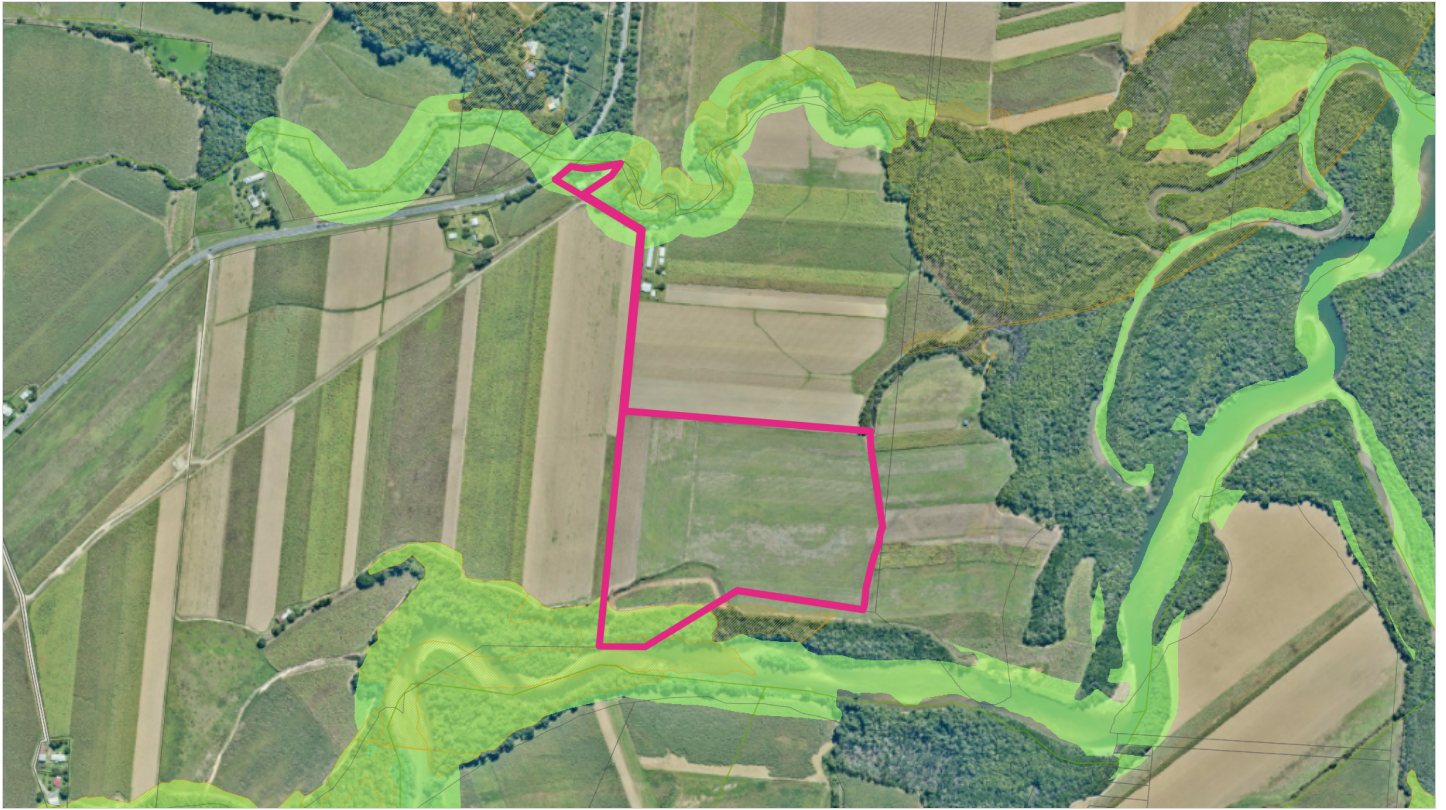
Applicable Precinct or Area

MSES - Wildlife Habitat

MSES - Regulated Vegetation

More Information

- [View Section 8.2.7 Natural Areas Overlay Code](#)
- [View Section 8.2.7 Natural Areas Overlay Compliance table](#)



<input checked="" type="checkbox"/> Selected Property	<input type="checkbox"/> Property	MSES - Regulated Vegetation (Intersecting a Watercourse)
MSES - High Ecological Value Waters (Watercourse)	MSES - Wildlife Habitat	MSES - Regulated Vegetation
MSES - Protected Area	MSES - Marine Park	MSES - Legally Secured Offset Area
MSES - High Ecological Value Waters (Wetland)	MSES - High Ecological Significance Wetlands	

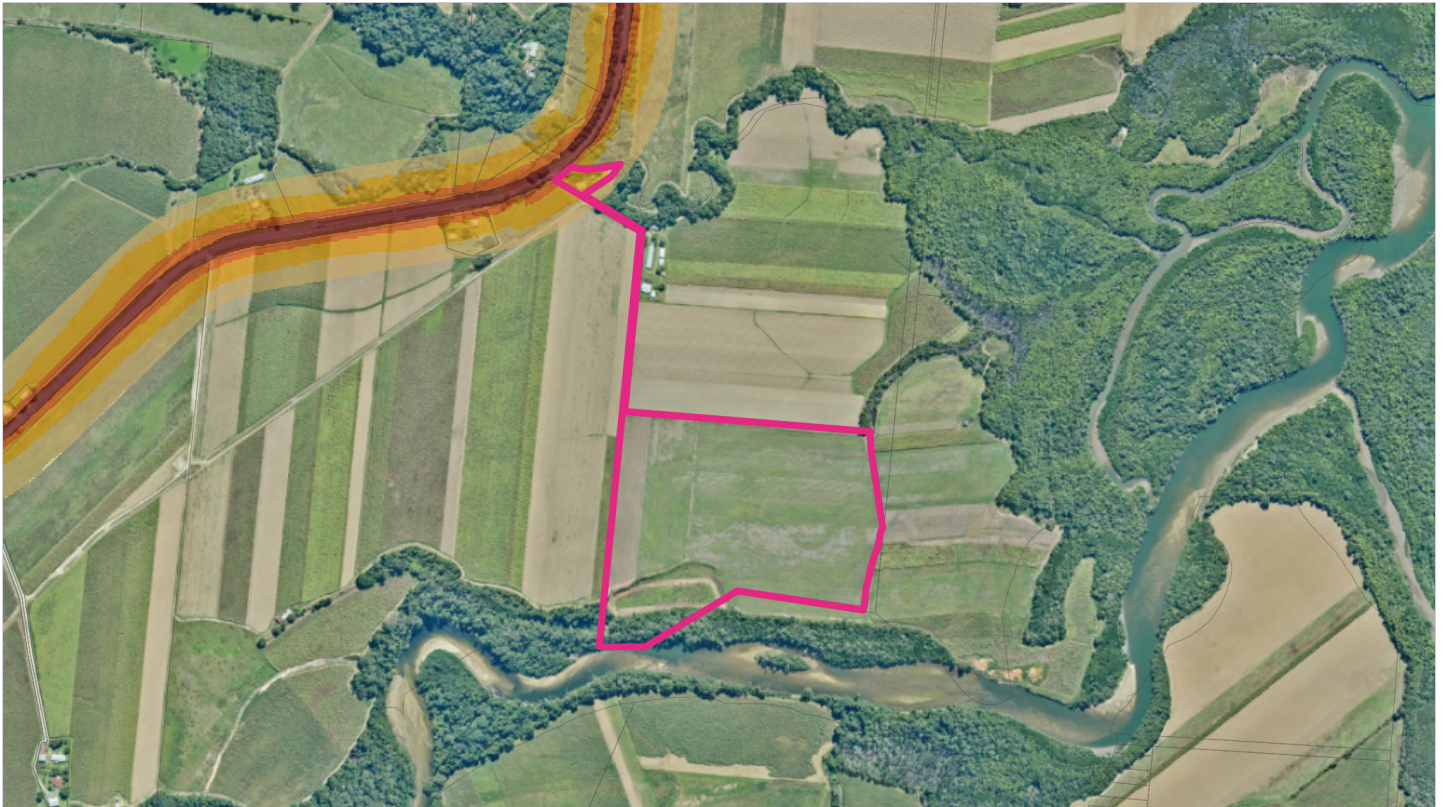
Transport Noise Corridors

**Applicable Precinct or Area**

- Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
- Category 2: 63 dB(A) < Noise Level < 68 dB(A)
- Category 3: 68 dB(A) =< Noise Level < 73 dB(A)

**More Information**

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



Selected Property

Property

**Transport Noise Corridors Mandatory Area**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Category 0: Noise Level < 58 dB(A)             | <input type="checkbox"/> Category 1: 58 dB(A) =< Noise Level < 63 dB(A) | <input type="checkbox"/> Category 2: 63 dB(A) < Noise Level < 68 dB(A) |
| <input type="checkbox"/> Category 3: 68 dB(A) =< Noise Level < 73 dB(A) | <input type="checkbox"/> Category 4: Noise Level >= 73 dB(A)            | <input type="checkbox"/> all others                                    |

**Transport Noise Corridors Voluntary Area**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Category 0: Noise Level < 58 dB(A)             | <input type="checkbox"/> Category 1: 58 dB(A) =< Noise Level < 63 dB(A) | <input type="checkbox"/> Category 2: 63 dB(A) < Noise Level < 68 dB(A) |
| <input type="checkbox"/> Category 3: 68 dB(A) =< Noise Level < 73 dB(A) | <input type="checkbox"/> Category 4: Noise Level >= 73 dB(A)            | <input type="checkbox"/> all others                                    |

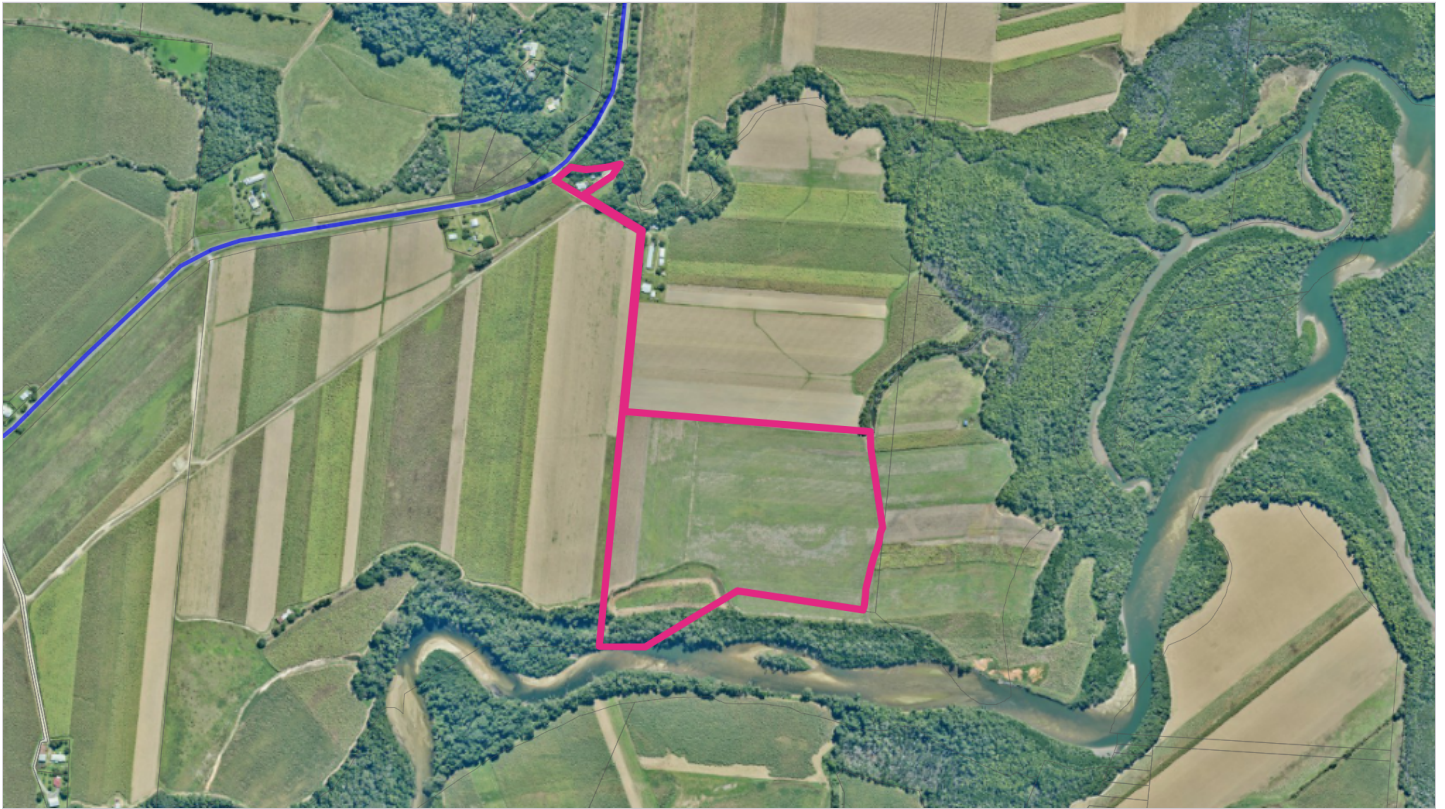
Transport Pedestrian Cycle

Applicable Precinct or Area

Principal Route

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



Selected Property

Property

Pedestrian and Cycle Network

District Route

Future Principal Route

Iconic Recreation Route

Neighbourhood Route

Principal Route

Strategic Investigation Route

all others

Transport Road Hierarchy

Applicable Precinct or Area

Arterial Road

Major Transport Corridor Buffer Area (State Controlled Road)

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



Selected Property

Property

Road Hierarchy

Access Road

Arterial Road

Collector Road

Industrial Road

Major Rural Road

Minor Rural Road

Sub Arterial Road

Unformed Road

all others

Major Transport Corridor Buffer Area

Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

## 2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au).

Visit Council's website to apply for an [official property search or certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search to ascertain how easements may affect a premise.

### Property Information

Property Address [352 Mossman Daintree Road NEWELL](#)

Lot Plan [1RP711228](#) (Freehold - 263270m<sup>2</sup>)



Selected Property

Easements

Property

### Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

#### Zoning








**Applicable Zone**  
Rural

#### More Information

- [View Section 6.2.10 Rural Zone Code](#)
- [View Section 6.2.10 Rural Zone Compliance table](#)
- [View Section 6.2.10 Rural Zone Assessment table](#)

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

<p> <a href="#">Acid Sulfate Soils</a></p>	<p><b>Applicable Precinct or Area</b> Acid Sulfate Soils (&lt; 5m AHD) Acid Sulfate Soils (5-20m AHD)</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.1 Acid Sulfate Soils Overlay Code</a></li> <li>• <a href="#">View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table</a></li> </ul>
<p> <a href="#">Coastal Processes</a></p>	<p><b>Applicable Precinct or Area</b> Coastal Management District Erosion Prone Area</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.3 Coastal Environment Overlay Code</a></li> <li>• <a href="#">View Section 8.2.3 Coastal Environment Overlay Compliance table</a></li> </ul>
<p> <a href="#">Flood Storm</a></p>	<p><b>Applicable Precinct or Area</b> Medium Storm Tide Hazard High Storm Tide Hazard Floodplain Assessment Overlay (Mossman River)</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code</a></li> <li>• <a href="#">View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table</a></li> </ul>
<p> <a href="#">Landscape Values</a></p>	<p><b>Scenic Buffer Area</b> Scenic route buffer</p> <p><b>Landscape Values</b> High landscape values Medium Landscape Value</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.6 Landscape Values Overlay Code</a></li> <li>• <a href="#">View Section 8.2.6 Landscape Values Overlay Compliance table</a></li> </ul>
<p> <a href="#">Natural Areas</a></p>	<p><b>Applicable Precinct or Area</b> MSES - Regulated Vegetation (Intersecting a Watercourse) MSES - Wildlife Habitat MSES - Regulated Vegetation</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.7 Natural Areas Overlay Code</a></li> <li>• <a href="#">View Section 8.2.7 Natural Areas Overlay Compliance table</a></li> </ul>
<p> <a href="#">Transport Noise Corridors</a></p>	<p><b>Applicable Precinct or Area</b> Category 1: 58 dB(A) =&lt; Noise Level &lt; 63 dB(A) Category 2: 63 dB(A) &lt; Noise Level &lt; 68 dB(A)</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.10 Transport Network Overlay Code</a></li> <li>• <a href="#">View Section 8.2.10 Transport Network Overlay Compliance table</a></li> </ul>
<p> <a href="#">Transport Road Hierarchy</a></p>	<p><b>Applicable Precinct or Area</b> Major Transport Corridor Buffer Area (State Controlled Road)</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.10 Transport Network Overlay Code</a></li> <li>• <a href="#">View Section 8.2.10 Transport Network Overlay Compliance table</a></li> </ul>

Zoning

Applicable Zone

Rural

More Information

- [View Section 6.2.10 Rural Zone Code](#)
- [View Section 6.2.10 Rural Zone Compliance table](#)
- [View Section 6.2.10 Rural Zone Assessment table](#)



Selected Property

Property

Zoning

<input type="checkbox"/> Centre	<input type="checkbox"/> Community Facilities	<input type="checkbox"/> Conservation	<input type="checkbox"/> Environmental Management
<input type="checkbox"/> Industry	<input type="checkbox"/> Low Density Residential	<input type="checkbox"/> Low-medium Density Residential	<input type="checkbox"/> Medium Density Residential
<input type="checkbox"/> Recreation and Open Space	<input type="checkbox"/> Rural	<input type="checkbox"/> Rural Residential	<input type="checkbox"/> Special Purpose
<input type="checkbox"/> Tourism	<input type="checkbox"/> Tourist Accommodation		

Acid Sulfate Soils

**Applicable Precinct or Area**

Acid Sulfate Soils (< 5m AHD)  
Acid Sulfate Soils (5-20m AHD)

**More Information**

- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
- [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)



Selected Property

Property

**Acid Sulfate Soils**

Acid Sulfate Soils (< 5m AHD)

Acid Sulfate Soils (5-20m AHD)

all others

Coastal Processes

**Applicable Precinct or Area**

Coastal Management District

Erosion Prone Area

**More Information**

- [View Section 8.2.3 Coastal Environment Overlay Code](#)
- [View Section 8.2.3 Coastal Environment Overlay Compliance table](#)



Selected Property

Property

Coastal Management District

Erosion Prone Area

Flood Storm

Applicable Precinct or Area

Medium Storm Tide Hazard

High Storm Tide Hazard

Floodplain Assessment Overlay (Mossman River)

More Information


- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code](#)
- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table](#)




 Selected Property

 Property

 Medium Storm Tide Hazard

 High Storm Tide Hazard

 100 Year ARI - Mossman Port Douglas and Daintree Flood Studies

 Floodplain Assessment Overlay

Landscape Values

**Scenic Buffer Area**

Scenic route buffer

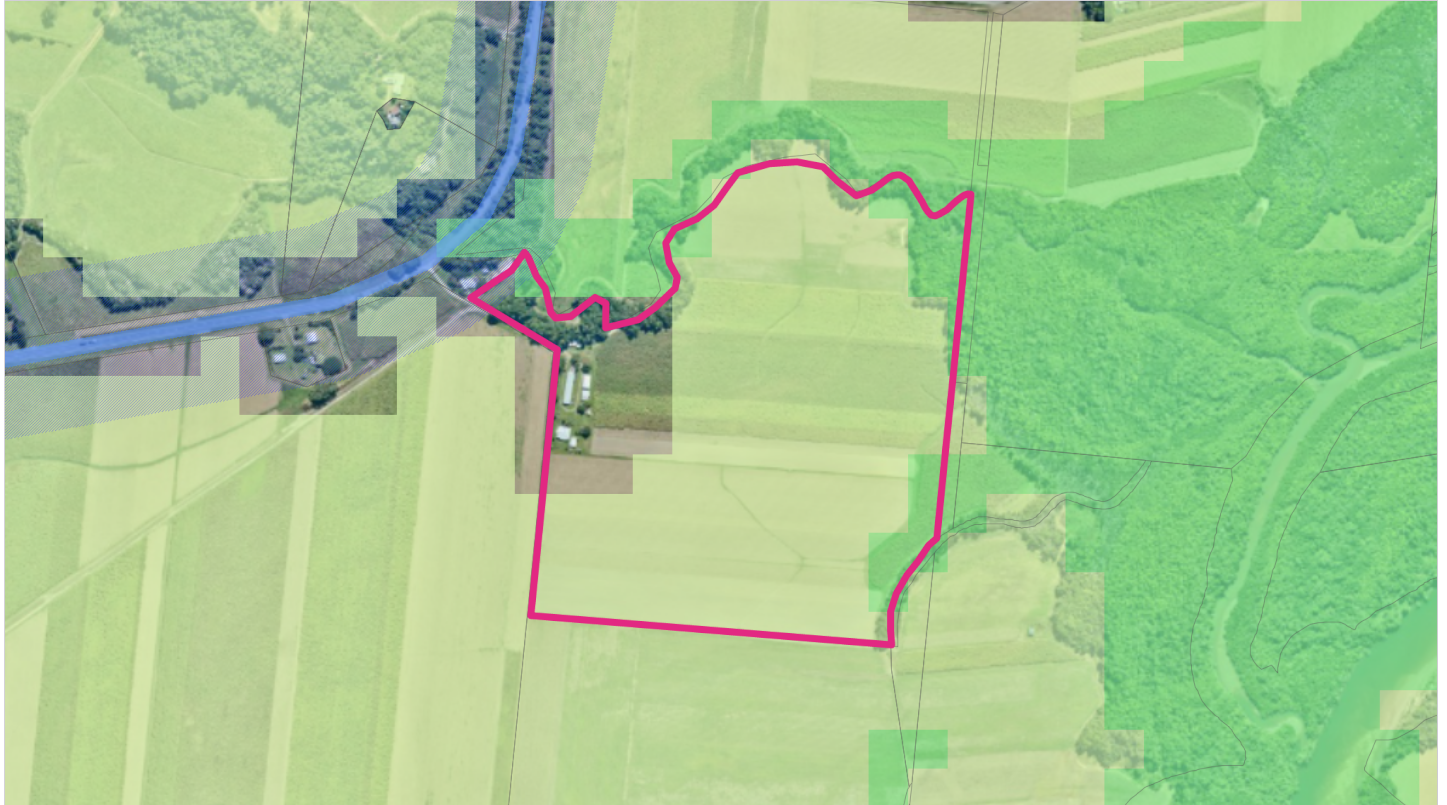
**Landscape Values**

High landscape values

Medium Landscape Value

**More Information**

- [View Section 8.2.6 Landscape Values Overlay Code](#)
- [View Section 8.2.6 Landscape Values Overlay Compliance table](#)



Selected Property	Property	<b>Scenic Buffer Area</b>		Scenic route	Scenic route buffer
		Gateway	Lookout		
		View corridor	all others		

<b>Landscape Values</b>			
Coastal scenery	High landscape values	Medium Landscape Value	all others

Natural Areas

**Applicable Precinct or Area**

MSES - Regulated Vegetation (Intersecting a Watercourse)

MSES - Wildlife Habitat

MSES - Regulated Vegetation

**More Information**

- [View Section 8.2.7 Natural Areas Overlay Code](#)
- [View Section 8.2.7 Natural Areas Overlay Compliance table](#)



Selected Property	Property	MSES - Regulated Vegetation (Intersecting a Watercourse)
MSES - High Ecological Value Waters (Watercourse)	MSES - Wildlife Habitat	MSES - Regulated Vegetation
MSES - Protected Area	MSES - Marine Park	MSES - Legally Secured Offset Area
MSES - High Ecological Value Waters (Wetland)	MSES - High Ecological Significance Wetlands	

Transport Noise Corridors

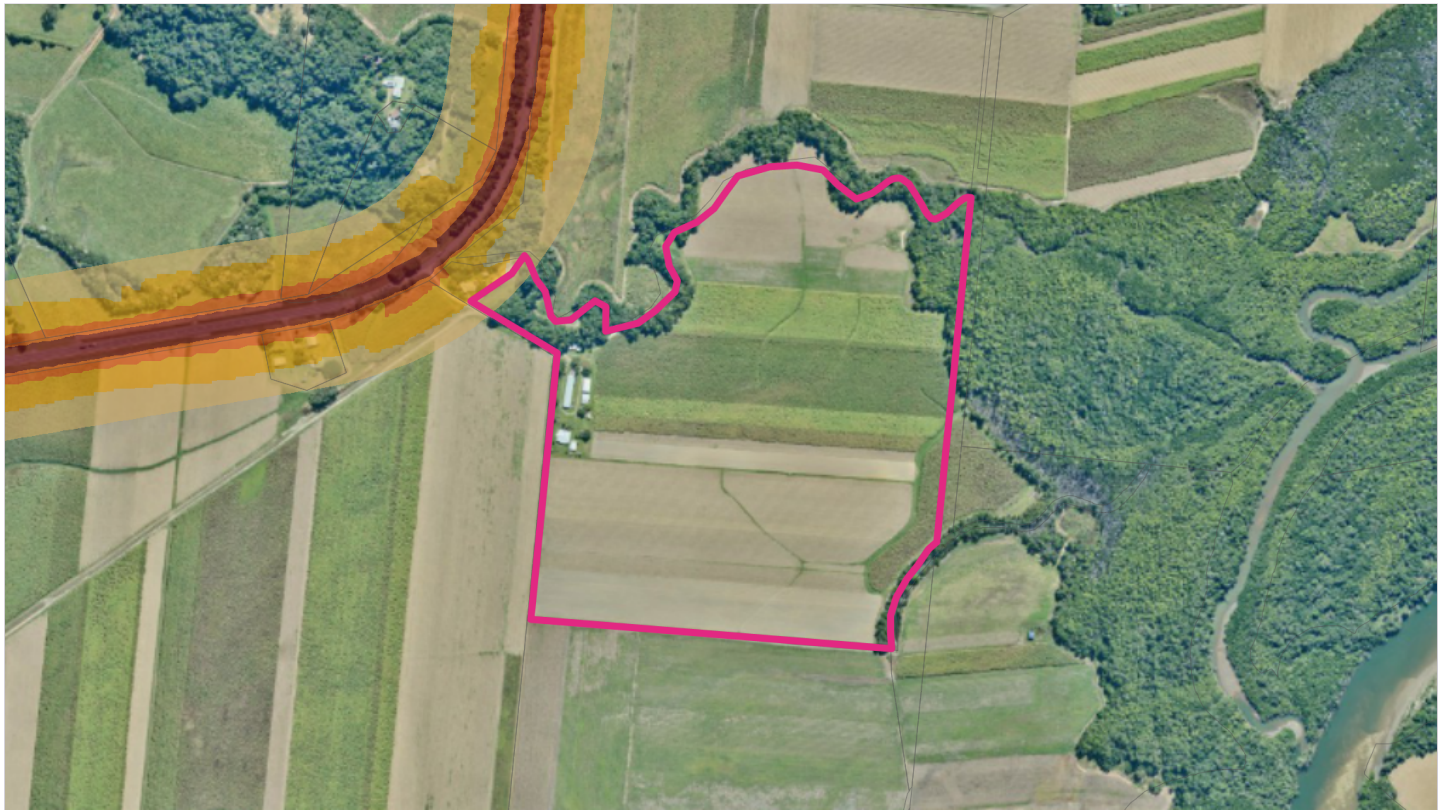
**Applicable Precinct or Area**

Category 1: 58 dB(A) =< Noise Level < 63 dB(A)

Category 2: 63 dB(A) < Noise Level < 68 dB(A)

**More Information**

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



Selected Property

Property

**Transport Noise Corridors Mandatory Area**

Category 0: Noise Level < 58 dB(A)

Category 1: 58 dB(A) =< Noise Level < 63 dB(A)

Category 2: 63 dB(A) < Noise Level < 68 dB(A)

Category 3: 68 dB(A) =< Noise Level < 73 dB(A)

Category 4: Noise Level >= 73 dB(A)

all others

**Transport Noise Corridors Voluntary Area**

Category 0: Noise Level < 58 dB(A)

Category 1: 58 dB(A) =< Noise Level < 63 dB(A)

Category 2: 63 dB(A) < Noise Level < 68 dB(A)

Category 3: 68 dB(A) =< Noise Level < 73 dB(A)

Category 4: Noise Level >= 73 dB(A)

all others

Transport Road Hierarchy

**Applicable Precinct or Area**

Major Transport Corridor Buffer Area (State Controlled Road)

**More Information**

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



Selected Property

Property

**Road Hierarchy**

Access Road

Arterial Road

Collector Road

Industrial Road

Major Rural Road

Minor Rural Road

Sub Arterial Road

Unformed Road

all others

Major Transport Corridor Buffer Area

**Disclaimer**

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.