

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

PLANNING DIVISION

P: 0438 755 374 **E:** Patrick.c@gmacert.com.au
P.O. Box 2760, Nerang Qld 4211



Our Ref: 20204314

Date: 4 September 2020

Chief Executive Officer
Douglas Shire Council
Po Box 723
Mossman QLD 4873

Via Email: enquiries@douglas.qld.gov.au

Dear Sir,

**RE: PROPOSED DOMESTIC OUTBUILDING (SHED) ON LAND
LOCATED AT 158-164 SOMERSET DR, MIALLO (LOT 10
RP849655)**

GMA Certification are instructed by J Dwyer Building and Construction on behalf of Robert and Marilynne Akers, to submit an application for Building Works Assessable against the Planning Scheme to facilitate the development of a Domestic Outbuilding (Shed) on land located at 158-164 Somerset Drive, Miallo, and described as lot 10 on RP849655.

As part of the application material please find attached the following:

- Development Application Form; and
- Proposal Plans.

Set out below is an assessment against the relevant Assessment Benchmarks, as required for a properly made application.

We understand that the application attracts a fee of \$333.00 and it would be appreciated if Council could provide an invoice for prompt payment.

Subject Site

The application site is a single irregularly shaped allotment with an area of 7,759m² and with frontage of approximately 80 metres to Somerset Drive. The site is currently developed with a Dwelling House with access provided by an existing driveway located in the north east corner of the frontage and shared with the adjoining lot to the west. The

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existing dwelling house is setback approximately 25 metres from the site frontage and is located in a cleared area. To the rear the site is covered with mature vegetation and the site slopes from the rear to the site frontage with a fall of approximately 30 metres over the depth of the site.

The area containing the site is characterised by single detached dwellings and domestic outbuildings on large residential allotments.



Aerial Photograph of the site (Source: Queensland Globe)

Proposed development

It is understood that it is proposed to erect a domestic outbuilding (shed) on the site. The shed would be single storey and would have dimensions of 9 metres x 7 metres. It would be located to the north west of the existing dwelling house, within an existing disturbed area and setback 12 metres from the property frontage and 20 metres from the western side boundary.

Plans of the proposed shed area attached.

Planning Considerations

The site is within the Douglas Shire Council area and under the Douglas Shire Planning Scheme (2018) (the relevant planning scheme), the site is within the Environmental Management Zone and is affected by the following overlays:

- Bushfire Hazard Overlay;
- Hillslopes Overlay;
- Landscape Values Overlay;
- Potential Landslide Hazard Overlay; and,
- Natural Areas Overlay.

In accordance with the Tables of Assessment, the development is identified as Code Assessable Building Works Assessable against the Planning Scheme. In accordance with the requirements of the *Planning Act 2016*, the Council, as the Assessment Manager can only have regard to the Assessment Benchmarks found in the relevant Planning Scheme Codes.

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

Assessment Benchmark	Applicability	Compliance
Environmental Management Zone Code	Applies	Complies with applicable Acceptable Outcomes.
Bushfire Hazard Overlay Code	Not applicable	No applicable Assessment Benchmarks
Hillslopes Overlay Code	Applies	Generally complies with Acceptable Outcomes. Consideration is required in respect of Performance Outcome PO1. Refer attached assessment.
Natural Areas Overlay Code	Applies	Complies with all applicable Acceptable Outcomes. The shed would be sited outside of an area of identified environmental significance.
Potential Landslide Hazard Overlay Code	Applies	Complies with all applicable Acceptable Outcomes.
Access Parking and	Not applicable	No applicable

Servicing Code		Assessment Benchmarks. The development is for a domestic outbuilding only and would not affect the existing car parking provision or access arrangements.
Filling and Excavation Code	Not applicable	No applicable Assessment Benchmarks. No excavation or fill would be undertaken as part of the development.
Infrastructure Works Code	Not applicable	No infrastructure works are proposed or required for the shed.

State Involvement

Initial assessment indicates that no state agencies will be involved in the assessment of the application.

Conclusion

The application has been assessed against the relevant Planning Scheme codes and is considered to satisfy the relevant Assessment Benchmarks. The application is submitted for approval subject to reasonable and relevant conditions. Should you have queries in relation to this application please do not hesitate to contact Patrick Clifton on 0438 755 374.

Kind Regards,

Patrick Clifton
PLANNING MANAGER
GMA CERTIFICATION GROUP

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (*DA Form 2*) only. The DA Forms Guide provides advice about how to complete this form.

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

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)	Robert and Marilynne Akers
Contact name (only applicable for companies)	Patrick Clifton GMA Certification
Postal address (PO Box or street address)	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address (non-mandatory)	Patrick.c@gmacert.com.au
Mobile number (non-mandatory)	0438 755 374
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20203314

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if 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](#).

2.1) 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).



Unit No.	Street No.	Street Name and Type	Suburb
	158-164	Somerset Road	Miallo
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	10	RP849655	Douglas Shire Council

2.2) 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

3) 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 the [DA Forms Guide](#)

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

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- Yes – proceed to 8)
- No

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

Douglas Shire Council

6) 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

7) Information request under Part 3 of 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

8) Are there any associated development applications or current approvals?

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

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

9) Has the portable long service leave levy been paid?

- 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)
\$		

10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- Yes – the *Referral checklist for building work* is attached to this development application
- No – proceed to Part 5

13) 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 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 5 – BUILDING WORK DETAILS

14) Owner's details

- Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	

Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	J Dwyer Building and Construction
Contact name <i>(applicable for companies)</i>	Jason Dwyer
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	PO Box 1435
Suburb	Mossman
State	QLD
Postcode	4873
Contact number	0418 941 697
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- Development permit
 Preliminary approval

b) What is the level of assessment?

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

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Domestic Outbuilding (Shed)

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? *(if applicable)*

--

g) New building use/classification? (if applicable)
10
h) 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 .
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$N/A

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
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 .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>
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 referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where: <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt number

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	

Additional information required by the local government

Confirm proposed construction materials:

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

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			

Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? <i>(if applicable)</i>			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35249347

Search Date: 19/10/2020 12:23

Title Reference: 21521063

Date Created: 14/01/1993

Previous Title: 21508080

REGISTERED OWNER

Dealing No: 720079101 29/05/2020

MARILYNNE MARGARET AKERS

ROBERT CHARLES AKERS JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 10 REGISTERED PLAN 849655
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20320183 (POR 5V)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]

Requested By: D-ENQ GLOBALX

849655

PLAN MUST BE DRAWN WITHIN BLACK LINES

849655

849655

PLAN MUST BE DRAWN WITHIN BLACK LINES

849655

Area of New Road

(31-1-10-12-13-17-18-24-31) **1.272 ha**
 (18-19-20-21-22-18) **2747 m²**
 (24-25-26-27-28-24) **3269 m²**
Total 1.8736ha

Branded Peg placed at all new corners.

PM	BEARING	DIST	NO
1-PM	353°05'	7.57	103694

LINE	BEARING	DIST
1-2	308°45'05"	14.41
2-3	51°39'45"	41.28
2-31	334°34'25"	19.075
10-10a	341°18'	20.08
11-24	59°07'10"	31.27
12-18	16°44'	20.855
18-22	110°22'	31.875
19-21	89°57'45"	20.0
24-28	88°27'	31.86
25-27	86°28'30"	20.0

STN	TO	REMARKS	BEARING	DIST
25	Pin		343°28'	1.21
28	Pin		268°27'	1.0
29	Nail in H/W		100°51'	8.865
31	Nail in H/W		97°15'30"	25.09
32	Pin		137°0'	1.0
33	Pin		274°0'	1.5
34	Nail in Tree	(Stump)	275°08'	0.89
35	Pin		6°52'30"	1.975
36	Nail in Tree	(Stump)	289°15'	1.91
37	Nail in Tree	(Root)	167°02'	1.735
38	Pin		280°0'	2.375
39	Pin		299°45'	2.155
5	Pin		358°58'	14.53
6	Pin		354°41'	12.62
7	Pin		358°11'	18.8
31	Pin		175°35'	1.15

STN	TO	REMARKS	BEARING	DIST
1	OIP	RP843532	128°45'	1.0
2	OIP gone	RP843532	165°03'45"	14.015
3	OIP	RP843532	229°21'	1.0
9	OIP	RP843532	135°30'	1.0
10	Pin		179°13'20"	2.5
11	Pin		171°35'	1.11
12	Pin		110°04'	3.045
13	Nail in H/W		35°28'	6.95
18	Pin		97°07'	1.05
17	Nail in H/W		155°19'	7.435
19	Pin		89°58'	0.975
22	Nail in H/W		144°16'	4.04
4	OIP	RP843532	155°02'	1.0
8	OIP	RP843532	52°17'30"	4.46
8	ORT	NR139	81°01'15"	10.36
23	Nail in H/W		245°31'	5.29
24	Pin		88°27'	1.075

ROAD

POLETTI ROAD

ROAD (NEW ROAD)

ROAD (NEW ROAD)

ROAD (NEW ROAD)

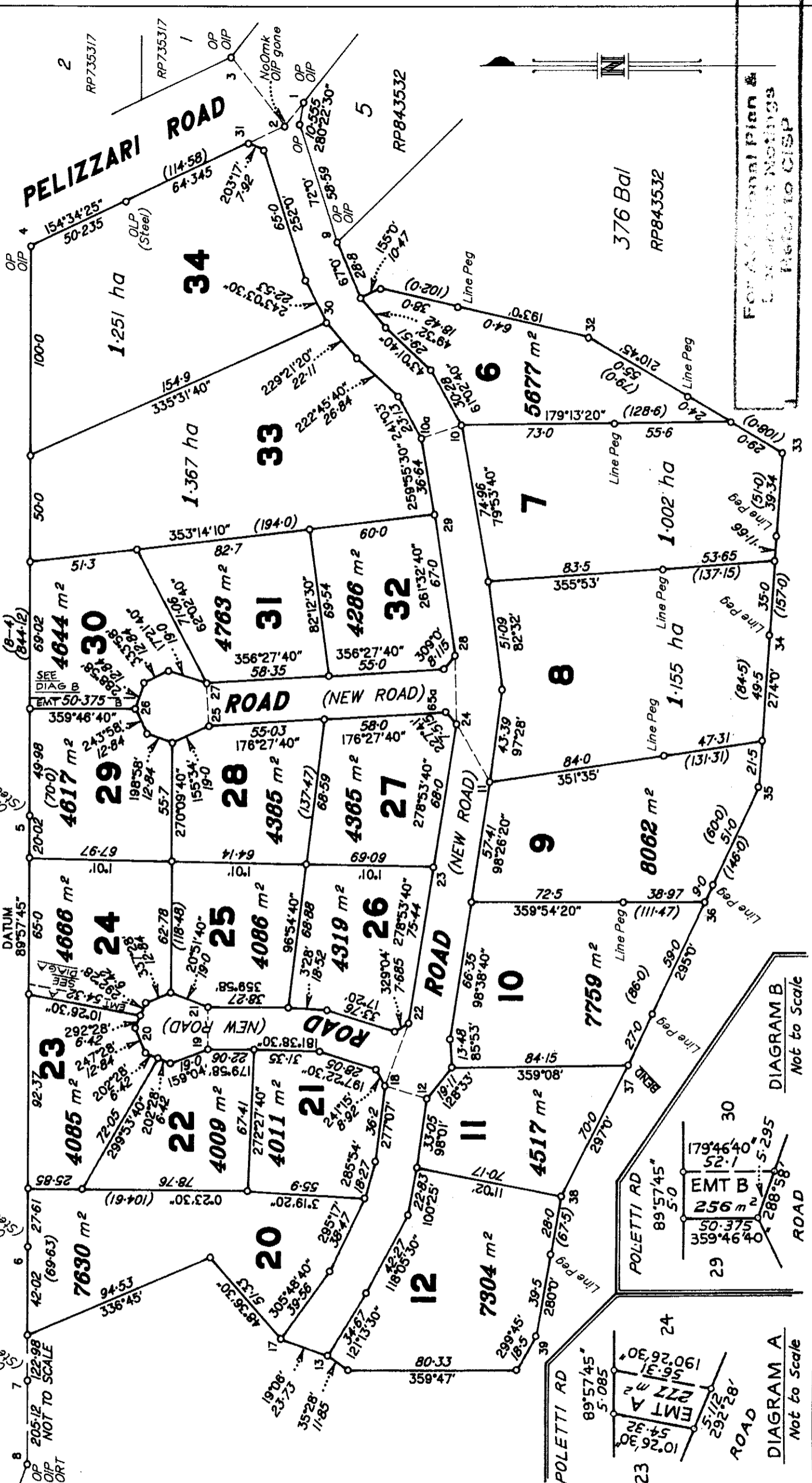
ROAD (NEW ROAD)

ROAD (NEW ROAD)

ROAD (NEW ROAD)

ROAD (NEW ROAD)

ROAD (NEW ROAD)



For Additional Plan & Details Refer to CISP

DIAGRAM B
Not to Scale

DIAGRAM A
Not to Scale

GHD SURVEYS PTY LTD
 hereby certify that the Company have surveyed the land comprised in this plan (either personally or by Samuel Francis BROWN, Licensed Surveyor for whose work the Company accept responsibility), that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act and the Survey Regulations and that the said survey was completed on 21/9/92.
 Licensed Surveyor/
 Director
 Date 21/9/92

PLAN of Lots 6-12 and 20-34 and Proposed Emnts A in Lot 24 and B in Lot 30
Cancelling Part of Lot 376 on RP843532

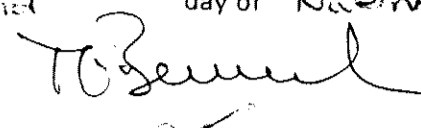
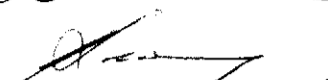
ORIGINAL POR 5v		NO SURVEY RECORDS DEPOSITED	
MERIDIAN RP843532	MAP REF PM	SCALE 1:2000	FILE REF AT
ENDORSED 18/12/92	REGISTERING DIST NORTHERN	REGISTERED PLAN 849655	

PARISH COUNTY **WHYANBEEL Solander**
 TOWN/LOCALITY
 LOCAL AUTHORITY **DOUGLAS S.C.**
 LAND AGENTS/SAMMING DISTRICT **CAIRNS**
 MINING FIELD


No.

Council of the Shire of Douglas certifies that all the requirements of this Council, the Local Government Acts and all By-Laws have been complied with and approves this Plan of Subdivision

Previous Title
 CT VOL N1508 FOL.80 LOT 376 ON RP843532
Eas No T646580W Eas A & B (Drainage).

Dated this 31st day of November 1992

 Mayor or Chairman

 Town or Shire Clerk

HATREEF PTY LTD
 (Names in full)
 • as Proprietor/s of this land.
 • as Lessee/s of Miner's Homestead
 agree to this plan and dedicate the new road as shown hereon to public use.


 Signature of • Proprietor/s • Lessee/s
 • Rule out which is inapplicable.


This survey has been examined and may be used for land dealings.
 Surveyor General
 Date

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
6	N1521	59	29	N1521	75			
7		60	30		76			
8		61	31		77			
9		62	32		78			
10		63	33		79			
11		64	34		80			
12		65						
20		66						
21		67						
22		68						
23		69						
24		70						
25		71						
26		72						
27		73						
28		74						

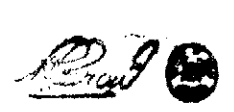
Lodged by
A.C FOX & ASSOCIATES
TOWNSVILLE
RUSSELL HAY

Received
 Registrar of Titles

Fees Payable
 Postal fee and postage
58.00 Logt. Exam. & Ass. 58.00
792.00 New Title 792.00
 Entd. on Deeds
14.00 Photo Fee 14.00
864.00 Total 864.00
 Short Fees Paid
 Rec. No. Y105417
 RECEIVED \$ 32
 DATE 18-11-92
 Rec. No. 105331 Y Y105417
 RECEIVED \$ 344 \$32
 DATE 13-11-92

\$864.00
 16 DEC 1992
 11:12 AM
T646395W

 4044 PLAN

File Ref. GT
 Deposited 13/11/92 GT
 Audited 26/11/92 GT
 Passed 26/11/92 GT
 Survey Records: File/Field Notes
 Charted / /
 Original Grant
 N13579
 (PORTION 5V)
NxP 14.1.93. AK

Particulars entered in Register Book
 Vol. N1508 Folio 80
 at 9/10
 - 8 JAN 1993

 REGISTRAR OF TITLES
 (NORTHERN DISTRICT)

849655

849655

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.

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 [158-164 Somerset Drive MIALLO](#)
Lot Plan [10RP849655](#) (Freehold - 7759m²)



Selected Property

Easements








Land Parcels

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.

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> Zoning</p>	<p>Applicable Zone Environmental Management</p>	<p>More Information</p> <ul style="list-style-type: none"> • View Section 6.2.4 Environmental Management Zone Code • View Section 6.2.4 Environmental Management Zone Compliance table • View Section 6.2.4 Environmental Management Zone Assessment table
<p> Bushfire Hazard</p>	<p>Applicable Precinct or Area Very High Potential Bushfire Intensity</p>	<p>More Information</p> <ul style="list-style-type: none"> • View Section 8.2.2 Bushfire Hazard Overlay Code • View Section 8.2.2 Bushfire Hazard Overlay Compliance table
<p> Hillslopes</p>	<p>Applicable Precinct or Area Area Affected by Hillslopes</p>	<p>More Information</p> <ul style="list-style-type: none"> • View Section 8.2.5 Hillslopes Overlay Code • View Section 8.2.5 Hillslopes Overlay Compliance table
<p> Landscape Values</p>	<p>Landscape Values High landscape values</p>	<p>More Information</p> <ul style="list-style-type: none"> • View Section 8.2.6 Landscape Values Overlay Code • View Section 8.2.6 Landscape Values Overlay Compliance table
<p> Landslide</p>	<p>Applicable Precinct or Area Landslide Hazard (High & Medium Hazard Risk)</p>	<p>More Information</p> <ul style="list-style-type: none"> • View Section 8.2.9 Potential Landslide Hazard Overlay Code • View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table
<p> Natural Areas</p>	<p>Applicable Precinct or Area MSES - Wildlife Habitat</p>	<p>More Information</p> <ul style="list-style-type: none"> • View Section 8.2.7 Natural Areas Overlay Code • View Section 8.2.7 Natural Areas Overlay Compliance table
<p> Transport Road Hierarchy</p>	<p>Applicable Precinct or Area Access Road</p>	<p>More Information</p> <ul style="list-style-type: none"> • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone

Environmental Management

More Information

- [View Section 6.2.4 Environmental Management Zone Code](#)
- [View Section 6.2.4 Environmental Management Zone Compliance table](#)
- [View Section 6.2.4 Environmental Management Zone Assessment table](#)



Selected Property

Land Parcels

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		

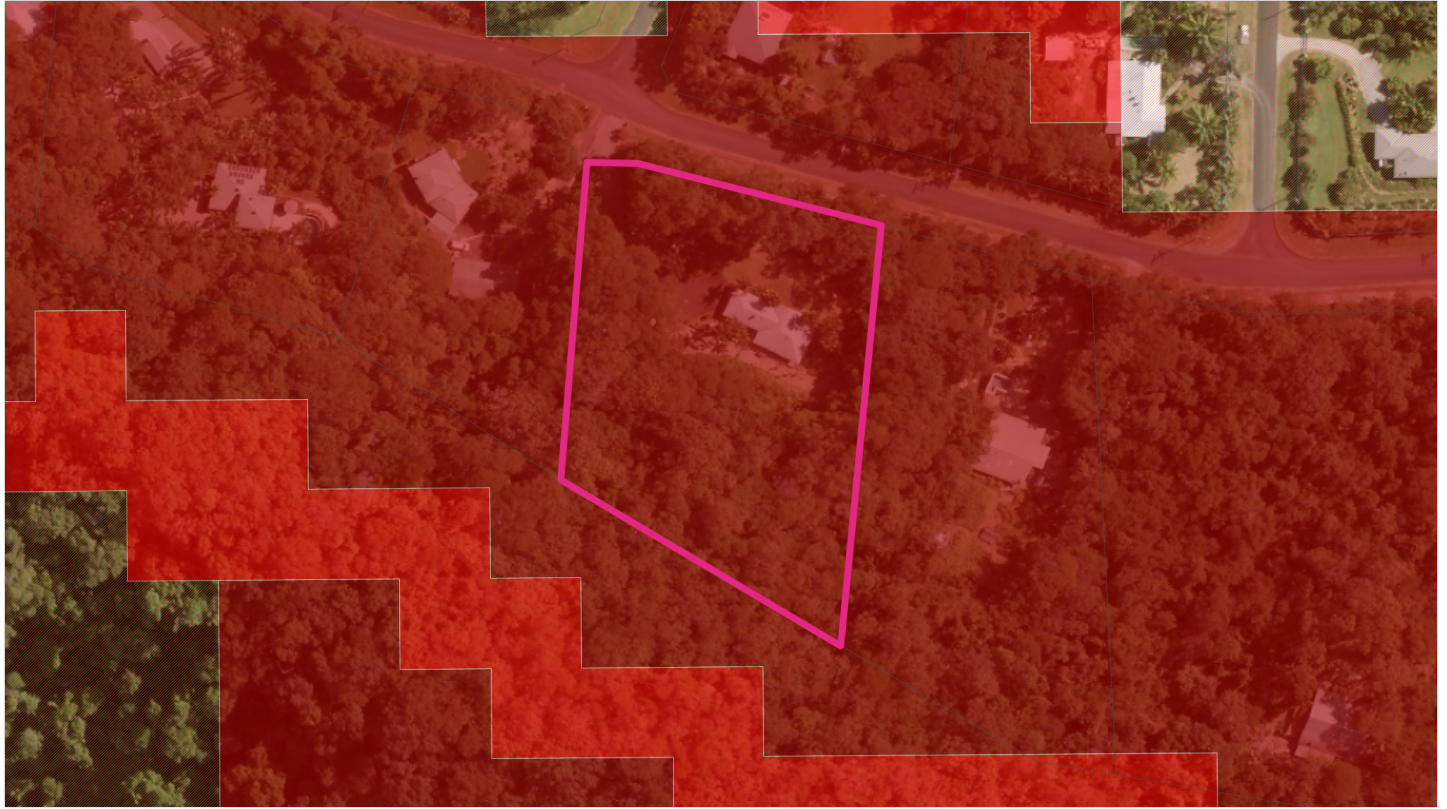
Bushfire Hazard

Applicable Precinct or Area

Very High Potential Bushfire Intensity

More Information

- [View Section 8.2.2 Bushfire Hazard Overlay Code](#)
- [View Section 8.2.2 Bushfire Hazard Overlay Compliance table](#)



Selected Property

Land Parcels

Bushfire_Hazard

High Potential Bushfire Intensity

Medium Potential Bushfire Intensity

Potential Impact Buffer

Very High Potential Bushfire Intensity

all others

Hillslopes

Applicable Precinct or Area


Area Affected by Hillslopes


More Information

- [View Section 8.2.5 Hillslopes Overlay Code](#)
- [View Section 8.2.5 Hillslopes Overlay Compliance table](#)



 Selected Property

 Land Parcels

 Area Affected by Hillslopes

Landscape Values

Landscape Values

High landscape values

More Information

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



Selected Property	Land Parcels	Scenic Buffer Area		Scenic route	Scenic route buffer
		Gateway	Lookout	all others	
		View corridor			

Landscape Values			
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

Land Parcels

Potential Landslide Hazard

Natural Areas

Applicable Precinct or Area


MSES - Wildlife Habitat

More Information

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





 Selected Property

 Land Parcels


 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 Road Hierarchy

Applicable Precinct or Area

Access Road

More Information

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



Selected Property

Land Parcels

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.



26
RP849655

Somerset Drive


13m

Proposed
Shed

70m

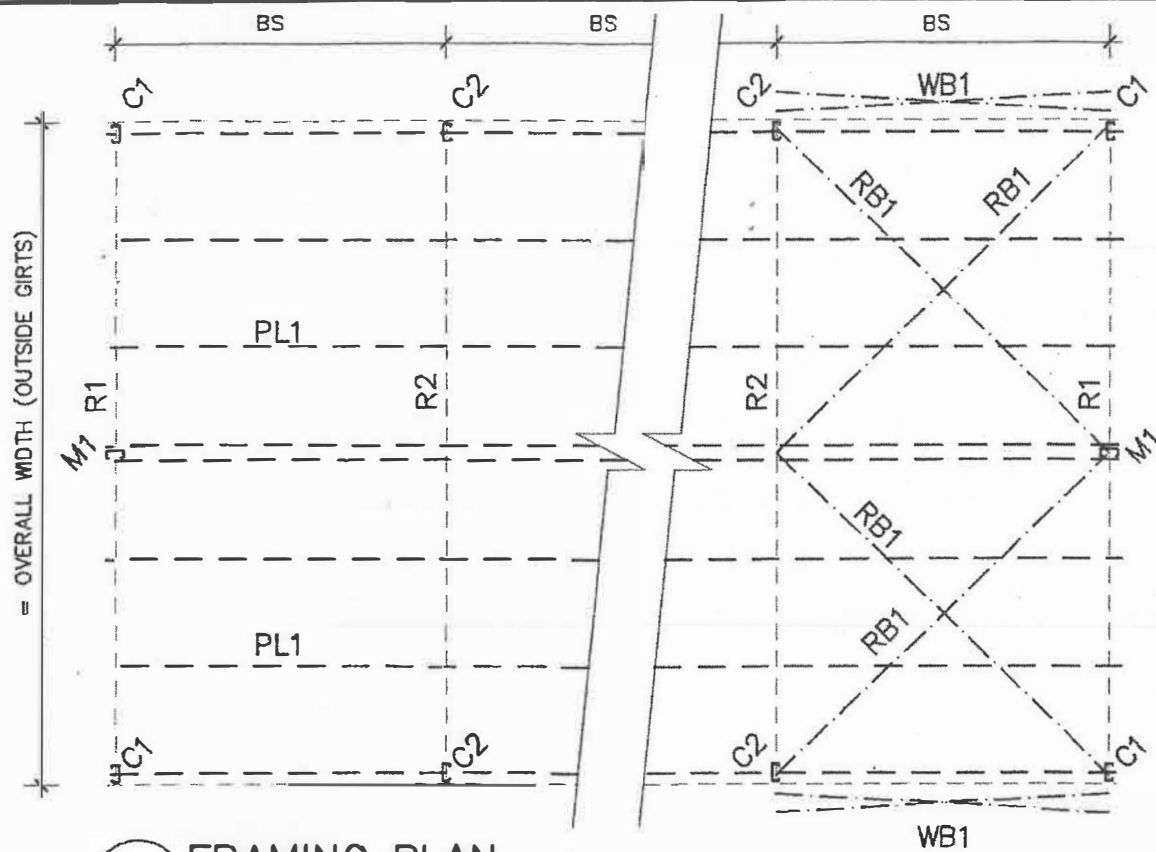
10
RP849655

Form 15 - Compliance Certificate for building Design or Specification Version 4 - July 2017

<p>NOTE</p>	<p>NOTE: This is to be used for the purposes of section 10 of the <i>Building Act 1975</i> and/or section 46 of the <i>Building Regulation 2006</i>. RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.</p>
<p>1. Property description This section need only be completed if details of street address and property description are applicable. EG. In the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable. The description must identify all land the subject of the application. The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address <i>(include no., street, suburb / locality & postcode)</i></p> <p>Somerset Drive (42458L1) Miallo Postcode 4873</p> <p>Lot & plan details <i>(attach list if necessary)</i></p> <p>Lot 10</p> <p>In which local government area is the land situated?</p> <p>Douglas Shire Council</p>
<p>2. Description of component/s certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.</p>	<p>Footings/Ground Slab Bracing Tie-Down Structural Steel Framing & Roller Doors x 2</p>
<p>3. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.</p>	<p>Terrain Category 2 Region C Basic Wind Speed =61m/s (Ultimate) Internal Pressure Coefficient -0.65, +0.7 Australian Standard Codes- AS 4100, AS/NZS 1170 Parts 1 & 2 AS/NZS 4600 AS/NZ4505, AS3600 Local Authority Regulations Building Importance Level 2 Above Engineering is based on "Class M" & "Class S" sites only.</p>
<p>4. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</p>	<p>Attached Dunnrite Drawing 42458 Sheets 1 & 2 Metroll LHL Test Reports/Data & Rollrite Cyclic Test Reports/Data</p>
<p>5. Building certifier reference number</p>	<p>Building certifier reference number</p> <p></p>
<p>6. Competent person details A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practise in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect. If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help. If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.</p>	<p>Name <i>(in full)</i> Charles Gianarakis RPEQ 1370</p> <p>Company name <i>(if applicable)</i> Contact person CMG Consulting Engineers Pty Ltd Charles Gianarakis</p> <p>Phone no. <i>business hours</i> Mobile no. Fax no. 07 40 312775</p> <p>Email address chas@cmgengineers.com.au</p> <p>Postal address P.O. Box 5901, Cairns Qld 4870</p> <p>Licence or registration number <i>(if applicable)</i> RPEQ 1370</p>
<p>7. Signature of competent person This certificate must be signed by the individual assessed by the building certifier as competent.</p>	<p>Signature Date  27 October 2020</p>

LOCAL GOVERNMENT USE ONLY

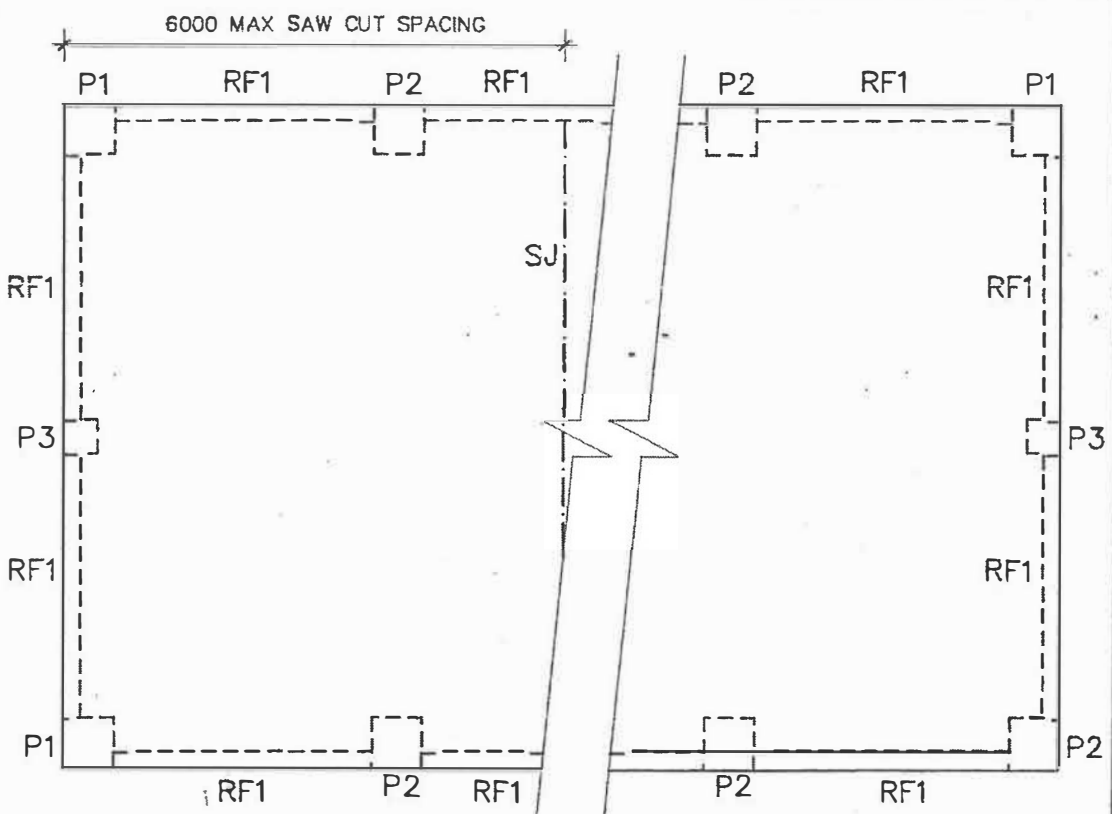
Date received		Reference Number/s		Approved form 15 Version 4 2017
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BS = BAY SPACING = m
HT = HEIGHT = m

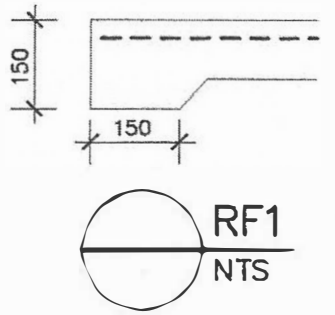
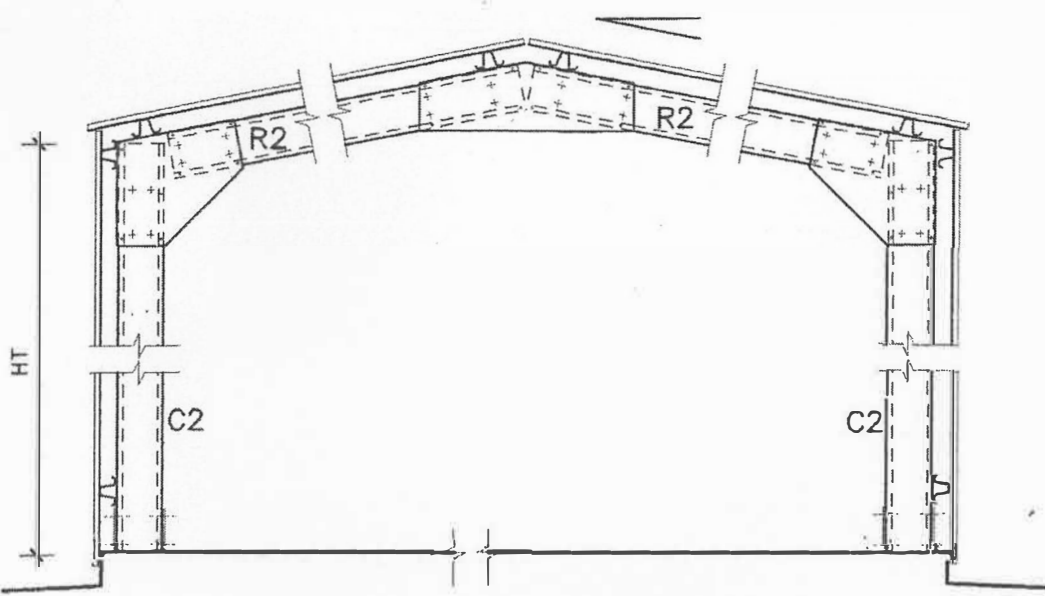
MEMBER SCHEDULE	
C1	=
R1	=
C2	=
R2	=
M1	=
RB1	= 30x1. GI STRAP
WB1	= 30x1.2 GI STRAP
PL1	= METROLL 64x1.0 TOP
WG1	= SPAN BATTENS.

FRAMING PLAN
NOT TO SCALE.



FOOTING PLAN
NOT TO SCALE

SJ = 25mm DEEP SAW CUT
WITHIN 24 HRS OF PLACEMENT
OF CONCRETE.



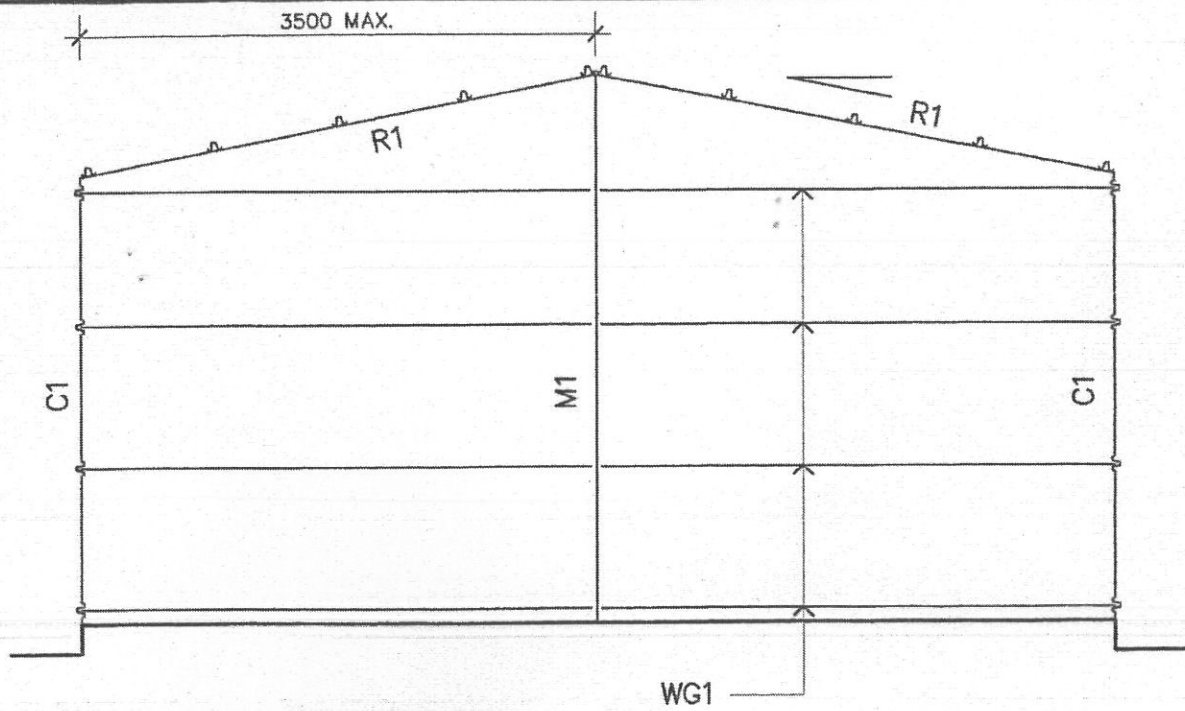
ELEVATION INTERNAL FRAME
NOT TO SCALE

SITE PLAN
NOT TO SCALE

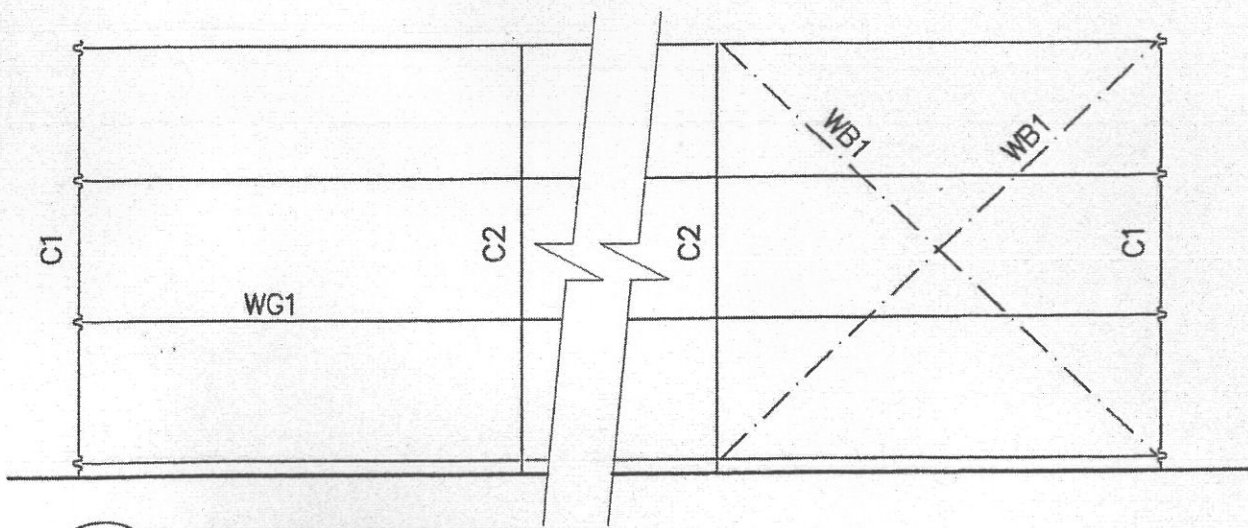
C.M.G. CONSULTING ENGINEERS PTY.LTD.
A.C.N. 011 065 375 STRUCTURAL AND CIVIL
208 Buchan Street CAIRNS, 4870. Phone: (07) 4031 2775
P.O. Box 5901 Cairns Mail Centre Fax: (07) 4051 9013

PROPOSED DUNNRITE SHED.
AT FOR
PLANS AND SECTION.

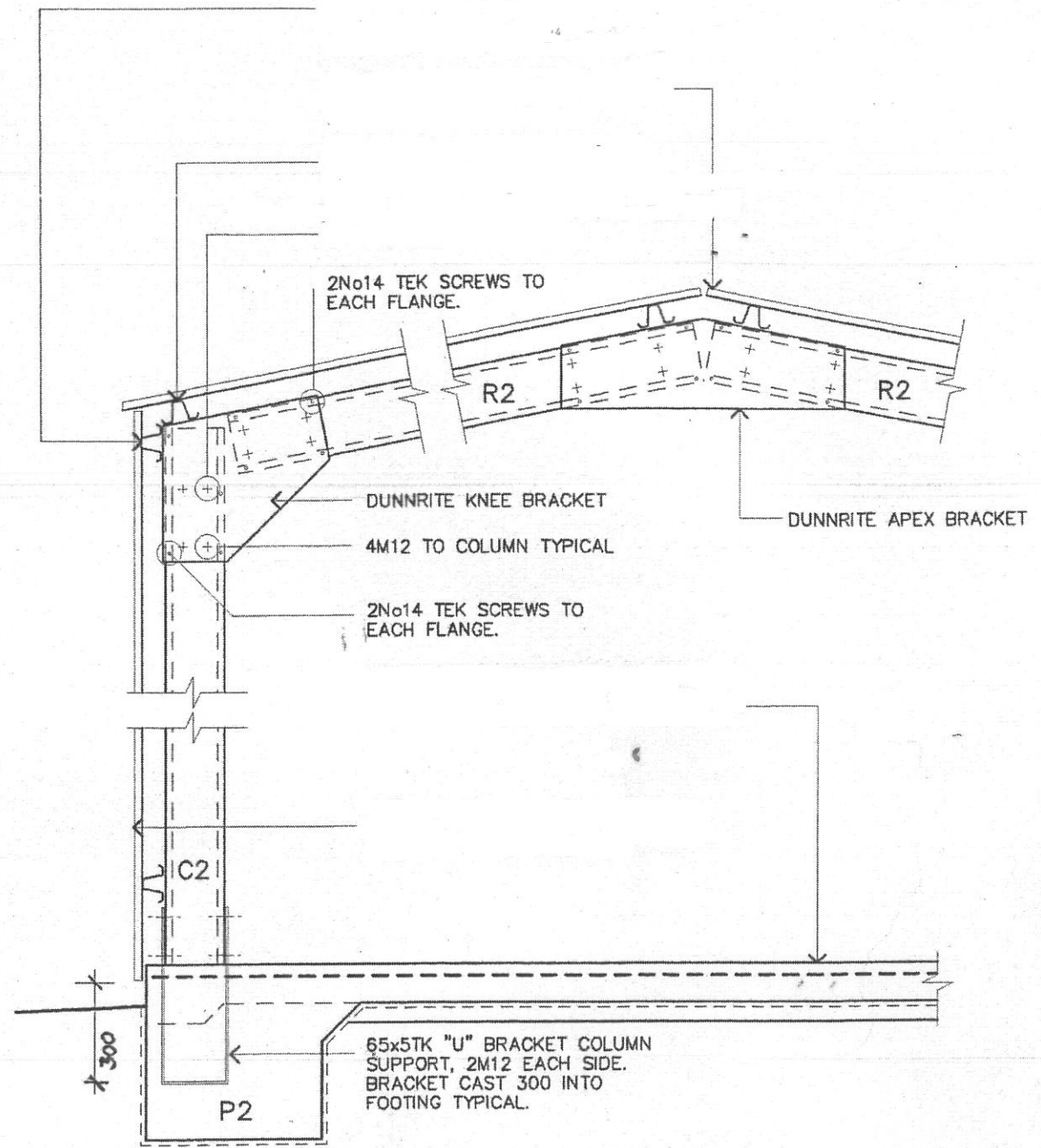
SCALE	HOR AS SHOWN	DRAWN	JD
		DESIGNED	CMG
DATE	27.10.20	CHECKED	CMG
APPROVED	<i>[Signature]</i>		
DWG NUMBER	42458-01	AMDT	A



END ELEVATION
NOT TO SCALE



SIDE ELEVATION
NOT TO SCALE



SECTION
NOT TO SCALE

C.M.G. CONSULTING ENGINEERS PTY.LTD.
A.C.N. 011 065 375 STRUCTURAL AND CIVIL
208 Buchan Street CAIRNS, 4870. Phone: (07) 4031 2775
P.O. Box 5901 Cairns Mail Centre Cairns Fax: (07) 4051 9013

PROPOSED DUNNRITE SHED.
AT FOR
ELEVATIONS & SECTIONS.

SCALE	HOR AS SHOWN	DRAWN	JD
		DESIGNED	CMG
DATE	27.10.20	CHECKED	CMG
APPROVED	<i>[Signature]</i>		
DWG NUMBER	42458-02	AMDT	A



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6.2.4 Environmental management zone code

6.2.6.1 Application

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

6.2.4.2 Purpose

- (1) The purpose of the Environmental management zone code is to recognise environmentally sensitive areas and provide for houses on lots and other low impact activities where suitable.

These areas are protected from intrusion of any urban, suburban, centre or industrial land use.

- (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 3.5.3 – Biodiversity, Element 3.5.5 – Scenic amenity.
 - (b) protect and buffer areas of environmental significance from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is generally restricted to a dwelling house;
 - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
 - (c) Development reflects and responds to the natural features and environmental values of the area;



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- (d) Visual impacts are minimised through the location and design of development;
- (e) Development does not adversely affect water quality;
- (f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.

6.2.4.3 Criteria for assessment

Table 6.2.4.3.a – Environmental management zone – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.	Complies with AO1 The proposed shed would be single storey and not more than 8.5 metres in height.
	AO1.2 Buildings have a roof height not less than 2 metres	Complies with AO1.2 The roof height would be less than 2 metres.
PO2	AO2	Complies with AO2



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Performance outcomes	Acceptable outcomes	Compliance
<p>Buildings and structures are set back to:</p> <ul style="list-style-type: none"> (a) maintain the natural character of the area; (b) achieve separation from neighbouring buildings and from road frontages 	<p>Buildings and structures are set back not less than:</p> <ul style="list-style-type: none"> (a) 40 metres from the frontage of a state controlled road; (b) 25 metres from the frontage to Cape Tribulation Road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site. 	<p>The shed would be setback 12 metres from the road frontage and 20 metres from the side boundary.</p>
For assessable development		
<p>PO3</p> <p>Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>A03</p> <p>Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.</p>	<p>Not applicable</p> <p>The application is for building works only.</p>
<p>PO4</p> <p>The site coverage of all buildings and structures and associated services do not have an adverse</p>	<p>A04</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO4</p>



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Performance outcomes	Acceptable outcomes	Compliance
effect on the environmental or scenic values of the site.		The proposed shed would be located within the existing cleared area and would require the minimal removal of existing vegetation.
<p>PO5</p> <p>Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO5.1</p> <p>Buildings, structures and associated access, infrastructure and private open space are sited:</p> <ul style="list-style-type: none"> (a) within areas of the site which are already cleared; or (b) within areas of the site which are environmentally degraded; (c) to minimise additional vegetation clearing. 	<p>Complies with AO5.1</p> <p>The proposed shed would be located adjacent the existing cleared area that is already environmentally degraded.</p>
	<p>AO5.2</p> <p>Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline</p>	<p>Complies with AO5.2</p> <p>The proposed shed would be located on an area with a slope less than 1 in 6.</p>
<p>PO6</p>	<p>AO6.1</p>	<p>Not applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Buildings and structures are responsive to steep slope through innovative construction techniques so as to:</p> <ul style="list-style-type: none"> (a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; (c) minimise the overall height of development 	<p>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.</p>	<p>The proposed shed would be located on an area with a slope less than 1 in 6.</p>
	<p>AO6.2</p> <p>Access and vehicle manoeuvring and parking areas are constructed and maintained to:</p> <ul style="list-style-type: none"> (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site. 	<p>Not applicable</p> <p>No new vehicle manoeuvring and parking areas would be created.</p>
<p>PO7</p> <p>The exterior finishes of buildings and structures are consistent with the surrounding natural environment</p>	<p>AO7</p> <p>The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.</p>	<p>Complies with AO7</p> <p>The shed would be located behind existing mature vegetation and would not be visible external to the site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO8</p> <p>Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO8</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO8</p> <p>The proposed development would not introduce any new uses to the site.</p>
<p>PO9</p> <p>The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.</p>	<p>AO9</p> <p>The maximum residential density is one dwelling house per lot.</p>	<p>Complies with AO9</p> <p>The site would only contain a single dwelling.</p>
<p>PO10</p> <p>Lot reconfiguration results in no additional lots.</p> <p>Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.</p>	<p>AO10</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>No lot reconfiguration is proposed.</p>

Table 6.2.4.3.b — Inconsistent uses within the Environmental management zone.



20204314 – 158-164 Somerset Dr, Miallo (Shed)

Inconsistent uses

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational establishment • Food and drink outlet • Function facility • Garden centre | <ul style="list-style-type: none"> • Hardware and trade supplies • Health care services • High impact industry • Hospital • Hotel • Indoor sport and entertainment • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Parking station • Place of worship • Port services | <ul style="list-style-type: none"> • Renewable energy facility • Relocatable home park • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Service Station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Theatre • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery |
|---|--|---|



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8.2.2 Bushfire hazard overlay code

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

8.2.2.1 Application

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

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

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

8.2.2.2 Purpose

- (1) The purpose of the Bushfire overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;



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- (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
 - (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
 - (b) development is designed and located to minimise risks to people and property from bushfires;
 - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;
 - (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
 - (e) development contributes to effective and efficient disaster management response and recovery capabilities.

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



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8.2.2.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Compatible development		
<p>PO1</p> <p>A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p> <p>Note - See the end of this code for examples of vulnerable uses.</p>	<p>AO1</p> <p>Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p> <p>Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a</p>	<p>Not applicable</p> <p>The proposal is not a vulnerable use.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	Bushfire Management Plan.	
<p>PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	<p>AO2 Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.</p>	<p>Not applicable The proposal does not involve a community service.</p>
<p>PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.</p>	<p>AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.</p>	<p>Not applicable The proposal does not involve hazardous materials.</p>
Development design and separation from bushfire hazard – reconfiguration of lots		
<p>PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of</p>	<p>AO4.1 No new lots are created within a bushfire hazard sub-category. or</p>	<p>Not applicable No reconfiguration is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>the proposed lot(s).</p> <p>Note - "Urban purposes" and "urban area" are defined in the <i>Sustainable Planning Regulations 2009</i>.</p> <p>Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>		
<p>PO4.2</p> <p>Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>AO4.2</p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves radiant heat flux level of 29kW/m² at all boundaries; and</p> <p>(b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas</p>	<p>Not applicable</p> <p>No reconfiguration is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	
<p>PO5</p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p>AO5.1</p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and 	<p>Not applicable</p> <p>No reconfiguration is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(e) has a minimum of 4.8m vertical clearance above the road;</p> <p>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</p> <p>(g) incorporates roll-over kerbing.</p>	
	<p>AO5.2</p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	<p>Not applicable</p> <p>No reconfiguration is proposed.</p>
<p>PO6</p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all</p>	<p>AO6</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p>	<p>Not applicable</p> <p>No reconfiguration is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<ul style="list-style-type: none"> (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; 	



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Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
<p>PO7</p> <p>Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>A07</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in 	<p>Not applicable</p> <p>No reconfiguration is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
<p>PO8 The development design responds to the potential</p>	<p>AO8 The lot layout:</p>	<p>Not applicable No reconfiguration is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan.</p>	



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Performance outcomes	Acceptable outcomes	Compliance
	Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate	
<p>PO9</p> <p>Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO9</p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p>	<p>Not applicable</p> <p>No reconfiguration is proposed.</p>
<p>Development design and separation from bushfire hazard – material change of use</p>		
<p>PO10</p> <p>Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of:</p> <p>(e) 10kW/m² where involving a vulnerable use; or</p> <p>(f) 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set</p>	<p>AO10</p> <p>Buildings or building envelopes are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and</p> <p>(b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established</p>	<p>Not applicable</p> <p>The development is for Building Works only.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>out in AS3959-2009.</p>	<p>(through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	
<p>PO11</p> <p>A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a</p>	<p>AO11</p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p>	<p>Not applicable</p> <p>The development is for Building Works only.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>development site involves less than 2.5ha</p>	<ul style="list-style-type: none"> (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is 	



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Performance outcomes	Acceptable outcomes	Compliance
	granted in favour of Council and Queensland Fire and Emergency Services.	
All development		
<p>PO12</p> <p>All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>AO12</p> <p>Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings. 	<p>Not applicable</p> <p>The proposed development would not alter the existing driveway or access.</p>
<p>PO13</p> <p>Development outside reticulated water supply</p>	<p>AO13</p> <p>A water tank is provided within 10m of each</p>	<p>Not applicable</p> <p>The development is a class 10 building.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p>building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is either below ground level or of non-flammable construction; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,000l for residential buildings <p>Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams.</p> <ul style="list-style-type: none"> (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm 	



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Performance outcomes	Acceptable outcomes	Compliance
	(minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage.	
<p>PO14 Landscaping does not increase the potential bushfire risk.</p>	<p>AO14 Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.</p>	<p>Not applicable No landscaping is proposed.</p>
<p>PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).</p>	<p>AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.</p>	<p>Not applicable No bushfire mitigation treatments are proposed.</p>



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8.2.5 Hillslopes overlay code

8.2.5.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Hillslopes 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 Hillslopes overlay is identified on the Hillslopes overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Hillslopes constraint sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.5.2 Purpose

- (1) The purpose of the Hillslopes overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 - Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 2 – Environment and landscape values: Element 3.5.5 Scenic amenity.
 - (b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:



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

8.2.5.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable development		
<p>PO1</p> <p>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.</p>	<p>AO1.1</p> <p>Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.</p>	<p>Complies with PO1</p> <p>The proposed shed would be located predominantly within an existing cleared area and behind existing mature vegetation. It would not be at a higher elevation than the existing house and would not be visible external to the site.</p>
For assessable development		



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO2</p> <p>The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region</p>	<p>AO2.1</p> <p>Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2</p> <p>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</p>	<p>Complies with AO2.1</p> <p>The proposed shed would be located in an existing disturbed area and would not be on land with a slope of greater than 1:6.</p>
	<p>AO2.3</p> <p>Access ways and driveways are:</p> <ul style="list-style-type: none"> (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction. 	<p>Not applicable</p> <p>No additional access or driveway works are proposed.</p>
	<p>AO2.4</p> <p>The clearing or disturbance of vegetation is limited to clearing and disturbance that:</p> <ul style="list-style-type: none"> (a) is necessary for the construction of 	<p>Complies with AO2.4</p> <p>The shed would be located predominantly in an existing cleared area. Limited vegetation would be required to be removed to facilitate the</p>



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Performance outcomes	Acceptable outcomes	Compliance
	driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance.	development.
	AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).	Not applicable The proposed shed would be located in an existing disturbed area and would not be on land with a slope of greater than 1:6.
	AO2.6 Development does not alter the sky line.	Complies with AO2.6 The proposed shed would not be higher than the exiting tree line or project above ridgelines.
	AO2.7 Buildings and structures:	Complies with AO2.7 The shed would be finished in Colorbond Pale



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(a) are finished predominantly in the following exterior colours or surfaces:</p> <ul style="list-style-type: none"> (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; <p>(b) are not finished in the following exterior colours or surfaces:</p> <ul style="list-style-type: none"> (i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (ii) reflective surfaces. 	<p>Eucalypt.</p>
	<p>AO2.8 Exterior colour schemes limit the use of white or</p>	<p>Complies with AO2.7 The shed would be finished in Colorbond Pale</p>



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Performance outcomes	Acceptable outcomes	Compliance
	other light colours to exterior trim and highlighting of architectural features	Eucalypt..
	<p>AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</p>	<p>Not applicable The shed would be constructed on ground.</p>
	<p>AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land:</p> <ul style="list-style-type: none"> (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks. 	<p>Not applicable No recreational or ornamental features are proposed.</p>
<p>PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function</p>	<p>AO3 Excavation or fill:</p> <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for 	<p>Complies with AO3 The proposed shed would be located within an existing disturbed area and set back from all boundaries by greater than 2 metres. Limited</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>of the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions. 	<ul style="list-style-type: none"> 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>excavation or fill would be required to facilitate the development.</p>
Lot reconfiguration		
<p>PO4</p> <p>For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.</p>	<p>AO4.1</p> <p>The frontage and depth of all lots is of sufficient width to:</p> <ul style="list-style-type: none"> (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient 	<p>Not applicable</p> <p>No lot reconfiguration is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>between the road and lot within the lot boundary and not within the road reserve.</p>	
	<p>AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code.</p>	<p>Not applicable No lot reconfiguration is proposed.</p>
	<p>AO4.3 Development does not alter ridgelines.</p>	<p>Not applicable No lot reconfiguration is proposed.</p>
	<p>AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.</p>	<p>Not applicable No lot reconfiguration is proposed.</p>



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8.2.7 Natural areas overlay code

8.2.7.1 Application

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

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

Note – MSES = Matters of State Environmental Significance.



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(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;



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- (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.

8.2.7.3 Criteria for assessment

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

Performance outcomes			Acceptable outcomes			Compliance		
For self-assessable and assessable development								
Protection of matters of environmental significance								
PO1			AO1.1			Complies with AO1.2		



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Performance outcomes	Acceptable outcomes	Compliance
<p>Development protects matters of environmental significance.</p>	<p>Development avoids significant impact on the relevant environmental values.</p> <p>or</p> <p>AO1.2</p> <p>A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.</p> <p>or</p> <p>AO1.3</p> <p>Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water</p>	<p>The proposed shed would be sited outside of the identified area of environmental significance.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	quality, hydrology and biological processes.	
Management of impacts on matters of environmental significance		
<p>PO2</p> <p>Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.</p>	<p>AO2</p> <p>The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; 	<p>Complies with AO2</p> <p>The proposed shed would be sited outside of the identified area of environmental significance within an existing disturbed area.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.	
<p>PO3</p> <p>An adequate buffer to areas of state environmental significance is provided and maintained.</p>	<p>AO3.1</p> <p>A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:</p> <p>(a) 100 metres where the area is located outside Urban areas; or</p> <p>(b) 50 metres where the area is located within a Urban areas.</p> <p>or</p> <p>AO3.2</p> <p>A buffer for an area of state environmental significance is applied and maintained, the width of</p>	<p>Not applicable</p> <p>The site does not contain or adjoin wetlands.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	
<p>PO4</p> <p>Wetland and wetland buffer areas are maintained, protected and restored.</p> <p>Note – Wetland buffer areas are identified in AO3.1.</p>	<p>AO4.1</p> <p>Native vegetation within wetlands and wetland buffer areas is retained.</p>	<p>Not applicable</p> <p>The site does not contain or adjoin wetlands.</p>
	<p>AO4.2</p> <p>Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities, which emulate the relevant regional ecosystem.</p>	<p>Not applicable</p> <p>The site does not contain or adjoin wetlands.</p>
<p>PO5</p> <p>Development avoids the introduction of non-native pest species (plant or animal) that pose a</p>	<p>AO5.1</p> <p>Development avoids the introduction of non-native pest species.</p>	<p>Complies with AO5.1</p> <p>No ne landscaping is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
risk to ecological integrity.	<p>AO5.2</p> <p>The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.</p>	<p>Not applicable</p> <p>No pest species are identified on the site.</p>
Ecological connectivity		
<p>PO6</p> <p>Development protects and enhances ecological connectivity and/or habitat extent.</p>	<p>AO6.1</p> <p>Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.</p> <p>and</p> <p>AO6.2</p> <p>Development within an ecological corridor rehabilitates native vegetation.</p> <p>and</p>	<p>Complies with AO6.1</p> <p>The proposed shed would be sited in an existing disturbed area and limited vegetation is required.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO6.3</p> <p>Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	
<p>PO7</p> <p>Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p>AO7.1</p> <p>Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p> <p>and</p> <p>AO7.2</p> <p>Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p>Not applicable</p> <p>The proposed shed would be sited outside of the identified area of environmental significance within an existing disturbed area.</p>
<p>Waterways in an urban area</p>		



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO8</p> <p>Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	<p>AO8.1</p> <p>Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;</p> <p>or</p> <p>AO8.2</p> <p>Development does not occur on the part of the site affected by the waterway corridor.</p> <p>Note – Waterway corridors are identified within 8.</p>	<p>Not applicable</p> <p>The site does not contain or adjoin a waterway.</p>
Waterways in a non-urban area		
<p>PO9</p> <p>Development is set back from waterways to</p>	<p>AO9</p> <p>Development does not occur on that part of the site</p>	<p>Not applicable</p> <p>The site does not contain or adjoin a waterway.</p>



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Performance outcomes	Acceptable outcomes	Compliance
protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	affected by a waterway corridor. Note – Waterway corridors are identified within table 8.2.7.3.b.	

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



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	of the high bank.
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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.



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8.2.9.2 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.

8.2.9.3 Criteria for assessment

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



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Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>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"> (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas. 	<p>AO1.1</p> <p>Development is located on that part of the site not affected by the Potential landslide hazard overlay.</p> <p>or</p> <p>AO1.2</p> <p>Development is on an existing stable, benched site and requires no further earthworks</p> <p>or</p> <p>AO1.3</p> <p>A competent person certifies that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; 	<p>Complies with AO1.1 and AO1.2</p> <p>The proposed shed would be located on an established cleared site or outside of the area of potential landslide hazard.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(c) the site is not subject to the risk of landslide activity on other land;</p> <p>(d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;</p> <p>(e) development does not concentrate existing ground water and surface water paths;</p> <p>(f) development does not incorporate on-site waste water disposal.</p> <p>Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment.</p> <p>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>PO2</p>	<p>AO2</p> <p>Excavation or fill:</p>	<p>Complies with AO2</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>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>	<ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot. 	<p>The proposed shed would require limited earthworks and is proposed to be provide don an existing disturbed area and setback more than 2 metres form any boundary.</p>
Additional requirements for Community infrastructure		
<p>PO3 Development for community infrastructure:</p> <ul style="list-style-type: none"> (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; 	<p>AO3 Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function.</p>	<p>Not applicable The development is for a domestic outbuilding only.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(c) provides access to the infrastructure without impediment from the effects of a landslide;</p> <p>(d) does not contribute to an elevated risk of a landslide to adjoining properties.</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>	



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9.4.4 Filling and excavation code

9.4.4.1 Application

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

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

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

9.4.4.2 Purpose

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



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

9.4.4.3 Criteria for assessment

Table Error! No text of specified style in document..a – Filling and excavation code – for self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Filling and excavation - General		
<p>PO1</p> <p>All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.</p>	<p>AO1.1</p> <p>The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p>and</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p>	<p>Not Applicable</p> <p>No excavation or fill would be undertaken as part of the development.</p>
	<p>AO1.2</p>	<p>Not Applicable</p>



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



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO1.6</p> <p>Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>	<p>Not Applicable</p> <p>No excavation or fill would be undertaken as part of the development.</p>
Visual Impact and Site Stability		
<p>PO2</p> <p>Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p>AO2.1</p> <p>The extent of filling and excavation does not exceed 40% of the site area, or 500m² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.</p>	<p>Not Applicable</p> <p>No excavation or fill would be undertaken as part of the development.</p>
	<p>AO2.2</p> <p>Filling and excavation does not occur within 2 metres of the site boundary.</p>	<p>Not Applicable</p> <p>No excavation or fill would be undertaken as part of the development.</p>



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Performance outcomes	Acceptable outcomes	Compliance
Flooding and drainage		
<p>PO3</p> <p>Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.</p>	<p>AO3.1</p> <p>Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p>	<p>Not Applicable</p> <p>No excavation or fill would be undertaken as part of the development.</p>
	<p>AO3.2</p> <p>Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.</p>	<p>Not Applicable</p> <p>No excavation or fill would be undertaken as part of the development.</p>
	<p>AO3.3</p> <p>Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.</p>	<p>Not Applicable</p> <p>No excavation or fill would be undertaken as part of the development.</p>
	<p>AO3.4</p>	<p>Not Applicable</p>



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