



6.2.10 Rural zone code

6.2.10.1 Application

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

6.2.10.2 Purpose

- (1) The purpose of the Rural zone code is to provide for:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.5 – Scenic amenity.
 - (ii) Theme 3: Natural resource management, Element 3.6.2 – Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries, Element 3.6.4 – Resource extraction.
 - (iii) Theme 5 Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.4 – Primary production.
 - (iv) Theme 6: Infrastructure and transport, Element 3.9.4 – Transport.
 - (b) recognise the primacy of rural production, in particular sugar cultivation, and other farming practices in rural areas;



- (c) provide protection to areas of ecological significance and scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Areas for use for primary production are conserved and fragmentation is avoided.
 - (b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.
 - (c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.
 - (d) Areas of remnant and riparian vegetation are retained or rehabilitated.

6.2.10.3 Criteria for assessment

Table 6.2.10.3.a —Rural zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	AO1.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height.	The development is a shed with a maximum height of 4.76m
	AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height.	The development is a shed with a maximum height of 4.76m
Setbacks		
PO2	AO2 Buildings are setback not less than:	



Performance outcomes	Acceptable outcomes	Compliance
<p>Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.</p>	<ul style="list-style-type: none"> (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries. 	<p>The shed is proposed to be located 7m from the rear road reserve boundary. The road reserve is an old road no longer in operation and currently only used for access into the premises and by Ergon Energy to access their infrastructure for maintenance.</p> <p>The sheds location will not affect Ergon Energy operations.</p> <p>There are no existing neighbours.</p> <p>The location proposed for the shed has been chosen to;</p> <ul style="list-style-type: none"> a) Provide existing safe entry into an out of the property, b) Using existing entries while reducing the driveway length, c) Protect the existing natural environment and beauty d) Protect the street appeal of the iconic recreational route e) Avoid cut and fills to level the land for construction f) Avoid erosion prone and flood affects areas of the property
<p>PO3</p>	<p>AO3</p>	



Performance outcomes	Acceptable outcomes	Compliance
Buildings/structures are designed to maintain the rural character of the area.	White and shining metallic finishes are avoided on external surfaces of buildings.	The containers and roof cover will not be of a white or shiny metallic material.



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;



- (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.



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 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p> <p>Note - See the end of this code for examples of vulnerable uses.</p>	<p>AO1 Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p> <p>Note – Planning scheme policy SC6.9 - Natural</p>	<p>Complies with AO1 The class 10 shed is not identified as a vulnerable use.</p>



Performance outcomes	Acceptable outcomes	Compliance
	hazards, provides a guide to the preparation of a 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 emergency services.</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>
<p>Development design and separation from bushfire hazard – reconfiguration of lots</p>		
<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 The proposal does not involve lot reconfiguration.</p>



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> <ul style="list-style-type: none"> (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site. <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas</p>	<p>Not applicable</p> <p>The proposal does not involve lot reconfiguration.</p>



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 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. The access is available for both fire fighting and maintenance/defensive works.</p>	<p>AO5.1 Lot boundaries are separated from hazardous vegetation by a public road which:</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 Emergency Services' Fire Hydrant and Vehicle 	<p>Not applicable The proposal does not involve lot reconfiguration.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>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>The proposal does not involve lot reconfiguration.</p>
<p>PO6</p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily</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>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15</p>	<p>Not applicable</p> <p>The proposal does not involve lot reconfiguration.</p>



Performance outcomes	Acceptable outcomes	Compliance
<p>accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>tonne vehicle and which is at least 6m clear of vegetation;</p> <ul style="list-style-type: none"> (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; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and 	



Performance outcomes	Acceptable outcomes	Compliance
	(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
<p>PO7 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>AO7 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; 	<p>Not applicable The proposal does not involve lot reconfiguration.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; (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>PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8 The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly 	<p>Not applicable The proposal does not involve lot reconfiguration.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>/evacuation area in the event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <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. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	
<p>PO9 Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p>	<p>Not applicable The proposal does not involve lot reconfiguration.</p>



Performance outcomes	Acceptable outcomes	Compliance
Development design and separation from bushfire hazard – material change of use		
<p>PO10 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 (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 out in AS3959-2009.</p>	<p>AO10 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 (b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain</p>	<p>Complies with AO10 The shed would be located in an existing cleared area and would be separated form hazardous vegetation.</p>



Performance outcomes	Acceptable outcomes	Compliance
	ecological, slope, visual or character features or functions.	
<p>PO11 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</p>	<p>AO11 Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; 	<p>Complies with AO11 The shed would be separated form Hazardous Vegetation and does not represent a significant building, site development or risk to human life.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (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 granted in favour of Council and Queensland Fire and Emergency Services. 	
All development		
<p>PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and</p>	<p>AO12 Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60m from the street 	<p>Complies with AO1 Access is provided by an existing road reserve with a gravel and broken tarmac surface. The</p>



Performance outcomes	Acceptable outcomes	Compliance
<p>easy access by fire fighting appliances.</p>	<p>to the building;</p> <p>(b) do not exceed a gradient of 12.5%;</p> <p>(c) have a minimum width of 3.5m;</p> <p>(d) have a minimum of 4.8m vertical clearance;</p> <p>(e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</p> <p>(f) serve no more than 3 dwellings or buildings.</p>	<p>driveway from the road reserve is not more than 60m and is relatively flat.</p>
<p>PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p>AO13 A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <p>(a) is either below ground level or of non-flammable construction;</p> <p>(b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters:</p> <p>(i) 10,000l for residential buildings</p>	<p>Able to comply with AO13 The development is for a class 10 building.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<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; <p>(c) includes shielding of tanks and pumps in accordance with the relevant standards;</p> <p>(d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</p> <p>(e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and</p> <p>(f) is clearly identified by directional signage provided at the street frontage.</p>	
<p>PO14 Landscaping does not increase the potential bushfire risk.</p>	<p>AO14 Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.</p>	<p>Able to comply with AO14 The application does not propose any landscaping.</p>



Performance outcomes	Acceptable outcomes	Compliance
<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 measures are proposed.</p>



9.3.17 Rural Activities Code

9.3.17.1 Application

(1) This code applies to assessing development for Rural Activities if:

- (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment for a material change of use; or
- (b) impact assessable development.

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

Note – 'Rural activities' is a defined activity group listed in Table 1 SC1.1.1.2 in Schedule 1 that applies to uses in the Rural zone. When the term rural activities is used within this code it means any of the above uses to which this code is applicable.

Note – For both code and impact assessable development, Planning Guidelines – Separating Agricultural and Residential Land Uses 1997, published by the Department of Natural Resources, provides guidance to meet the performance outcomes in this code. The document provides guidance for operating self-assessable rural activities.

Editor's note—For a proposal to be self-assessable, it must meet all the self-assessable outcomes of this code and any other applicable code. Where it does not meet all self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcome that the proposal fails to meet needs to be assessed against the corresponding assessable acceptable outcome or performance outcome. Other self-assessable outcomes that are met are not assessed as part of the development application.

9.3.17.2 Purpose

- (1) The purpose of the Rural activities code is to assess the suitability of development to which this code applies.
- (2) The purpose of the code will be achieved through the following overall outcomes:



- (a) development does not prejudice the on-going operation of farming in rural areas, in particular sugar cultivation;
- (b) development does not result in unreasonable impacts on the environment, landscape values or the amenity of surrounding areas;
- (c) setbacks to buildings and structures do not impact on the amenity of adjoining properties or the open character of the rural area;
- (d) the display and sale of goods for sale does not impact on the amenity, character or safety of rural areas, or the safety and efficiency of roads;
- (e) rural industries support rural production in their immediate vicinity;
- (f) rural land, with existing watercourse(s) and areas of environmental integrity is progressively revegetated and rehabilitated in association with the rural activity on the land.

9.3.17.3 Criteria for assessment

Table 9.3.17.3.a – Rural Activities code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 Development must not result in unreasonable impacts on the environment, landscape values or the amenity of surrounding areas.	AO1.1 Rural Activities are conducted on premises 1 hectare or greater.	The property is just over 4ha.
	AO1.2 Development is restricted to:	



Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> (a) animal husbandry, including the keeping and breeding of livestock and bees, where the livestock and bees are housed a minimum of 15 metres from any residential building on the site and 100 metres from any residential building on an adjoining premises; (b) horticulture (including Cropping and Intensive horticulture, Wholesale nursery); (c) storing produce resulting from horticulture carried out on the site; (d) existing areas of cleared land; (e) any minor ancillary activity that supports the primary rural activity land use. 	<p>The site is used for a small hobby farm for personal use and enjoyment. The shed is proposed for site shelter and for site machinery and equipment (mowers, generally maintenance equipment, vehicle).</p>
<p>PO2 The siting of horticultural buildings and structures must not impact on the amenity of adjoining properties or the open character of the area.</p>	<p>AO2 Any horticultural structure, including all greenhouses and other roofed structures used for cultivating crops, is setback a minimum of 6 metres from any property boundary.</p>	<p>NA</p>



Performance outcomes	Acceptable outcomes	Compliance
<p>PO3</p> <p>Roof water from any horticultural structures must not cause any increase in flooding or drainage problems.</p>	<p>AO3</p> <p>Development ensures that the total roofed area, which includes all impervious roofing materials such as glass or plastic sheeting of horticultural buildings and structures, does not exceed 2000m² .</p>	<p>The total roof area is 204m²</p>
<p>Additional requirement for Function facility</p>		
<p>PO4</p> <p>The Function facility does not introduce guest volumes that would be incompatible with or interfere with rural amenity or rural activities.</p> <p>Note: Non-compliance with AO4 results in a Function facility that is no longer considered to be small scale.</p>	<p>AO4</p> <p>The Function facility (small scale) caters for no more than 30 guests, at any one occasion.</p>	<p>NA</p>
<p>PO5</p> <p>The Function facility does not operate excessively during the year.</p> <p>Note – Non-compliance with AO5 results in a Function facility that is no longer considered to be small scale.</p>	<p>AO5.1</p> <p>The Function facility (small scale) operates on no more than 6 occasions per calendar year.</p>	<p>NA</p>
	<p>AO5.2</p>	<p>NA</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>Hours of operation for function events are confined to 12 midday to 8.00pm.</p> <p>Note: Hours of operation do not include activities such as setting up the function (i.e. erecting a marquees, etc.)</p>	
<p>PO6</p> <p>The Function facility is able to be fully accommodated on site without nuisance to adjoining properties.</p>	<p>AO6</p> <p>The minimum lot size is no less than 4 hectares.</p>	<p>NA</p>
<p>PO7</p> <p>The Function facility creates no dust nuisances to adjoining premises generated by vehicles access the site.</p>	<p>AO7</p> <p>Road access to the Function facility (small scale) is via a sealed bitumen road.</p>	<p>NA</p>
<p>PO8</p> <p>The Function facility (small scale) is not purpose built and involves no accommodation separate to the main dwelling on the premises.</p>	<p>AO8.1</p> <p>The Function facility (small scale) requires no purpose-built buildings required for the use. Any accommodation is contained within the existing on-site dwelling.</p>	<p>NA</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>AO8.2</p> <p>Accommodation for guests contained within the existing on-site dwelling is limited to 3 rooms.</p> <p>Note: Premises used for a Function facility (small scale) are required to have any relevant license needed to operate under applicable Local Laws.</p>	NA
Additional requirements for a Roadside stall		
<p>PO9</p> <p>The scale intensity and operating characteristics of the roadside stall does not impact on the amenity and character of the surrounding area.</p>	<p>AO9.1</p> <p>There is only one roadside stall per site</p>	NA
	<p>AO9.2</p> <p>The roadside stall:</p> <ul style="list-style-type: none"> (a) does not exceed 25m² in floor area. (b) is associated with produce grown and harvested on the site or sourced from nearby farms; (c) is not located within the road reserve; 	NA



Performance outcomes	Acceptable outcomes	Compliance
	(d) is confined to the display and sale of primary produce; (e) has no more than two signs with each sign: (i) not more than 1.5m ² in area; (ii) not more than 2.5 metres in height. (f) operates in daylight hours only	
PO10 The site is accessed via a road that is of a standard adequate to cater for: (a) the proposed use; (b) allows customers and operators to park safely off site; (c) maintains adequate sight lines; (d) minimises mud/dust nuisances.	AO10.1 Car parking does not occur on a road reserve.	NA
	AO10.2 Access to the roadside stall is via the primary property access point.	NA
	AO10.3 Car parking allows vehicles to enter and exit the site in forward gear.	NA
	AO10.4	NA



Performance outcomes	Acceptable outcomes	Compliance
	Car parking, access and manoeuvring areas are sealed and/or otherwise surfaced with suitably draining gravel to minimise nuisances associated with dust or mud.	
<p>PO11 Waste causes no visual or amenity nuisance.</p>	<p>AO11 Waste management areas are: (a) screened from view from the street (b) located and designed to avoid adverse impacts on adjoining premises.</p>	NA
Additional requirements for Tourist attraction (small scale)		
<p>PO12 The Tourist attraction is based on an appreciation of rural activities carried out in association with an operating and productive rural activity. Note - Non-compliance with AO12.1 and AO12.2 results in a Tourist attraction that is no longer considered to be small scale.</p>	<p>AO12.1 The Tourist attraction (small scale) occurs on land that is actively being used for rural purposes.</p>	NA
	<p>AO12.2</p>	NA



Performance outcomes	Acceptable outcomes	Compliance
	<p>The Tourist attraction (small scale) is directly associated with the rural use of the land and does not involve any activities do not have a bona-fide association with the rural use of the land.</p> <p>Note - Activities such as a children's adventure playground is not an activity which could be considered to have a bona-fide association with the rural use of the land.</p>	
<p>PO13</p> <p>The Tourist attraction (small scale) is able to be fully accommodated on site without nuisance to adjoining properties.</p>	<p>AO13</p> <p>The minimum lot size is no less than 10 hectares.</p>	<p>NA</p>
<p>PO14</p> <p>The Tourist attraction operates during day-light hours only and requires no special buildings to operate that are not ordinarily used in the operation of a rural activity conducted on-site.</p>	<p>AO14.1</p> <p>The Tourist attraction (small scale) requires no purpose-built buildings required for the use and does not involve overnight accommodation.</p>	<p>NA</p>
	<p>AO14.2</p> <p>The Tourist attraction (small scale) operates between the hours of 8.00am and 6.00pm.</p>	<p>NA</p>



Performance outcomes	Acceptable outcomes	Compliance
<p>PO15</p> <p>The volume of visitors to the tourist attraction is low-scale and intended to operate as an ancillary use to the main activity of rural production on the premises. The Tourist attraction (small scale does not unduly interfere with rural activities on nearby premises.</p>	<p>AO15</p> <p>The Tourist attraction (small scale) caters for no more than an average of 10 site visitations per day.</p> <p>Note - An individual site visitation may include a mini-bus tour. A Tourist attraction catering for coaches results in the Tourist attraction no longer considered to be small scale.</p>	<p>NA</p>
<p>PO16</p> <p>The site is accessed via a road that is of a standard adequate to cater for:</p> <ul style="list-style-type: none"> (a) the proposed use; (b) allows visitors to park safely off site; (c) maintains adequate sight lines; (d) minimises mud/dust nuisances. 	<p>AO16.1</p> <p>Car parking does not occur on a road reserve.</p>	<p>NA</p>
	<p>AO16.2</p> <p>Car parking allows vehicles to enter and exit the site in forward gear.</p>	<p>NA</p>
	<p>AO16.3</p> <p>Car parking, access and manoeuvring areas are sealed to minimise nuisances associated with dust or mud.</p>	<p>NA</p>
<p>Additional requirements for Tourist park (small scale)</p>		



Performance outcomes	Acceptable outcomes	Compliance
<p>PO17</p> <p>The Tourist park is based on an appreciation of rural activities carried out in association with staying on an active / productive rural property.</p> <p>Note: Non-compliance with AO17.1 results in a Tourist park that is no longer considered to be small scale.</p>	<p>AO17</p> <p>The Tourist park (small scale) occurs on land that is actively being used for rural purposes.</p>	<p>NA</p>
<p>PO18</p> <p>The Tourist Park is intended to:</p> <ul style="list-style-type: none"> (a) operate as a small scale alternative to parking on roads and reserves; (b) supplement productive farming activity on the premises; (c) accommodate self-contained recreational vehicles only. <p>Note: Non-compliance with AO18.1 and AO18.2 results in a Tourist park that is no longer considered to be small scale.</p>	<p>AO18.1</p> <p>The Tourist park (small scale) caters for a maximum of 3 self-contained recreational vans at any one time only</p>	<p>NA</p>
	<p>AO18.2</p> <p>The Tourist Park (small scale) does not cater for camping, accommodation within the main dwelling on the premises, or any other form of accommodation other than self-contained recreational vans.</p>	<p>NA</p>
<p>PO19</p>	<p>AO19</p> <p>The minimum lot size is no less than 10 hectares.</p>	<p>NA</p>



Performance outcomes	Acceptable outcomes	Compliance
<p>The Tourist park (small scale) is able to be fully accommodated on site without nuisance to adjoining properties.</p>		
<p>PO20 Recreational vehicles are adequately separated from site boundaries so as not to be a visual intrusion on surrounding roads or adjoining premises, and are located close to the main dwelling on the premises, in a flood free location.</p>	<p>AO20.1 Recreational vehicles are:</p> <ul style="list-style-type: none"> (a) accommodated on a dedicated level parking area setback a minimum of 100 metres from road frontages and 50 metres from side boundaries; (b) screened from view from adjoining roads; (c) accommodated no more than 100 metres from the main dwelling on the site; (d) located in a flood-free part of the land. 	<p>NA</p>
<p>PO21 A Tourist park (small scale) is not intended to accommodate extended visitor stays or to compete with larger scale Tourist parks established elsewhere within the Shire.</p>	<p>AO21.1 The maximum stay for each individual recreational van is a maximum of 7 nights in succession.</p>	<p>NA</p>
	<p>AO21.2</p>	<p>NA</p>



Performance outcomes	Acceptable outcomes	Compliance
<p>Note: Non-compliance with AO21.1 and AO21.2 results in a Tourist park that is no longer considered to be small scale.</p>	<p>No purpose-built structures are required for the use (including ablution blocks).</p>	
<p>PO22</p> <p>The site is accessed via a road that is of a standard adequate to cater for:</p> <ul style="list-style-type: none"> (a) the proposed use; (b) allows visitors to park safely off site; (c) maintains adequate sight lines; (d) minimises mud/dust nuisances. 	<p>AO22.1</p> <p>Car parking does not occur on a road reserve.</p>	<p>NA</p>
	<p>AO22.2</p> <p>Car parking allows vehicles to enter and exit the site in forward gear.</p>	<p>NA</p>
	<p>AO22.3</p> <p>Car parking, access and manoeuvring areas are sealed to minimise nuisances associated with dust or mud.</p>	<p>NA</p>



9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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



9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
<p>PO1</p> <p>Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <p>(a) the desired character of the area;</p> <p>(b) the nature of the particular use and its specific characteristics and scale;</p> <p>(c) the number of employees and the likely number of visitors to the site;</p> <p>(d) the level of local accessibility;</p> <p>(e) the nature and frequency of any public transport serving the area;</p>	<p>AO1.1</p> <p>The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.</p> <p>Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>1 covered on-site parking spaces are provided under the shelter. Ample uncovered space next to the shed is available.</p>
	<p>AO1.2</p> <p>Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p>	<p>Car parking spaces will not be used for external storage areas, display of products or rented.</p>
	<p>AO1.3</p>	



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



Performance outcomes	Acceptable outcomes	Compliance
<p>PO3</p> <p>Access points are designed and constructed:</p> <ul style="list-style-type: none"> (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; 	<p>AO3.1</p> <p>Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. 	<p>No crossover is proposed. Access is via the rear road reserve and gravel access track. The driveway is existing and is not proposed to be significantly altered</p>
<ul style="list-style-type: none"> (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; 	<p>AO3.2</p> <p>Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. 	<p>Complies</p>



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



Performance outcomes	Acceptable outcomes	Compliance
	<p>directed into the hill, for vehicle safety and drainage purposes;</p> <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p>	
	<p>AO3.4</p> <p>Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	<p>The existing access track and driveway are existing and is not proposed to be significantly altered</p>
<p>PO4</p>	<p>A04</p>	<p>NA</p>



Performance outcomes	Acceptable outcomes	Compliance
Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	
<p>PO5</p> <p>Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5</p> <p>Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	NA
<p>PO6</p> <p>Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6</p> <p>The number of on-site bicycle parking spaces complies with the rates specified in Error! Reference source not found..</p>	NA
<p>PO7</p> <p>Development provides secure and convenient bicycle parking which:</p> <p>(a) for visitors is obvious and located close to the building's main entrance;</p>	<p>AO7.1</p> <p>Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p>	NA
	<p>AO7.2</p>	



Performance outcomes	Acceptable outcomes	Compliance
<p>(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</p> <p>(c) is easily and safely accessible from outside the site.</p>	<p>Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p>	<p>NA</p>
	<p>AO7.3</p> <p>Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>NA</p>
<p>PO8</p> <p>Development provides walking and cycle routes through the site which:</p> <p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>AO8</p> <p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	<p>NA</p>



Performance outcomes	Acceptable outcomes	Compliance
<p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>NA</p>
	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Complies</p>
	<p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>	<p>NA</p>
<p>PO10</p>	<p>AO10.1</p>	



Performance outcomes	Acceptable outcomes	Compliance
<p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. 	<p>NA.</p>
	<p>AO10.2</p>	<p>NA</p>



Performance outcomes	Acceptable outcomes	Compliance
	Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	

9.4.3 Environmental performance code

9.4.3.1 Application

(1) This code applies to assessing:

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

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

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

9.4.3.2 Purpose

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

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

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

9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
Lighting		
<p>PO1</p> <p>Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.</p>	<p>AO1.1</p> <p>Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p>No outdoor lighting is proposed.</p>
	<p>AO1.2</p> <p>Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.</p>	<p>No outdoor lighting is proposed</p>
	<p>AO1.3</p> <p>Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.</p>	<p>The existing access track and driveway are not proposed to be significantly altered. There are no existing neighbours and surrounding properties are separated from the building site.</p>
Noise		
<p>PO2</p> <p>Potential noise generated from the development is avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 –</p>	<p>AO2.1</p> <p>Development does not involve activities that would cause noise related environmental harm or nuisance;</p> <p>or</p>	<p>The development is a personal hobby farm for personal use and enjoyment only. No noise related pollution is involved in the activities performed.</p>

Performance outcomes	Acceptable outcomes	Compliance
<p>Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO2.2</p> <p>Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.</p>	<p>The development is a personal hobby farm for personal use and enjoyment only. No noise related pollution is involved in the activities performed.</p>
	<p>AO2.3</p> <p>The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following:</p> <ul style="list-style-type: none"> (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping. <p>Editor's note - The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	<p>The development is a personal hobby farm for personal use and enjoyment only. No noise related pollution is involved in the activities performed.</p>
Airborne particles and other emissions		
PO3	AO3.1	

Performance outcomes	Acceptable outcomes	Compliance
<p>Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>Development does not involve activities that will result in airborne particles or emissions being generated; or</p>	<p>Complies. The development is a personal hobby farm for personal use and enjoyment only.</p>
	<p>A03.2</p> <p>The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance. Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities. Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion. The Environmental Protection (Air) Policy 2008, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	<p>Complies. The development is a personal hobby farm for personal use and enjoyment only.</p>
Odours		
<p>PO4</p> <p>Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance</p>	<p>A04.1</p> <p>The development does not involve activities that create odorous emissions; or</p>	<p>Complies. The development is a personal hobby farm for personal use and enjoyment only.</p>
	<p>A04.2</p> <p>The use does not result in odour that causes</p>	<p>Complies. The development is a personal hobby</p>

Performance outcomes	Acceptable outcomes	Compliance
<p>on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>environmental harm or nuisance with respect to surrounding land uses.</p>	<p>farm for personal use and enjoyment only.</p>
<p>Waste and recycleable material storage</p>		
<p>PO5</p> <p>Waste and recycleable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO5.1</p> <p>The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p> <p>AO5.2</p> <p>Waste and recycleable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of:</p> <p>(a) the location of the waste and recycleable material storage areas in relation to the noise and odour generated;</p> <p>(b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles;</p> <p>(c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions;</p> <p>(d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.</p> <p>Editor’s note - the Environmental Protection (Waste</p>	<p>Complies. The development is a personal hobby farm for personal use and enjoyment only. Waste is removed from the site regularly.</p> <p>Complies. The development is a personal hobby farm for personal use and enjoyment only. Waste is removed from the site regularly.</p>

Performance outcomes	Acceptable outcomes	Compliance
	Management) Policy 2008 provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.	
Sensitive land uses		
<p>PO6</p> <p>Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p>	<p>A06.1</p> <p>Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area; or</p>	<p>The use is not a sensitive land use.</p>
	<p>A06.2</p> <p>Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>	<p>The use is not a sensitive land use.</p>
Stormwater quality		
<p>PO7</p> <p>The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to:</p> <p>(a) the amount and type of pollutants borne from the activity;</p>	<p>A07.1</p> <p>Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p>	<p>Stormwater will be directed to natural ground and dispersed of through natural land surface water movements to the legal point of discharge.</p>
	<p>A07.2</p> <p>Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p>	<p>No potentially polluting activities are proposed.</p>

Performance outcomes	Acceptable outcomes	Compliance
<p>(b) maintaining natural stream flows</p> <p>(c) the amount and type of site disturbance;</p> <p>(d) site management and control measures.</p>	<p>A07.3</p> <p>Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.</p> <p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994. During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	<p>Complies</p>
Pest plants (for material change of use on vacant land over 1,000m²)		
<p>PO8</p> <p>Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.</p>	<p>A08.1</p> <p>The land is free of declared pest plants before development establishes new buildings, structures and practices; or</p>	<p>NA</p>
	<p>A08.2</p> <p>Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks. Note - A declaration from an appropriately qualified person validates the land</p>	<p>NA</p>

Performance outcomes	Acceptable outcomes	Compliance
	being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	



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



9.4.4.3 Criteria for assessment

Table 9.4.4.3.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		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	Not Applicable No cuts or fills are required.
	AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are	Not Applicable No cuts or fills are required.



Performance outcomes	Acceptable outcomes	Compliance
	capable of supporting mature vegetation.	
	<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 cuts or fills are required.</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 cuts or fills are required.</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 cuts or fills are required.</p>
	<p>AO1.6</p> <p>Non-retained cut and/or fill on slopes are</p>	<p>Not Applicable</p> <p>No cuts or fills are required.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>	
<p>Visual Impact and Site Stability</p>		
<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>Complies</p> <p>The maximum excavation proposed is for 20 footings only.</p>
	<p>AO2.2</p> <p>Filling and excavation does not occur within 2 metres of the site boundary.</p>	<p>Complies</p> <p>The shed is to be located 7m from the rear road reserve boundary. No part of the shed is proposed closer to a boundary.</p>
<p>Flooding and drainage</p>		



Performance outcomes	Acceptable outcomes	Compliance
<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>A03.1</p> <p>Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p>	<p>Complies</p> <p>The shed require minimal footing excavations with no ponding on-site.</p>
	<p>A03.2</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>Complies</p> <p>The shed require minimal footing excavations. The shed container 4 containers on footings and an open bay awning allowing for the flow through of water.</p>
	<p>A03.3</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>Complies</p> <p>The shed require minimal footing excavations. The shed container 4 containers on footings and an open bay awning allowing for the flow through of water.</p>
	<p>A03.4</p> <p>Filling and excavation complies with the</p>	<p>Complies</p>



Performance outcomes	Acceptable outcomes	Compliance
	specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	
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.	Complies The shed require minimal footing excavations. The shed container 4 containers on footings and an open bay awning allowing for the flow through of water.
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



9.4.5 Infrastructure works code

9.4.5.1 Application

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

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

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

9.4.5.2 Purpose

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



(e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Filling and excavation code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Works on a local government road		
<p>PO1</p> <p>Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.</p>	<p>AO1.1</p> <p>Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>Not applicable</p> <p>No works are proposed on a local government road.</p>
	<p>AO1.2</p> <p>Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.</p>	<p>Not applicable</p> <p>No works are proposed on a local government road.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>AO1.3</p> <p>New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths:</p> <p>(a) are installed via trenchless methods; or</p> <p>(b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.</p>	<p>Not applicable</p> <p>No works are proposed on a local government road.</p>
	<p>AO1.4</p> <p>Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring:</p> <p>(a) similar surface finishes are used;</p> <p>(b) there is no change in level at joins of new and existing sections;</p>	<p>Not applicable</p> <p>No works are proposed on a local government road.</p>



Performance outcomes	Acceptable outcomes	Compliance
	(c) new sections are matched to existing in terms of dimension and reinforcement.	
	<p>AO1.5</p> <p>Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>	<p>Not applicable</p> <p>No works are proposed on a local government road.</p>
Accessibility structures		
<p>PO2</p> <p>Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.</p> <p>Note – Accessibility features are those features required to ensure access to premises is provided for</p>	<p>AO2.1</p> <p>Accessibility structures are not located within the road reserve.</p>	<p>Not applicable</p> <p>No works are proposed on a local government road.</p>
	<p>AO2.2</p> <p>Accessibility structures are designed in accordance with AS1428.3.</p>	<p>Not applicable</p> <p>No works are proposed on a local government road.</p>



Performance outcomes	Acceptable outcomes	Compliance
<p>people of all abilities and include ramps and lifts.</p>	<p>AO2.3</p> <p>When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p>Not applicable</p> <p>No works are proposed on a local government road.</p>
<p>Water supply</p>		
<p>PO3</p> <p>An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>AO3.1</p> <p>The premises is connected to Council’s reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p>AO3.2</p> <p>Where a reticulated water supply system is not available to the premises, on site water storage</p>	<p>Able to comply with AO3.2</p> <p>No changes to existing water supplies are proposed.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>	
<p>Treatment and disposal of effluent</p>		
<p>PO4</p> <p>Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p>AO4.1</p> <p>The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p>	<p>Complies with AO4.1</p> <p>No changes to the existing sewerage system is proposed.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>or</p> <p>AO4.2</p> <p>Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	
Stormwater quality		
<p>PO5</p> <p>Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <p>(a) achieving stormwater quality objectives;</p>	<p>AO5.1</p> <p>A connection is provided from the premises to Council’s drainage system;</p> <p>or</p> <p>AO5.2</p> <p>An underground drainage system is constructed</p>	<p>Complies with AO5.1</p> <p>All stormwater would be discharged to a lawful point of discharge.</p>



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



Performance outcomes	Acceptable outcomes	Compliance
	<p>Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p>	<p>Erosion and sediment control practices would be employed during the construction phase.</p>
	<p>AO5.5</p> <p>Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	<p>Not applicable</p> <p>No considered applicable to a small pool.</p>



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



Performance outcomes	Acceptable outcomes	Compliance
	<p>buffer areas;</p> <p>(b) to minimise disturbing soils or sediments;</p> <p>(c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</p>	
	<p>AO6.3</p> <p>Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p> <p>(a) there is sufficient flushing or a tidal range of >0.3 m; or</p> <p>(b) any tidal flow alteration does not adversely impact on the tidal waterway; or</p> <p>(c) there is no introduction of salt water into freshwater environments.</p>	<p>Not applicable</p> <p>No non-tidal artificial waterways are proposed</p>
	<p>AO6.4</p>	<p>Not applicable</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <ul style="list-style-type: none"> (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat. 	<p>No non-tidal artificial waterways are proposed</p>
	<p>AO6.5</p> <p>The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p>	<p>Not applicable</p> <p>No non-tidal artificial waterways are proposed</p>
	<p>AO6.6</p> <p>Monitoring and maintenance programs adaptively</p>	<p>Not applicable</p> <p>No non-tidal artificial waterways are proposed</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>manage water quality to achieve relevant water quality objectives downstream of the waterway.</p>	
	<p>A06.7</p> <p>Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.</p>	<p>Not applicable</p> <p>No non-tidal artificial waterways are proposed</p>
Wastewater discharge		
<p>PO7</p> <p>Discharge of wastewater to waterways, or off site:</p> <p>(a) meets best practice environmental management;</p> <p>(b) is treated to:</p> <p>(i) meet water quality objectives for its receiving waters;</p>	<p>A07.1</p> <p>A wastewater management plan is prepared and addresses:</p> <p>(a) wastewater type;</p> <p>(b) climatic conditions;</p> <p>(c) water quality objectives;</p> <p>(d) best practice environmental management.</p>	<p>Not applicable</p> <p>No waste water would be discharged from the site.</p>



Performance outcomes	Acceptable outcomes	Compliance
(ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	A07.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	Not applicable No waste water would be discharged from the site.
	A07.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.	Not applicable No waste water would be discharged from the site.
	A07.4	Not applicable



Performance outcomes	Acceptable outcomes	Compliance
	<p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <ul style="list-style-type: none"> (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: <ul style="list-style-type: none"> (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; 	<p>No waste water would be discharged from the site.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>	
Electricity supply		
<p>PO8</p> <p>Development is provided with a source of power that will meet its energy needs.</p>	<p>AO8.1</p> <p>A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p>AO8.2</p> <p>The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Areas north of the Daintree River have a</p>	<p>Complies with AO8.1</p> <p>The site is provided with an existing connection to the electricity supply.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>different standard.</p> <p>AO9.1</p> <p>Pad-mount electricity infrastructure is:</p> <p>(a) not located in land for open space or sport and recreation purposes;</p> <p>(b) screened from view by landscaping or fencing;</p> <p>(c) accessible for maintenance.</p>	<p>Not applicable</p> <p>No pad-mount electricity is proposed.</p>
<p>PO9</p> <p>Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p>AO9.2</p> <p>Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p> <p>Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.</p>	<p>Not applicable</p> <p>No pad-mount electricity is proposed.</p>
<p>Telecommunications</p>		



Performance outcomes	Acceptable outcomes	Compliance
<p>PO10</p> <p>Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p>	<p>AO10</p> <p>The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p>	<p>Complies with AO10</p> <p>The site has existing telecommunications connectivity.</p>
<p>PO11</p> <p>Provision is made for future telecommunications services (e.g. fibre optic cable).</p>	<p>AO11</p> <p>Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>Not applicable</p> <p>The site has existing telecommunications connectivity.</p>
<p>Road construction</p>		
<p>PO12</p> <p>The road to the frontage of the premises is constructed to provide for the safe and efficient movement of:</p> <p>(a) pedestrians and cyclists to and from the site;</p>	<p>AO12.1</p> <p>The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as</p>	<p>Complies with AO12.1</p> <p>De Meio Drive is an existing constructed and Council maintained road.</p>



Performance outcomes	Acceptable outcomes	Compliance
(b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	identified in the road hierarchy.	
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	Not applicable De Meio Drive is an existing constructed and Council maintained road.
	AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	Complies with AO12.3 De Meio Drive is an existing constructed and Council maintained road.
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Not applicable No alterations are required to public utility services.
PO14 Development and works do not affect the efficient	AO14.1 Public utility mains, services and installations are	Not applicable No alterations are required to public utility



Performance outcomes	Acceptable outcomes	Compliance
<p>functioning of public utility mains, services or installations.</p>	<p>not required to be altered or repaired as a result of the development;</p> <p>or</p> <p>AO14.2</p> <p>Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>services</p>
<p>Construction management</p>		
<p>PO15</p> <p>Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p>AO15</p> <p>Works include, at a minimum:</p> <p>(a) installation of protective fencing around retained vegetation during construction;</p> <p>(b) erection of advisory signage;</p>	<p>Able to comply with AO15</p> <p>All appropriate protection and signage would be installed during the construction stage in accordance with legislative requirements.</p>



Performance outcomes	Acceptable outcomes	Compliance
	<p>(c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation;</p> <p>(d) removal from the site of all declared noxious weeds.</p>	
<p>PO16</p> <p>Existing infrastructure is not damaged by construction activities.</p>	<p>AO16</p> <p>Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.</p>	<p>Not applicable</p> <p>It is not proposed to alter any existing infrastructure.</p>
<p>For assessable development</p>		



Performance outcomes	Acceptable outcomes	Compliance
High speed telecommunication infrastructure		
<p>PO17</p> <p>Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.</p>	<p>AO17</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>Not considered applicable to a small pool.</p>
Trade waste		
<p>PO18</p> <p>Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p> <ul style="list-style-type: none"> (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk. 	<p>AO18</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>No trade waste would be generated by the proposed development.</p>



Performance outcomes	Acceptable outcomes	Compliance
Fire services in developments accessed by common private title		
<p>PO19</p> <p>Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO19.1</p> <p>Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p>	<p>Not applicable</p> <p>No common private title is proposed.</p>
	<p>AO19.2</p> <p>Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.</p>	<p>Not applicable</p> <p>No common private title is proposed.</p>



Performance outcomes	Acceptable outcomes	Compliance
<p>PO20</p> <p>Hydrants are suitable identified so that fire services can locate them at all hours.</p> <p>Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: ‘Identification of street hydrants for fire fighting purposes’ available under ‘Publications’.</p>	<p>AO20</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>No common private title is proposed.</p>

9.4.6 Landscaping code

9.4.6.1 Application

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

9.4.6.2 Purpose

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

9.4.6.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Landscaping design		
<p>PO1</p> <p>Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: (</p> <ul style="list-style-type: none"> (a) promoting the Shire’s character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce 	<p>AO1</p> <p>Development provides landscaping:</p> <ul style="list-style-type: none"> (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; (c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	<p>No landscaping is proposed for the site. The existing natural vegetation along the Captain Cook Highway will remain untouched. The existing natural vegetation shields the site from view.</p>

Performance outcomes	Acceptable outcomes	Compliance
<p>glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety</p>		

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

CAIRNS

P: 07 4041 0111 **E:** admincns@gmacert.com.au
310 Gatton Street, Manunda, Qld, 4870
P.O. Box 2760, Nerang Qld 4211



2 June 2025

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

Attention: Development Assessment

Dear Sir/Madam,

**Re: Building Works Assessable Against the Planning Scheme
Proposed Development; Pool and Deck
Site Address; Captain Cook Highway, Mowbray (Lot 79/SR416)**

GMA Certification Group has been engaged to assess an application for a shed as illustrated on the enclosed plans. The allotment is zoned Rural and its building area is affected by the following overlays:

- Bushfire Hazard

The application is identified as not complying with the Rural Zone Code, PO2. As such, an application for a Building Works Assessable Against the Planning Scheme application is enclosed for council's consideration which includes:

- DA Form 1
- DA Form 2
- Assessment against the relevant codes and provisions of the Douglas Shire Planning Scheme.

The proposed development is considered to be consistent with the Assessment Benchmarks and is considered to be a suitable development of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area.

Should you require any further information or wish to discuss the application, please contact GMA Certification on 5578 1622 or by email admin@gmacert.com.au

Kind regards,

Rebekah Mulligan

www.gmacert.com.au

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

ENERGY EFFICIENCY ASSESSMENTS

TOWN PLANNING

Gold Coast

Caboolture

Townsville

Cairns

Port Douglas

Childers

Kingscliff



Liability Limited By a Scheme Approved Under Professional Standards Legislation
Member Australian Institute of Building Surveyors Professional Standards Scheme

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)	Warren Kidd C/- GMA Certification
Contact name (only applicable for companies)	Rebekah Mulligan
Postal address (PO Box or street address)	PO Box 2760
Suburb	NERANG
State	QLD
Postcode	4211
Country	Australia
Contact number	4098 5150
Email address (non-mandatory)	adminpd@gmacert.com.au
Mobile number (non-mandatory)	0488 187 771
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20251640

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and/or 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	
<input checked="" type="checkbox"/>	Street address AND lot on plan (all lots must be listed), or
<input type="checkbox"/>	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
		Captain Cook Hwy	MOWBRAY
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	79	SR 416	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

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)	QLLeave 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 the development application the subject of this form, 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)	Warren Kidd
Contact name (applicable for companies)	Warren Kidd
Postal address (P.O. Box or street address)	PO Box 328,
Suburb	Port Douglas
State	QLD
Postcode	
Contact number	na
Email address (non-mandatory)	warren.kidd@wplink.com.au
Mobile number (non-mandatory)	0400 012 967
Fax number (non-mandatory)	na

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>	Owner Builder
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	NA <\$11,000.00
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
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

a) What type of approvals 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.

New Construction of Farm Shed (Storage)

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 type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input checked="" 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)		
10a		
h) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>		
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application		
17) What is the monetary value of the proposed building work?		
10,000.00		
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 <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<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>	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
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		
10a		
Name	QBCC Certification Licence number	QBCC Insurance receipt number
GMA Certification Group		

Notification of engagement of alternate chosen 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			
<i>Note: For completion by assessment manager if applicable</i>			
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? (if applicable)			
New building use/classification?			
Site area (m ²)	44450	Floor area (m ²)	0

GENERAL

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER PROVIDED DRAWINGS & SPECIFICATIONS.
- ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE THESE DRAWINGS.
- THE DIMENSIONS MAY VARY FROM THESE STANDARD DRAWINGS. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY ALL DIMENSIONS.
- THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION DURING ERECTION, WITH NO PARTS BEING OVERSTRESSED.

CERTIFICATION

- THIS DRAWING IS ONLY VALID IF ISSUED WITH NO MANUAL AMENDMENTS OR ALTERATIONS, AND IS REFERENCED BY AN ORIGINAL STRUCTURAL ADEQUACY CERTIFICATE.

LOADING

- AS/NZS 1170.0 - STRUCTURAL DESIGN ACTIONS - PART 0 : GENERAL PRINCIPLES.
- AS/NZS 1170.1 - STRUCTURAL DESIGN ACTIONS - PART 1 : PERMANENT, IMPOSED & OTHER ACTIONS.
- AS/NZS 1170.2 - STRUCTURAL DESIGN ACTIONS - PART 2 : WIND ACTION.
- AS 4100 - STEEL STRUCTURES.
- AS/NZS 4600 - COLD FORMED STEEL STRUCTURES.

Prepared by PodRoof (Australia) on 21/02/2025

Reference: POD22852

Customer: WARREN KIDD

At: 79 Captain Cook Hwy Mowbray 4870

Design Criteria:

Wind Reg C
Terrain Cat 1.64
Importance 2
Exposure 1.0

Basic Wind Speed VR: 60 m/s
Wind Directional Factor Md: 1.0
Shielding Factor Ms: 1.0
Climate Change Factor Mc: 1.05
Terrain Multiplier Factor Mz,cat: 0.9382
Topographic Multiplier Mt: 1.0553
Design Wind Speed Vsit,β: 56.14 m/s
Serviceability Wind Speed Vserv,β: 43.04 m/s

DESIGN WORKING LIFE IS 25 YEARS
(DESIGN EVENTS FOR SAFETY IN TERMS OF ANNUAL PROBABILITY OF EXCEEDANCE IS 1/200)

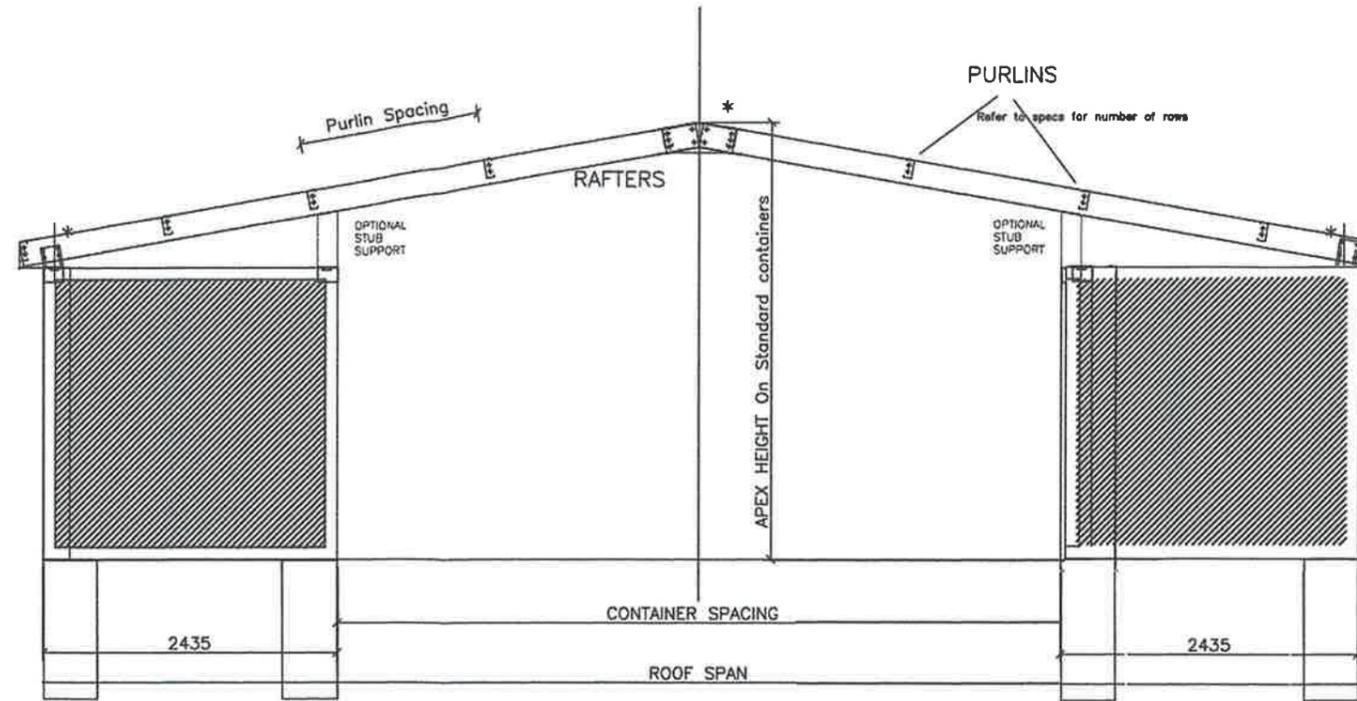
Building Length Overall 12.12m in 2 Bays. Bay Size 6.06m
Wall Height 2.9m Apex Height 4.76
Roof Span 17.24m Area 204.7068sqm.
Container Spacing 12.2 Outer Mounted.
RAFTERS. C30030 PURLINS. C20024
STUBS to support Rafters at inner container mounts
All bracket connections 3mm High Tensile
with container mounts doubled up
Purlin Spacing 1.22m
Fixed with FlangedBolt&Nut g8.8 z/p m16 x 35
BRIDGING. 1 rows of HookLock Bridging
Fixed with FlangedBolt&Nut g8.8 z/p m16 x 35
ROOF SHEETS Trimdek 0.42 CB CLASSIC_CREAM
Fixed with Tdek Roof Tek CB Cyclonic 250box
APEX BRACES for all Rafters (not shown) at 5.6m long of C30030
ROOF BRACING 32x1.2mm HT Steel strapping placed in End bays and Alternate intermediate bays.
fixed with 4 x M6 Teks per strap end

Footing design to resist uplift of 46.36kN at each corner of each 40ft container

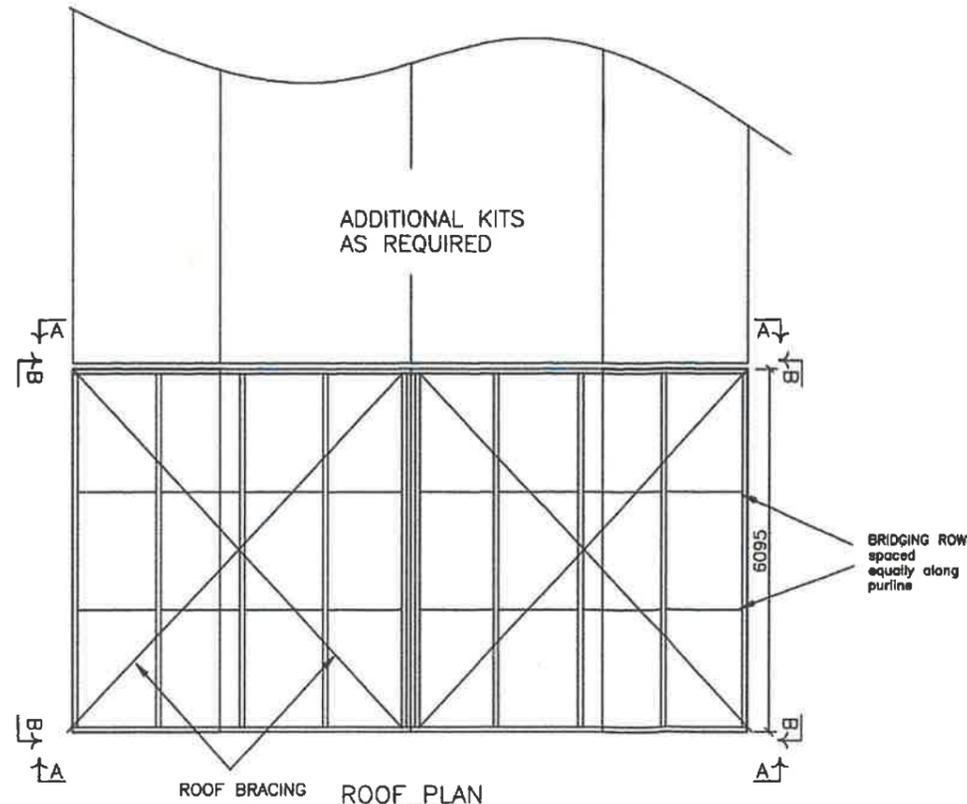
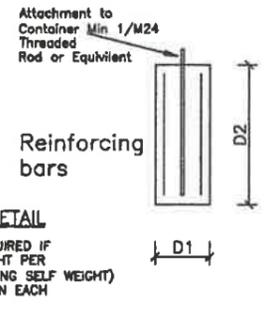
* Bored footings
- Clay Soils 2000mm deep D2 and 600mm diameter D1 per corner of each 40ft container using 2M20 Chemset Anchor Studs (Grade 5.8) at each corner of containers, 260mm embedment into concrete footing

* or Ballast Weight of 62762kg to be distributed equally in each 40ft container 10460kg/m

* or 4x Ground Anchors per 40ft container with capability at each corner of 12552kg or 123.1kN



<p>NORTHERN CONSULTING engineers</p>	<p>Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56</p>	<p>Mr Timothy Roy Messer BE MIEAust RPEQ</p> <p>Signature <i>[Signature]</i></p> <p>Date 10/04/2025</p> <p>Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register</p>
	<p>Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS</p>	<p>Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M</p>



GENERAL NOTES !

FOUNDATIONS

- ALL FOUNDATIONS TO BE CONSTRUCTED WHOLLY IN NATURAL GROUND (IE. NOT IN FILL).
- FOUNDATION MATERIAL TO BE FREE OF ANY ORGANIC MATTER.
- MINIMUM SAFE BEARING CAPACITY OF FOUNDATION MATERIAL SHALL BE 100 kPa.
- PIER FOOTING TO BE USED ONLY IN CLAY SOIL.

CONCRETE

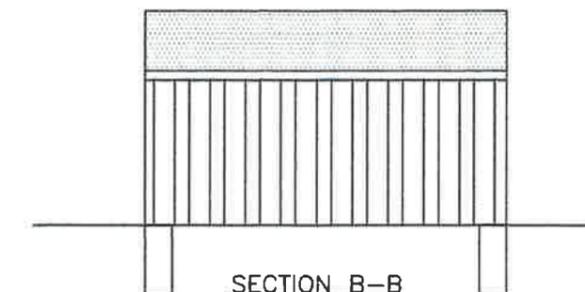
- CONCRETE IN FOOTINGS TO HAVE MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS $f_c = 25 \text{ MPa}$.
- CONCRETE TO BE COMPACTED BY MECHANICAL VIBRATION OR WELL RODDED INTO POSITION.
- 40mm MINIMUM CONCRETE COVER ON REINFORCEMENT.

PIERS

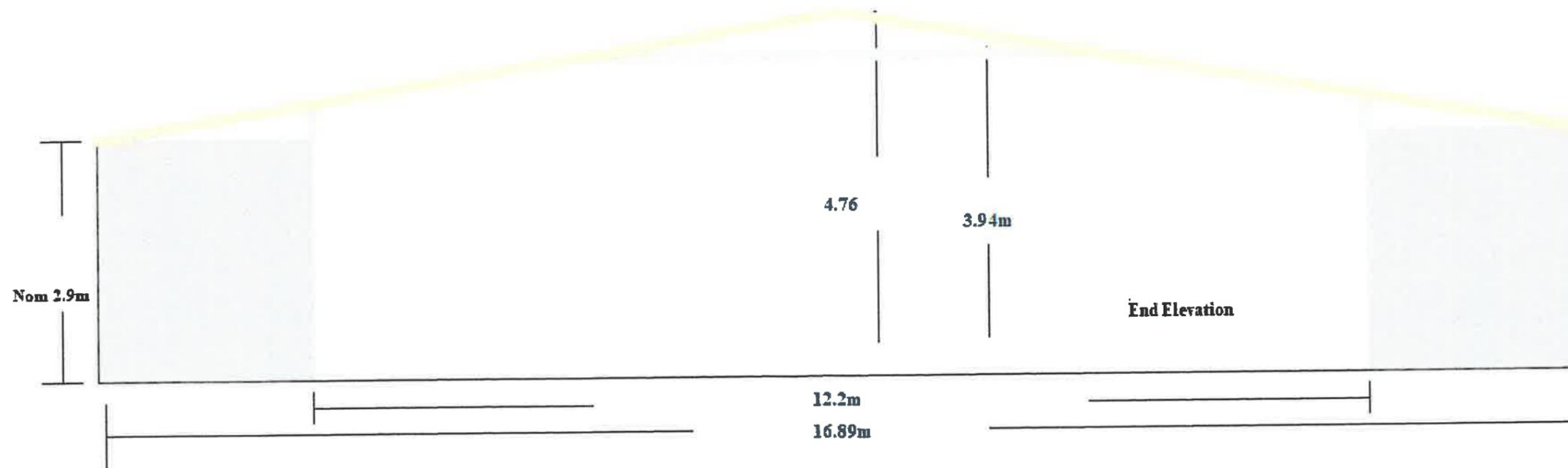
LOCATED AT ALL 4 CORNERS OF EACH CONTAINER

CONNECTIONS

ALL EAVES, APEX AND CONTAINER CONNECTIONS AS PER PROVIDED BRACKET DRAWINGS WITH M16 (GRADE 8.8/TB) BOLTS.

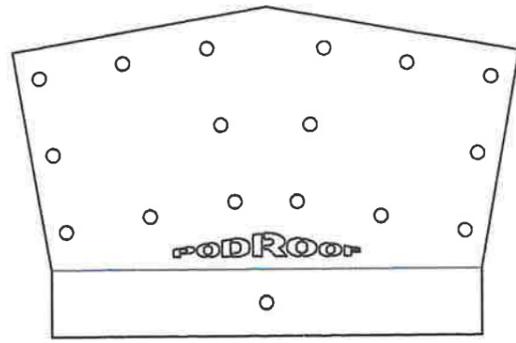


For:
Warren Kidd
 At 79 Captain Cook Hwy
 Mowbray 4870



 <p>NORTHERN CONSULTING engineers</p>	Civil & Structural Engineers 50 Punari Street Curralong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ  Signature Date 10/04/2025
	Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS	Regn. No. 2559980 Regn. No. 9965 Regn. No. 116373ES Regn. No. PE0002218 Regn. No. CC6848M

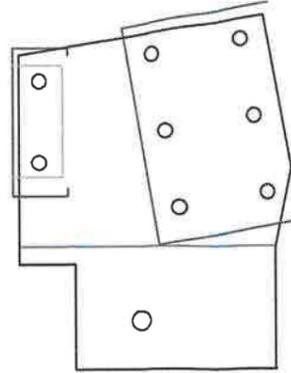
Ref POD22852



3.0 THK. GALVSPAN Z450 - HI TEN
ZINC PLATED
APEX GUSSET
C300

A1030

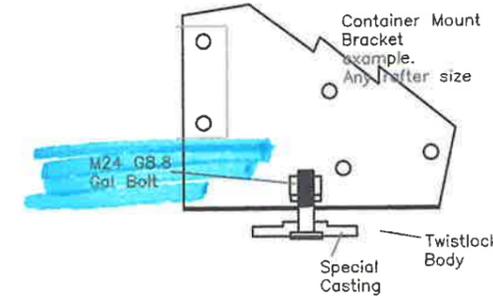
A



3.0 THK. GALVSPAN Z450 - HI TEN
ZINC PLATED
CONTAINER MOUNT BRACKET
C300 Gable

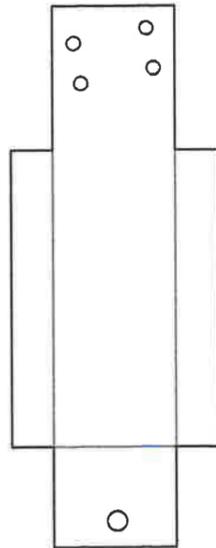
CM1030A

B

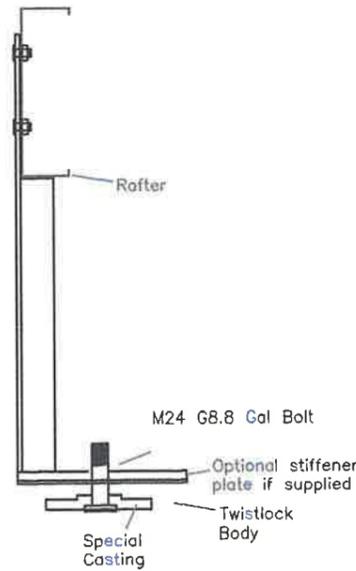


3mm HT Gal plate
ZINC PLATED
CONTAINER MOUNT TO TWISTLOCK
Suits all frame sizes

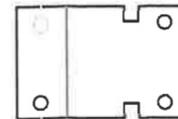
April 2024
CMtoTW



3.0 THK. HI TEN
ZINC PLATED
SUPPORT STUB 10Deg to TW



CM10StoTW

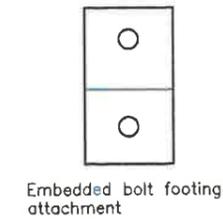


150 x 3.0 thk. PL. x 230 LG.
4 HOLES ø18

3.0 THK. GALVABOND - G2/Z275
ZINC PLATED

PURLIN/GIRT CLEAT
C300 Rafter to C200 Purfin

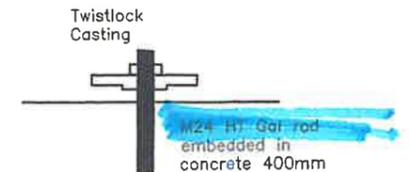
PG2030



12.0mm THK. MILD STEEL
GALVANIZED

CONTAINER HOLD DOWN BRACKET

HDB

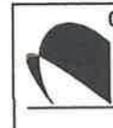


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DRAWING NAME

GABLE PODROOF C300
GENERAL CONNECTIONS



NORTHERN CONSULTING
engineers

Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Regn. No. 2556980
Regn. No. 9965
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

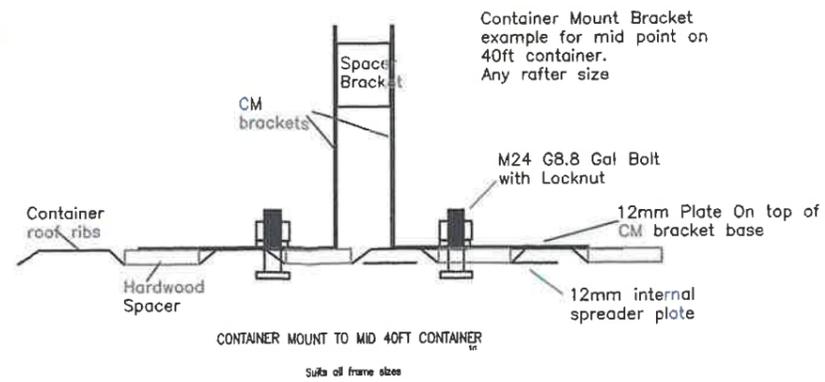
Signature *Timothy Roy Messer*

Date 10/04/2025

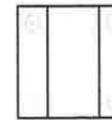
Registered on the NPER in the areas of practice
of Civil & Structural National Professional
Engineers Register



PO Box 81
Kotara 2289
Phone 1800 790 218



12mm mild steel Gal Dipped
SCPP10
Inside Container Batten



300x50x10
200x50x10
Rafter Spacer
For 40ft containers
SPR



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Kotara 2289
Phone 1800 790 218

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DRAWING NAME

Container Mount Bracket for mid point on 40ft container. Any rafter size



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Currajong, Qld 4812
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ABN 341 008 173 56

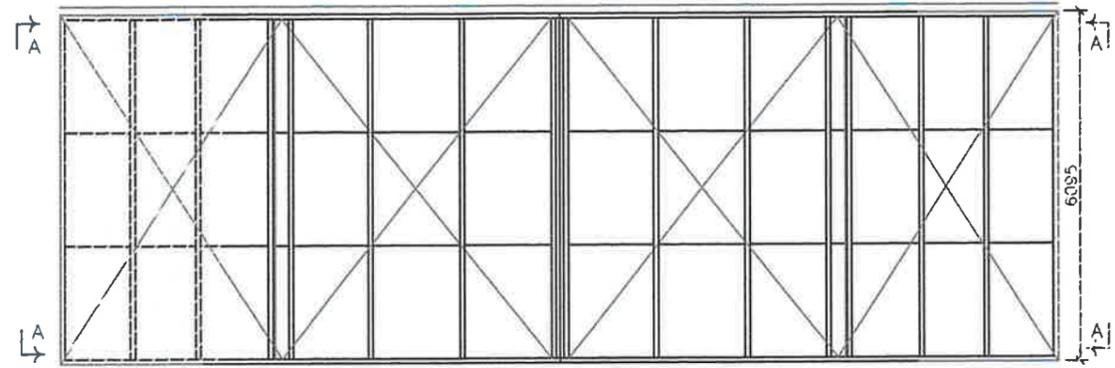
Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS
Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature

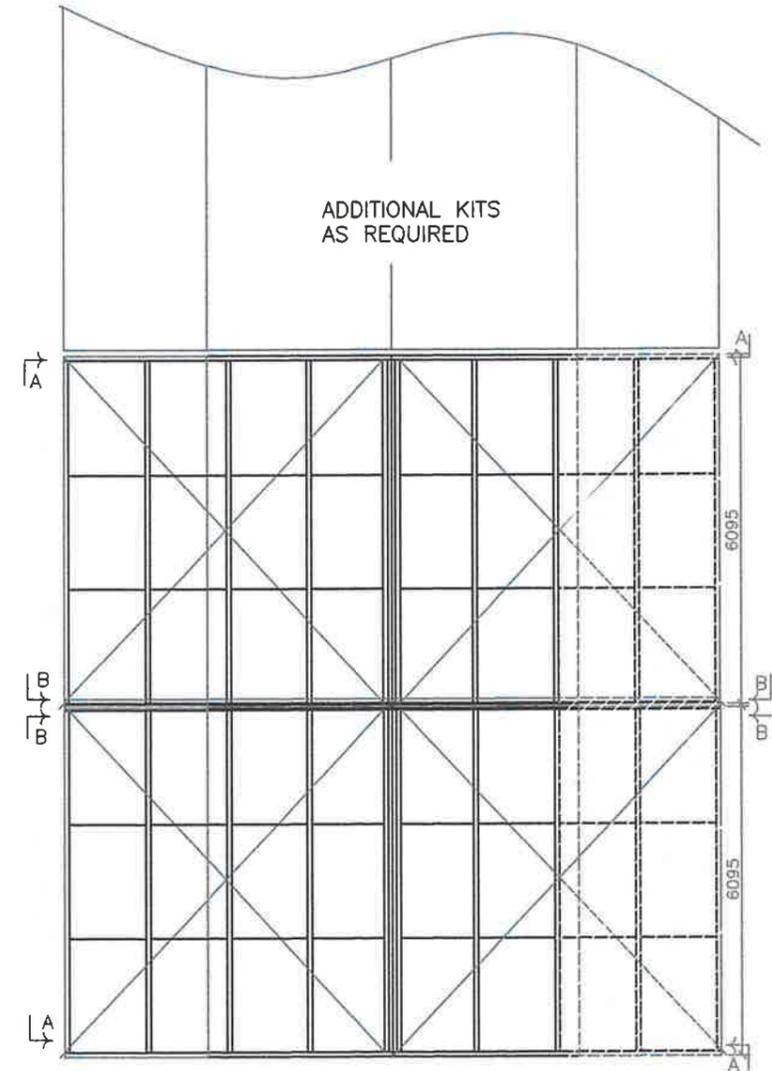
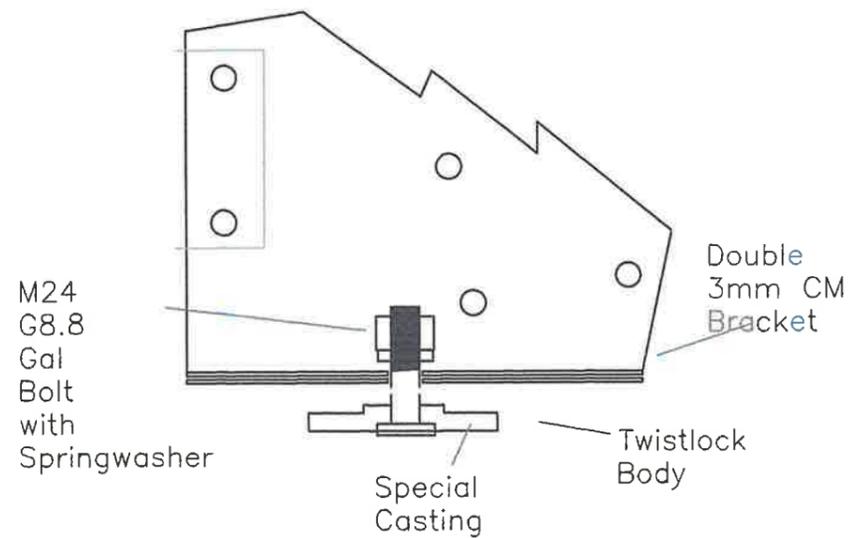
Date 10/04/2025

Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register



20' Container mount brackets doubled all corners (A)

Double Container Mount Bracket example. Any size rafter



40'+ Container mounts doubled on all corners (A)+(B)



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Phone 1800 790 218

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DRAWING NAME

Double Container Mount Bracket

NORTHERN CONSULTING
engineers

Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
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Regn. No. PE0002216
Registered Engineer - (Civil) TAS
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature *T. Messer*

Date 10/04/2025

Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

COMMON FOOTING SIZE BASED ON LOCATION

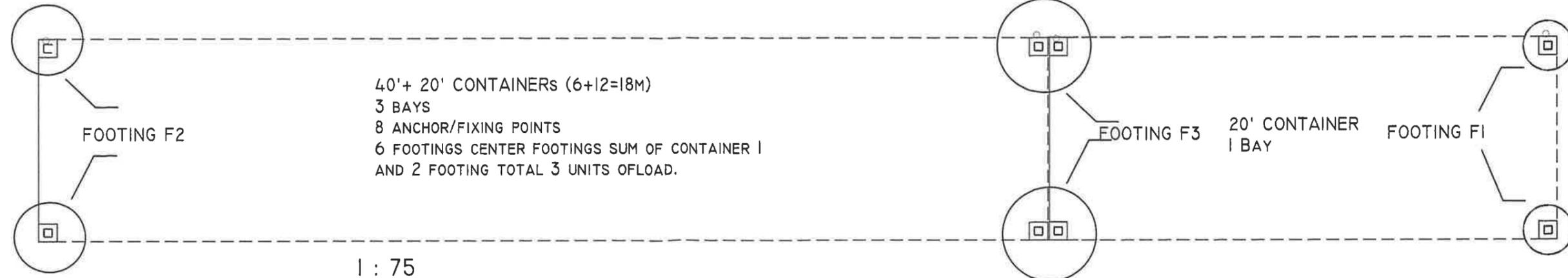
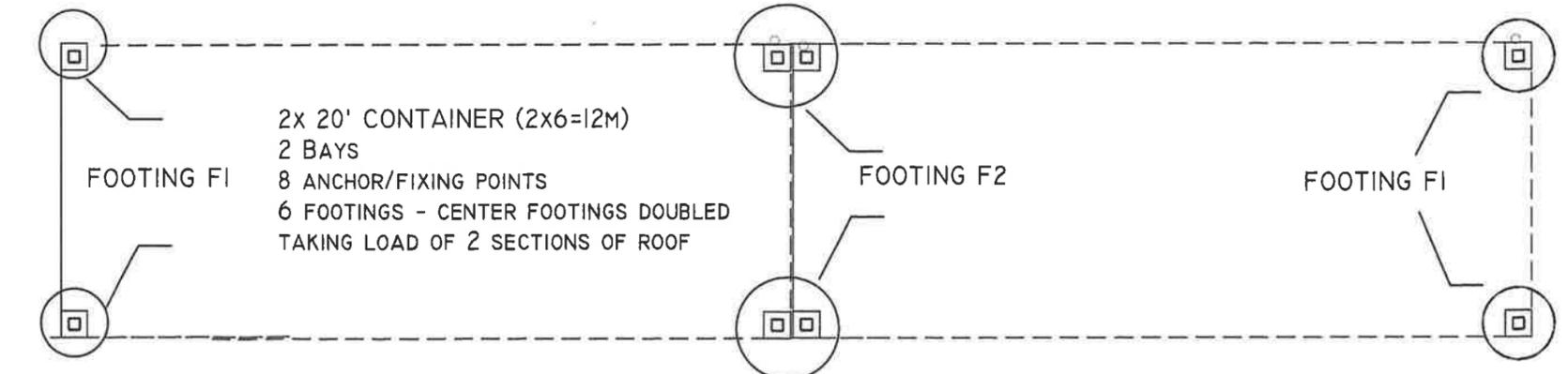
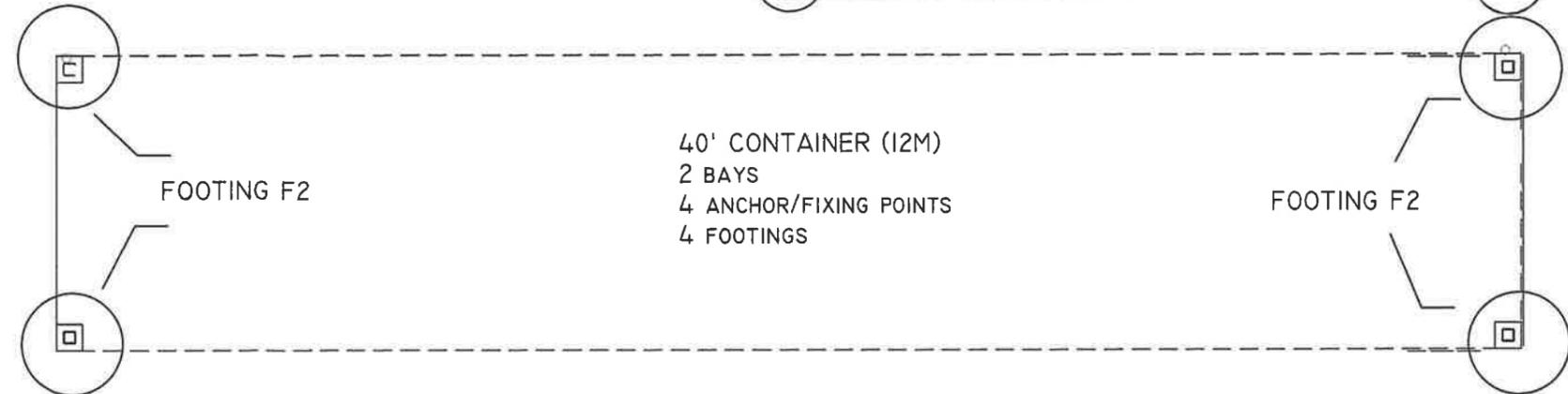
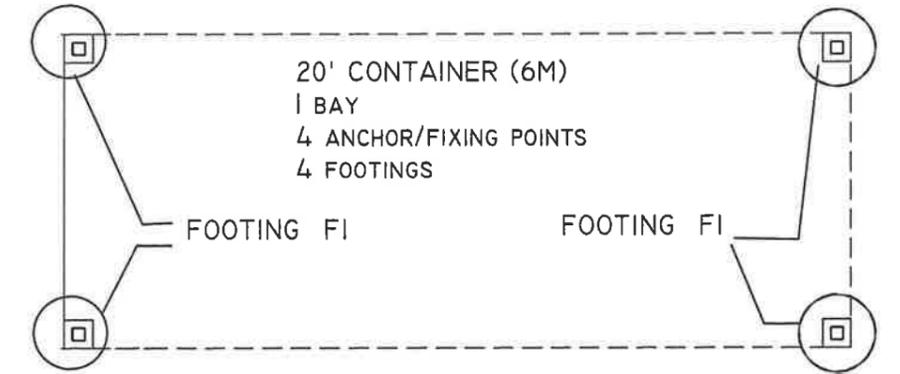
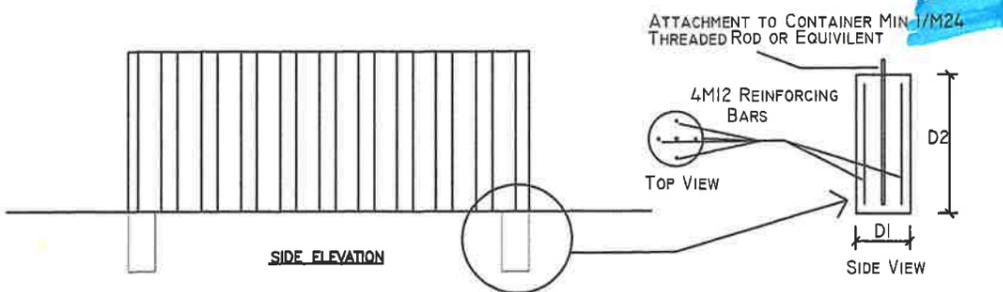
CONSTRUCTION NOTES:

- *ALL CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE CURRENT N.C.C. & RELEVANT AUSTRALIAN STANDARDS
- *ALL LEVELS & DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO THE START OF ANY WORKS.
- *ALL WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS
- *ALLOWABLE BEARING PRESSURE AT FOUNDATION LEVEL :100 KPA TO BE CONFIRMED BY GEOTECHNICAL ENGINEER REPORT.
- *FOUNDATION MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER FOR SAFE BEARING CAPACITY PRIOR TO THE PLACEMENT OF REINFORCEMENT OR CONCRETE.
- *ALL CONCRETE FOOTINGS ARE TO BE FOUNDED AT A DEPTH OF MIN REQUIRED BEARING CAPACITY AND IN ACCORDANCE WITH SOIL REPORT RECOMMENDATION.

FOOTING DETAILS

	D1 (DIAMETER)	D2 (DEPTH)	OR EQUIVALENT WEIGHING /GROUND ANCHOR
F1	REFER TO FOOTING SIZE/DETAIL ON SHEET NO 1		1X ADVISED WEIGHT/GROUND ANCHOR PER CORNER
F2	1xD1 OR EQUALIVENT	2xD2 OR EQUALIVANT	2X ADVISED WEIGHT/GROUND ANCHOR PER CORNER
F3	1xD1 OR EQUALIVENT	3xD2 OR EQUALIVANT	3X ADVISED WEIGHT/GROUND ANCHOR PER CORNER

NOTE: BALLAST WEIGHT INSIDE CONTAINER SHOULD BE THE SAME VALUE INDICATED IN SHEET NO1 FOR ALL DIFFERENT SCENARIOS



1 : 75



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Kotara 2289
Phone 1800 790 218

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DRAWING NAME

FOOTING DETAILS

NORTHERN CONSULTING
engineers

Civil & Structural Engineers
50 Punari Street
Curralong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC

Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216

Mr Timothy Roy Messer BE MIEAust RPEQ

Signature *T. Messer*

Date 10/04/2025

Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register



This form is to be used by an appointed competent person for the purposes of section 10 of the *Building Act 1975* and sections 73 and 77 of the *Building Regulation 2021* (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.

1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. 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 the title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (include number, street, suburb / locality and postcode)

79 CAPTAIN COOK HIGHWAY (lot 79)	State:	Postcode 4870
MOWBRAY		

Lot and plan details (attach list if necessary)

Lot No: 79	SP/RP: H16
------------	------------

Local government area the land is situated in?

DOUGLAS LOCAL GOVERNMENT

2. Description of aspect/s certified

Clearly describe the extent of work covered by this certificate. e.g. all structural aspects of the steel roof beams.

Steel Portal Frame Structure.
17.24m span x 12.12m O/A length x 2.9m eaves height.
Consisting of 2 bays at 6.06m spacing.

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.

Australian Standards (list) AS/NZS 4600-2018, AS/NZS 1170.0, 1,2,3,4-2011, AS2870-2011, AS3600-2018	
2019 National Construction Code of Australia Amendment 1 NCC Building Classification = Class 10a	
Region AS1170.2 = Reg C	Annual Probability Exceedance wind = 1/200
NCC Importance Level = 2	NCC Equivalent Wind class = N/A
Factor for Region = NA	
Regional 3 s Gust Wind Speed for annual probability of exceedance $V_R = 60$ m/s	
Wind directional multipliers for the 8 cardinal directions $M_d = 1.0$	
Terrain/Height multiplier (M_z, Cat) = 0.938	Shielding Multiplier $M_s = 1.00$
Topographic multiplier $M_t = 1.055$	Design Wind Speed = 56.14 m/s
External Pressure Coefficient $c_{pe} = -0.4, 0.4$	
Internal Pressure Coefficient $c_{pi} = -0.3, 0$	
Design Roof Live Load = 0.25 kPa	

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

Drawing Nos: PodRoof Australia Structural Design Drawings

TO BE READ IN CONJUNCTION WITH PAGES 1 TO 6

FOR JOB NO. P0D22852 DATED : 11/04/2025

Specifications:

Computations:

Test Reports:

Other Documentation:

5. Building certifier reference number and building development application number

Building certifier reference number

?

Building development application number (if available)

?

6. Appointed competent person details

Under Part 6 of the Building Regulation, a person must be assessed as a competent for the type of work (design specification) by the relevant building certifier.

Name (in full)

Timothy Roy Messer

Company name (if applicable)

Northern Consulting Engineers

Contact person

Timothy Roy Messer

Business phone number

(07) 47 25 55 50

Mobile number

(07) 47 25 55 50

Email address

design@nceng.com.au

Postal address

50 Punari Street, Currajong, QLD

State QLD Postcode: 4812

Licence class or registration type (if applicable)

Structural and Civil

Licence or registration number (if applicable)

RPEQ 9985

7. Signature of appointed competent person

This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design specification help.

Signature



Date

11/04/2025

Mr Timothy Roy Messer

LOCAL GOVERNMENT USE ONLY

Date received

Reference Number/s

Appendix - explanatory information

IMPORTANT NOTE: It is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

Who can complete this certificate? (section 10 of the *Building Act 1975* (Building Act) and 73 and 77 of the Building Regulation 2021 (BR 2021).

A building certifier can accept from a competent person (design-specification) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines *building design or specification* as any material, system, method of building or other thing related to the design of or specifications for building work.

When completing the certificate, a competent person is required under section 77 of the BR 2021 to include the basis for giving the certificate and state the extent to which the competent person has relied on tests, specifications, rules, standards, codes of practice or other publications.

What is the purpose of this form? (section 10 of the Building Act and sections 73 and 77 of the BR2 2021)

The information in this form informs the building certifier's decision making when they are assessing a building development application, issuing the building development approval for the building work the subject of the certificate (form) and when amending the building development approval due to the receipt of updated aspect information such as glazing or truss specifications or revised excavation drawings.

Can a manufacturer or supplier give this Form 15 ?

A building certifier can accept this form from a manufacturer or supplier who the certifier has decided is a competent person (design-specification).

A manufacturer or supplier of building materials can give this form if they have undertaken the design component for the product. For example a window manufacturer who designs, constructs and supplies the windows to industry could give this form.

Competent person (section 10 of the *Building Act 1975* and Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can accept design-specification help.

When deciding whether a person can be a competent person, the building certifier must assess the person having regard to their experience, qualifications and skills and ensure the person holds a licence or registration if required.

The building certifier is required to keep detailed records about what was considered when appointing a competent person.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

What is required if a manufacturer or supplier did not do the design work for the product?

A manufacturer or supplier who is not part of the design process may give the construction contractor, builder, competent person or the building certifier evidence of suitability such as a product technical statement under Part A5 of the Building Code of Australia (BCA), for an aspect or material stating that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.

What if there is not enough space for all the supporting material/documents?

Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is the Microsoft Word version, that you can download and edited to include additional material in the relevant parts of the form. **Note:** that editing the form in the Microsoft Word version may cause the relevant boxes to expand and increase the length of the document. This is acceptable and does not change the approved form, provided the section text (description on the left-hand side of the page) is not altered.

Appointed competent person (design-specification) - (sections 34 and 36 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A building certifier must be satisfied that an individual is competent to give the type of help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

An individual is appointed as competent to give design-specification help on or from a particular day.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

PRIVACY NOTICE

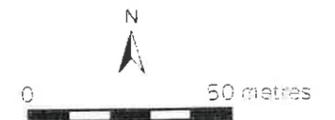
The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

16°34'10"S 145°30'15"E

16°34'10"S 145°30'33"E



Legend located on next page



Scale: 1:1669

Printed at: A3

Print date: 20/5/2025

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

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

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Queensland Government

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

16°34'23"S 145°30'15"E

16°34'23"S 145°30'33"E





Our ref: 61-2025/21052025

21 May 2025

79 Captain Cook Highway
MOWBRAY QLD 4877

Attention Warren Kidd

**CONSULTING ENGINEERS &
BUILDING DESIGN**

PO Box 894
PORT DOUGLAS QLD 4877

Phone: 07 4099 6010

Fax: 07 4099 6020

admin@recs.net.au

www.recs.net.au

ABN 95 081 197 006

ACN 081 197 006

QBSA Licence No. 1106533
Builder & Building Design

Subject **Engineer's Inspection Report**
79 Captain Cook Highway, Mowbray

We, being "Professional Engineers", hereby advise we attended the site on 20 May 2025 to inspect the area of the proposed structure.

Findings

- Shallow excavations indicate 100mm topsoil over sandy gravel colluvial materials to depth. Inspection of surrounding cuttings indicate sandy gravels over weather rock materials.
- Pocket penetrometer tests indicate that the subgrade bearing capacity > 100kPa as required by the engineering design drawings ref POD22852 dated 10 April, 2025

If you have any questions regarding this matter, please contact me to discuss.

Yours sincerely

Peter Dutailis

Director

FIE Aust, CPEng, NER, RPEQ

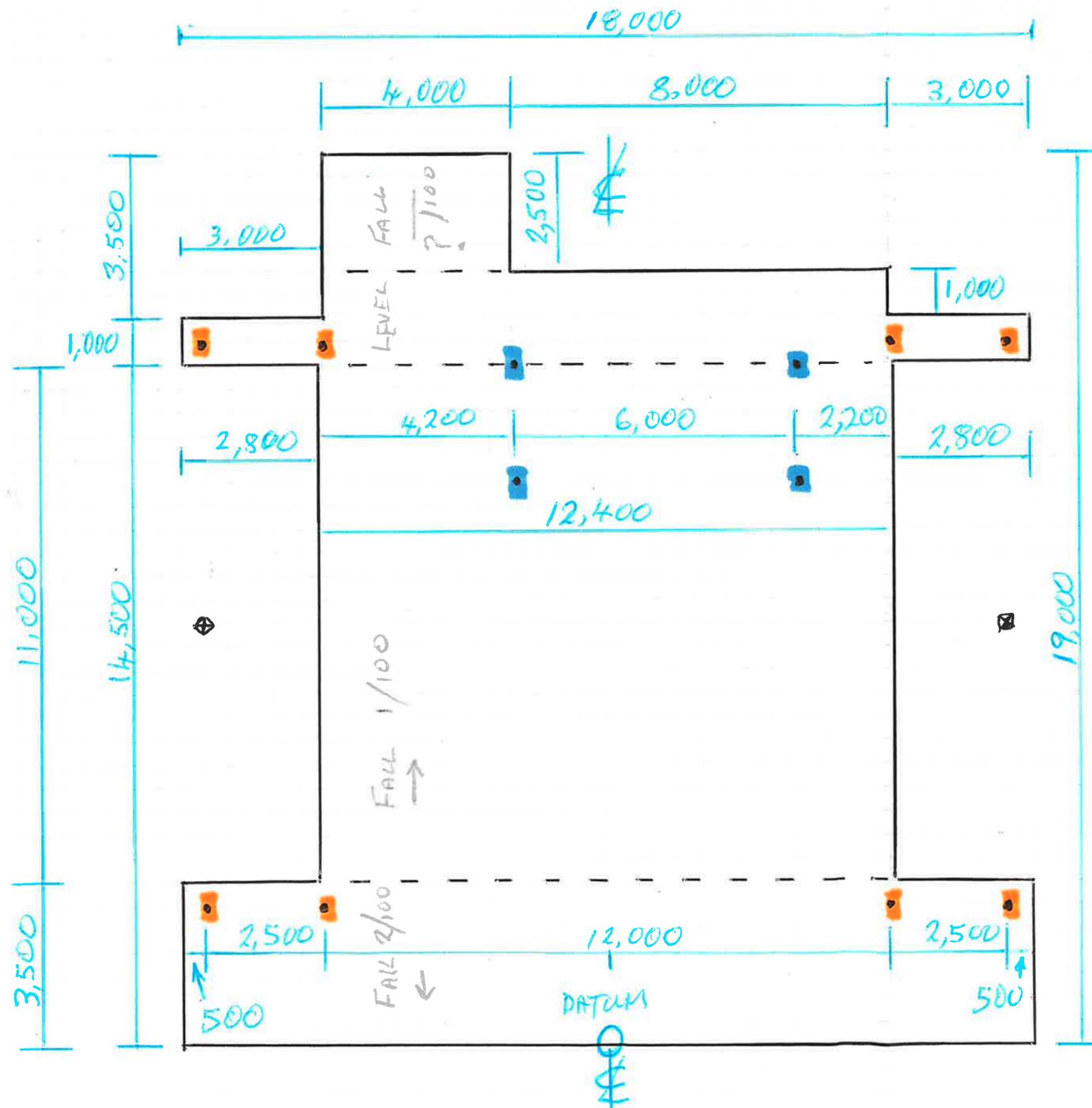
project:

page:

by:

file/ref no:

date:



FOR OPENING NOTIFICATIONS-SEE BACK

SURVEY OFFICE
 No. 1110 L.S.C.
 Date 15.2.66
QUEENSLAND

Port No	Farm No	Selector	D and B passed on	Remarks	Port No	Farm No	Selector	D and B passed on	Remarks
78	NCL 222 F. 74, 2143 (5.261 ha)								
79	S.L. 25065								
84	S.L. 23064								
79	S.L. 32255								
84	S.L. 32255								
79	(4.445 ha) R. 74.1528								

Traverses and Secants

Line	Bearing	Dist.
------	---------	-------

Road to be opened in Por. 78
 (16-19-15) **28°** per.

C. 153.19
 N. 157.202

R. 40 25
 Sr. 199 Sr. 296
 Sr. 664

Reference to Corners

Cor	Bearing	From	Dist.	Marks
1	180° 35'	O. Tea-Tree	52.1	Λ R
6		Peg		
11		"		
13	357° 30'	O.M.B. Ash	43.3	
17	133° 10'	Tea-Tree	78.8	Λ R
18	33°	O. Tea-Tree	41.6	

Pegs (A) plcd. at 4.5.7.
 8.9.9.10.10.11.16.17.17
 18.18.19.

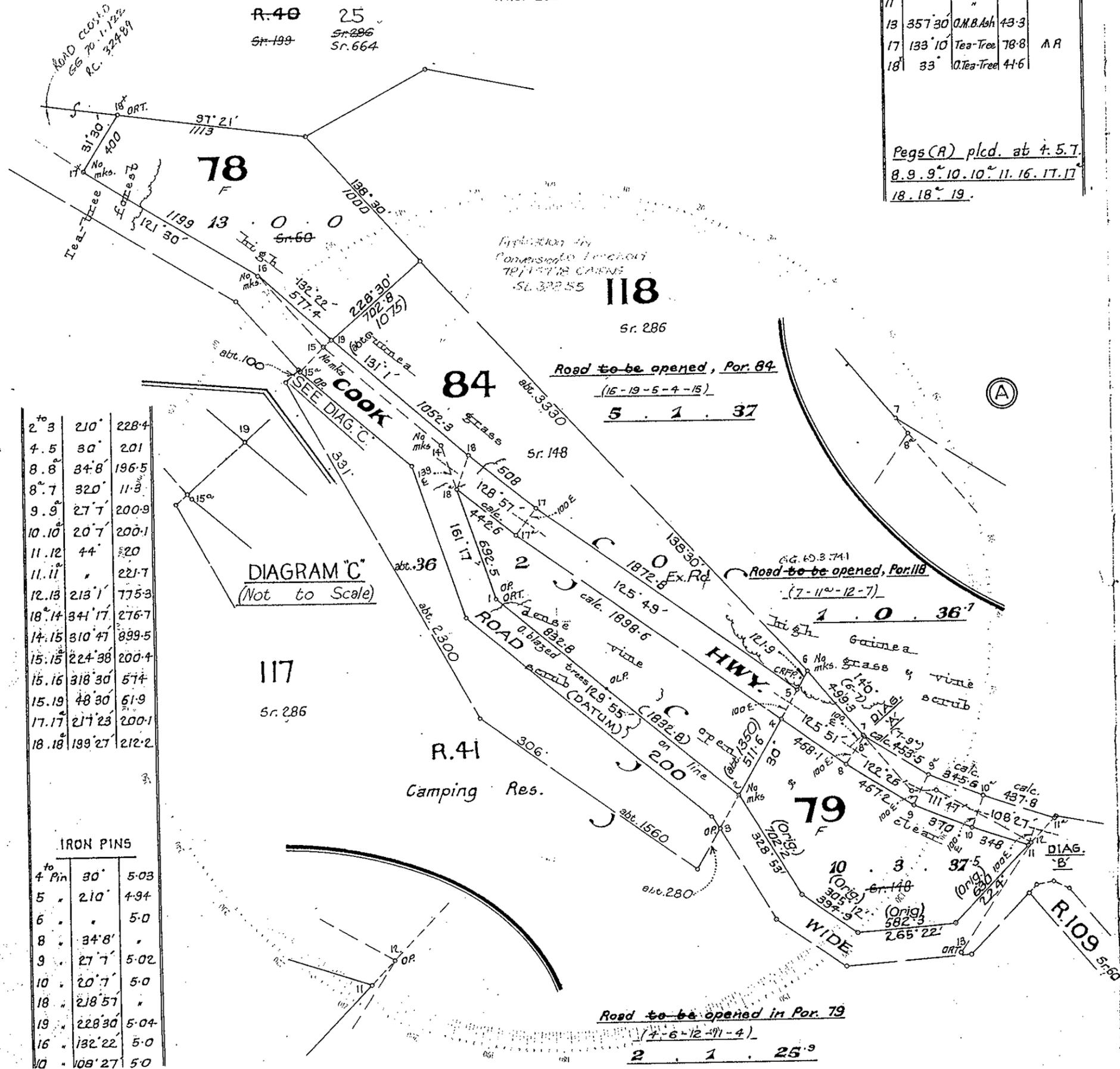


DIAGRAM "C"
 (Not to Scale)

to	Bearing	Dist.
2.3	210°	228.4
4.5	30°	201
8.8	34° 8'	196.5
8.7	320°	11.3
9.9	27° 7'	200.9
10.10	20° 7'	200.1
11.12	44°	20
11.11		221.7
12.13	213° 1'	775.3
18.14	341° 17'	276.7
14.15	310° 47'	899.5
15.15	224° 38'	200.4
15.16	318° 30'	574
15.19	48° 30'	61.9
17.17	217° 23'	200.1
18.18	199° 27'	212.2

IRON PINS

to	Bearing	Dist.
4 Pin	30°	5.03
5	210°	4.94
6		5.0
8	34° 8'	
9	27° 7'	5.02
10	20° 7'	5.0
18	218° 57'	
19	228° 30'	5.04
16	132° 22'	5.0
10	108° 27'	5.0

Noted on Sr. 60, 148 & 286

Adjustments

Port	Reference	Previous Area	Date	Charted
84	R.C. 16703	42.0.0.	22.6.67	6.7.67
78		13.0.29		
79		11.1.0.		

I hereby certify that I, in person, made and on the 26.1.1966 completed the survey represented by this plan, on which are written the bearings and lengths of the lines surveyed by me, and that the survey has been executed in accordance with the existing regulations of the Surveyor General's Department.

G.E. Chapman
 Surveyor
 G.E. Chapman A/S

Meridian Observations

Station	Date	Lat.	Long.	Variation
C.A.M.				
Vide:	Sr. 60			

Date of Instructions 19.12.62
 Date of transmission of plans & ... 8.2.66
 Examined by ...
 Voucher No. 1110
 Charted by ...
 Sales Register Vol. ...

Scale 5 Chains to an Inch
 Diagrams 50 Lk. to an Inch

For Additional Plan & Document Notings Refer to CISP



Road in PLAN OF
 CROWN COPYRIGHT RESERVED
 PORTION Nos. 78, 79, 84 & 118
 PARISH OF MOWBRAY
 County of Solander
 Land Agent's Cairns
 District of
 Cat. No. **Sr. 416**

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 20952121	Search Date: 02/06/2025 16:16
Date Title Created: 19/07/1974	Request No: 52073275
Creating Dealing:	

ESTATE AND LAND

Estate in Fee Simple

LOT 79 CROWN PLAN SR416

Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 721573648 25/03/2022

WARREN BRUCE BERESFORD KIDD

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20952121 (POR 79)
2. STATUTORY CHARGE No 720797925 18/05/2021 at 10:32
The Commissioner of State Revenue under SEC 60 of the Land
Tax Act 2010
3. MORTGAGE No 721573649 25/03/2022 at 14:35
SUNCORP-METWAY LIMITED A.C.N. 010 831 722

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **