Applicant: Kenneth Rappolt, 31 Banabilla Rd DEGARRA, Lot Plan 7 RP861015

Dear Assessment Manager,

Please refer to *Attachment 1 DA Form 1 & 2* by Mr Kenneth Rappolt for Building Works Made Assessable against the Douglas Shire Council Planning Scheme 2018 (Code Assessable Development Application) to re-establish a dwelling at 31 Banabilla Rd, DEGARRA.

It is understood that the dwelling use rights commenced on this property under the 1981 Planning Scheme.

#### **BACKGROUND**

In December 2023, Mr Rappolt's entire home was washed with the flood caused by ex-Tropical Cyclone Jasper and monsoonal rain. Mr Rappolt's land is now vacant, with a temporary caravan onsite.

In October 2024, JBP completed the Degarra Flood Study which confirmed Mr Rappolt has land outside the Q100 flood mapping, suitable for a house pad with flat terrain and existing vehicular access, parking and manoeuvring space.

#### **DEVELOPMENT ASSESSMENT**

#### **State Interest Referrals**

There are no State Interest referrals required in accordance with Schedule 10 of the Planning Regulation 2017. Refer to *Attachment 2 State Assessment and Referral Agency (SARA) Matters of Interest Report.* The proposed dwelling is located outside of all mapped State interest layers, with the exception of Category B regulated vegetation mapping which is exempt clearing for lots under 5ha. The proposed dwelling replaces a destroyed dwelling with lawful dwelling use rights and the lot size is 0.7361 hectares.

#### **Douglas Shire Council 2018 Planning Scheme**

This Building Works Made Assessable Against the Douglas Shire Planning Scheme 2018 is a Code Assessable Development Application in the Environmental Management Zone. Refer Attachment 3 Property Report and Attachment 4 Douglas Shire Planning Scheme 2018 Compliance Tables.

There were no major issues identified with compliance with the Douglas Shire Planning Scheme. Where Acceptable Outcomes could not be met, compliance with Performance Objectives related to matters such as the utilisation of existing cleared for housing, existing vehicular access areas and use of existing infrastructure such as existing water tanks on-site to save rebuild and recovery costs for the applicant.

A summary of key planning compliance matters is provided overleaf and the following attachments are provided.

#### **ATTACHMENTS**

- 1. DA Form 1 & 2
- 2. State Assessment and Referral Agency (SARA) Matters of Interest Report
- 3. Douglas Shire Council Property Report
- 4. Douglas Shire Council Planning Scheme 2018 Compliance Tables
  - a. Environmental management zone code
  - b. Acid sulfate soils overlay code
  - c. Bushfire hazard overlay code
  - d. Coastal environment overlay code
  - e. Flood and storm tide hazard overlay code
  - f. Natural areas overlay code
  - g. Landscape values overlay code

Applicant: Kenneth Rappolt, 31 Banabilla Rd DEGARRA, Lot Plan 7 RP861015

- h. Access, parking and servicing code
- i. Filling and excavation code
- j. Infrastructure works code
- k. Dwelling house code
- 5. Site Plan
- 6. Council approved Wastewater Design
- 7. Proposed dwelling 1 bedroom layout, render and colour selection

#### **SUMMARY OF KEY PLANNING MATTERS**

#### Site description

#### Existing cleared area

The proposed dwelling will be located in an existing cleared area over 750sqm approximately 80m from the nearest Council local road reserve access frontage, 10m from the nearest rear boundary and 15m from the nearest side boundary.

#### Car parking and manoeuvring

The existing cleared house pad area offers sufficient on-site car parking and manoeuvring area.

#### Slope

The existing cleared area is flat and on the highest ground within the lot outside of the Q100 flood mapping area identified in the Degarra Flood Study 2024.

### Proposed dwelling location

The proposed permanent dwelling will be installed in the position where a temporary caravan has been placed by the QLD Government Department of Housing for emergency housing on-site.

Refer to Attachment 5 Site Plan for a detailed site plan.

## Existing vehicle access & driveway from Council road reserve

The proposed dwelling has existing vehicular access from the Council road reserve 'The Esplanade'. The landowner is responsible for maintaining his access within his property boundary.





Applicant: Kenneth Rappolt, 31 Banabilla Rd DEGARRA, Lot Plan 7 RP861015

#### Vegetation

The existing cleared area is currently mapped within the State Mapping (Category B regulated vegetation),but not affected by Douglas Council's Natural Area Overlays Code. No further clearing is proposed as part of this application. The proposed Bushfire Attack Level (BAL) assessment may identify some minor tree removal requirements.

The balance of the site will remain intact, supporting the preservation intent of the Environmental Management zone.



#### Hazards

#### **Flood**

The proposed dwelling and existing cleared area is located outside the Q100 flood modelling area as determined by a suitably qualified professional in the Degarra Flood Study 2024.

#### **Bushfire**

Medium bushfire hazard. A Bushfire Attack Level (BAL) assessment to inform final building design is scheduled for February 2025.

## Coastal Management District / Erosion Prone Area

Proposed dwelling is located outside of mapped areas.

#### **Acid Sulfate Soils**

Proposed dwelling is located on land 5-20m AHD and digging is for minor footings only.

### Waterways

The nearest waterway is the Bloomfield River more than 110m from the proposed dwelling site.

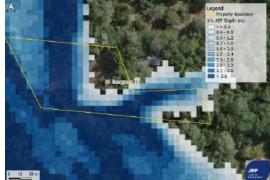
#### **Council approved Wastewater Design**

Refer to Attachment 6 Council approved Wastewater Design

### **Dwelling design**

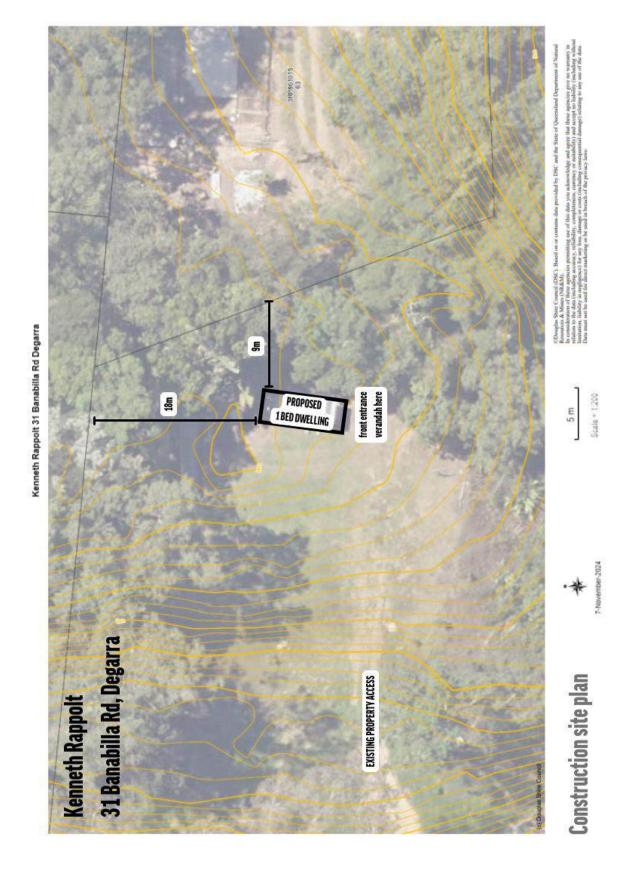
Mr Rappolt has chosen suitable colours for the exterior of his dwelling. The proposed dwelling will not be visible from Banabilla Rd due to existing vegetation, preserving the natural landscape values of the area.

Refer Attachment 7 Proposed dwelling 1 bedroom layout, render and colour selection



Applicant: Kenneth Rappolt, 31 Banabilla Rd DEGARRA, Lot Plan 7 RP861015

## **SITE PLAN**



## **Attachment 1**

**DA Form 1 & 2** 

Applicant: Kenneth Rappolt, 31 Banabilla Rd DEGARRA, Lot 7 RP861015

## DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

### PART 1 – APPLICANT DETAILS

 $\bowtie$  No – proceed to 3)

1) Applicant details					
Applicant name(s) (individual or company full name)	Kenneth Rappolt				
Contact name (only applicable for companies)					
Postal address (P.O. Box or street address)	31 Banabilla Rd				
Suburb	DEGARRA				
State	QLD				
Postcode	4895				
Country	AUSTRALIA				
Contact number					
Email address (non-mandatory)	kenrappolt1@gmail.com				
Mobile number (non-mandatory)	0409 695 517				
Fax number (non-mandatory)					
Applicant's reference number(s) (if applicable)					
1.1) Home-based business					
Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>					
2) Owner's consent					
2.1) Is written consent of the owner required for this development application?					

Yes – the written consent of the owner(s) is attached to this development application



## PART 2 - LOCATION DETAILS

Street address AND lot on plan (all lots must be listed), or	3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)										
Street address AND lot on plan (all lots must be listed), or  Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontion. All lots must be listed).  Unit No. Street No. Street Name and Type		<b>Note</b> : Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA</u> <u>Forms Guide</u> : Relevant plans.									
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 fots must be listed).    Vinit No.   Street No.   Street Name and Type   Suburb	3.1) St	reet address	and lo	ot on pla	in						
Unit No.   Street No.   Street Name and Type   Suburb				-			•				
Unit No. Street No. Street Name and Type Suburb    Postcode										pre	emises (appropriate for development in
a) 31 Banabilla Rd DEGARRA Postcode Lot No. Plan Type and Number (e.g. RP, SP) Local Government Area(s) 4895 7 RP861015 DOUGLAS SHIRE COUNCIL Unit No. Street No. Street Name and Type Suburb  Destroy											
Postcode   Lot No.   Plan Type and Number (e.g. RP, SP)   Local Government Area(s)	31 Banabilla Rd							DEGARRA			
Unit No. Street No. Street Name and Type Suburb    Destance   Lot No.   Plan Type and Number (e.g. RP, SP)   Local Government Area(s)	a)	Postcode			Plan	Type and Nu	ımber (	(e.g. Ri	P, SP)		Local Government Area(s)
Postcode		4895	7		RP86	31015					DOUGLAS SHIRE COUNCIL
3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)  Note: Place each set of coordinates in a separate row.  Coordinates of premises by longitude and latitude  Longitude(s)  Latitude(s)  Datum  Local Government Area(s) (if applicable)  15.946572240863361  145.33915164386485  MGS84  GDA94  Other:  Coordinates of premises by easting and northing  Easting(s)  Northing(s)  Zone Ref.  Datum  Local Government Area(s) (if applicable)  DOUGLAS SHIRE COUNCIL  WGS84  GDA94  GD		Unit No.	Stree	t No.	Stree	t Name and	Туре				Suburb
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Pote: Place each set of coordinates in a separate row.  □ Coordinates of premises by longitude and latitude  Longitude(s) Latitude(s) Datum Local Government Area(s) (if applicable)  -15.946572240863361 145.33915164386485 □ WGS84 □ DOUGLAS SHIRE COUNCIL  □ Coordinates of premises by easting and northing  Easting(s) Northing(s) Zone Ref. Datum Local Government Area(s) (if applicable)  □ 54 □ WGS84 □ S5 □ GDA94 □ 55 □ GDA94 □ 56 □ Other: □  3.3) Additional premises □ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application □ Not required  4) Identify any of the following that apply to the premises and provide any relevant details □ In or adjacent to a water body or watercourse or in or above an aquifer Name of water body, watercourse or aquifer: □ Bloomfield River □ On strategic port land under the Transport Infrastructure Act 1994											
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GDA94  Other:  Coordinates of premises by easting and northing  Easting(s)  Northing(s)  Zone Ref.  Datum  Local Government Area(s) (if applicable)  54  GDA94  GDA	Longit	ude(s)		Latitud	e(s)		Datur	n		Lc	ocal Government Area(s) (if applicable)
Coordinates of premises by easting and northing  Easting(s) Northing(s) Zone Ref. Datum Local Government Area(s) (if applicable)  □ 54 □ WGS84 □ 55 □ GDA94 □ 56 □ Other:  3.3) Additional premises □ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application ☑ Not required  4) Identify any of the following that apply to the premises and provide any relevant details ☑ In or adjacent to a water body or watercourse or in or above an aquifer Name of water body, watercourse or aquifer: Bloomfield River □ On strategic port land under the <i>Transport Infrastructure Act 1994</i>	-15.94	6572240863	361	145.33	91516	34386485	⊠ W	GS84		D	OUGLAS SHIRE COUNCIL
Coordinates of premises by easting and northing  Easting(s) Northing(s) Zone Ref. Datum Local Government Area(s) (if applicable)  □ 54 □ WGS84 □ 55 □ GDA94 □ 56 □ Other:  3.3) Additional premises □ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application □ Not required  4) Identify any of the following that apply to the premises and provide any relevant details □ In or adjacent to a water body or watercourse or in or above an aquifer  Name of water body, watercourse or aquifer: Bloomfield River □ On strategic port land under the Transport Infrastructure Act 1994							☐ GI	DA94			
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<ul> <li>☑ In or adjacent to a water body or watercourse or in or above an aquifer</li> <li>Name of water body, watercourse or aquifer:</li> <li>☐ On strategic port land under the Transport Infrastructure Act 1994</li> </ul>											
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On strategic port land under the <i>Transport Infrastructure Act 1994</i>											
Lot on plan description of strategic port land:											
	Lot on plan description of strategic port land:										
Name of port authority for the lot:			ority for	tne lot:							
In a tidal area  Name of level government for the tidal area (if anylicable):	_		ornes e =	t for the	tidal	aroo (if!	h/-):				
Name of local government for the tidal area (if applicable):  Name of port authority for tidal area (if applicable)		•					ωie).				

On airport land under the Airport Assets (Restructuring and Disposal) Act 2008				
Name of airport:				
☐ Listed on the Environmental Management Register (EM	IR) under the Environmental Protection Act 1994			
EMR site identification:				
☐ Listed on the Contaminated Land Register (CLR) under	the Environmental Protection Act 1994			
CLR site identification:				
5) Are there any existing easements over the premises?				
Note: Easement uses vary throughout Queensland and are to be identified how they may affect the proposed development, see <u>DA Forms Guide.</u>	ed correctly and accurately. For further information on easements and			
Yes – All easement locations, types and dimensions ar application	e included in plans submitted with this development			
⊠ No				

## PART 3 – DEVELOPMENT DETAILS

## Section 1 – Aspects of development

<u> </u>	•		
6.1) Provide details about the	e first development aspect		
a) What is the type of develo	pment? (tick only one box)		
☐ Material change of use	Reconfiguring a lot	Operational work	Building work
b) What is the approval type	? (tick only one box)		
□ Development permit	☐ Preliminary approval	☐ Preliminary approval that	at includes a variation approval
c) What is the level of assess	sment?		
	Impact assessment (requir	res public notification)	
d) Provide a brief description lots):	of the proposal (e.g. 6 unit apart	ment building defined as multi-unit	dwelling, reconfiguration of 1 lot into 3
Building Works Made Assess	sable Against the Planning Sc	heme for a Pre-Fabricated [	Owelling on footings
e) Relevant plans  Note: Relevant plans are required t  Relevant plans.	to be submitted for all aspects of this o	development application. For furthe	er information, see <u>DA Forms guide:</u>
□ Relevant plans of the pro	posed development are attach	ned to the development appl	ication
6.2) Provide details about the	e second development aspect		
a) What is the type of develo	pment? (tick only one box)		
☐ Material change of use	☐ Reconfiguring a lot	Operational work	☐ Building work
b) What is the approval type	? (tick only one box)		
☐ Development permit	☐ Preliminary approval	☐ Preliminary approval th	at includes a variation approval
c) What is the level of assess	sment?		
Code assessment	☐ Impact assessment (requir	res public notification)	
d) Provide a brief description lots):	of the proposal (e.g. 6 unit apart	ment building defined as multi-unit	dwelling, reconfiguration of 1 lot into 3
Relevant plans.	o be submitted for all aspects of this d		
I Relevant plans of the pro	posed development are attach	ned to the development appl	ication



6.3) Additional aspects of dev	elopment					
		e relevant to	this development application	and the details for the	se aspects	
that would be required under Part 3 Section 1 of this form have been attached to this development application						
6.4) Is the application for State	e facilitated	l developme	ent?			
Yes - Has a notice of decla	ration bee	n given by tl	ne Minister?			
⊠ No						
Section 2 – Further develo	nment de	ataile				
7) Does the proposed develop	•		ve any of the following?			
Material change of use			livision 1 if assessable agains	t a local planning instru	ıment	
Reconfiguring a lot		- complete c		t a looal planning moti	anione	
Operational work		- complete c				
Building work		•	DA Form 2 – Building work de	tails		
Building Work	□ 163	- complete L	DAT OTH 2 - Building Work de	lans		
Division 1 – Material change	of use					
Note: This division is only required to be	e completed it	f any part of the	e development application involves a	material change of use asse	ssable against a	
local planning instrument. 8.1) Describe the proposed m	aterial cha	nge of use				
Provide a general description			e planning scheme definition	Number of dwelling	Gross floor	
proposed use	or tile		definition in a new row)	units (if applicable)	area (m²)	
					(if applicable)	
8.2) Does the proposed use in	ıvolve the ι	use of existin	ng buildings on the premises?			
Yes						
□ No						
8.3) Does the proposed development	opment rel	ate to tempo	orary accepted development u	ınder the Planning Reg	ulation?	
Yes – provide details below	v or include	e details in a	schedule to this developmen	t application		
□No						
Provide a general description	Provide a general description of the temporary accepted development Specify the stated period dates					
under the Planning Regulation					egulation	
Division 2 Pasanfiguring a	lot					
Division 2 – Reconfiguring a Note: This division is only required to be		any nart of the	e develonment application involves re	configuring a lot		
9.1) What is the total number				comganing a lot.		
,			' '			
9.2) What is the nature of the	lot reconfig	uration? (tic	k all applicable boxes)			
Subdivision (complete 10)			☐ Dividing land into parts by	y agreement (complete 1	1)	
Boundary realignment (com	plete 12)		☐ Creating or changing an €		•	
			from a constructed road (			



10) Subdivision						
10.1) For this devel	opment, h	low many lots are	being creat	ted and what	t is the intended us	se of those lots:
Intended use of lots	created	Residential	Com	mercial	Industrial	Other, please specify:
Number of lots crea	ted					
		,			•	
10.2) Will the subdiv						
	vill the we	rke include?				
What stage(s) will the apply to?			1			
			l .			
11) Dividing land int parts?	o parts by	agreement – hov	w many part	s are being	created and what i	s the intended use of the
Intended use of par	ts created	Residential	Com	mercial	Industrial	Other, please specify:
Number of parts cre	eated					
		•	•		-	
12) Boundary realig						
12.1) What are the		•	s for each lo	t comprising	•	
	Curre				· ,	sed lot
Lot on plan descript	tion	Area (m²)		Lot on plan	description	Area (m²)
40.0) \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			10			
12.2) What is the re	ason for t	ne boundary real	ignment?			
13) What are the di			y existing ea	sements be	ing changed and/o	or any proposed easement?
Existing or proposed?	Width (m	n) Length (m)	Purpose o	of the easem		Identify the land/lot(s) benefitted by the easement
Division 3 – Operati	ional wor	k	•		,	
lote: This division is only i				opment applicat	ion involves operationa	al work.
14.1) What is the na	ature of th	e operational wor	_			
<ul><li>☐ Road work</li><li>☐ Drainage work</li></ul>		Ļ	☐ Stormwate ☐ Earthwork			astructure nfrastructure
☐ Landscaping		F	ן במונוושטוג ] Signage	.5		regetation
Other – please s	specify:		0 0 -			<u> </u>
14.2) Is the operation		necessary <u>to faci</u>	litate the cre	eation of new	/ lots? <i>(e.g. subdiv<u>isi</u>c</i>	on)
Yes – specify nu						
□ No						



14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
DOUGLAS SHIRE COUNCIL
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ 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 No

## PART 5 - REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?  Note: A development application will require referral if prescribed by the Planning Regulation 2017.
No, there are no referral requirements relevant to any development aspects identified in this development application − proceed to Part 6
Matters requiring referral to the Chief Executive of the Planning Act 2016:
☐ Clearing native vegetation
Contaminated land (unexploded ordnance)
Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government)
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
Hazardous chemical facilities
☐ Heritage places – Queensland heritage place (on or near a Queensland heritage place)
☐ Infrastructure-related referrals – designated premises
☐ Infrastructure-related referrals – state transport infrastructure
☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure-related referrals – near a state-controlled road intersection
☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
☐ Koala habitat in SEQ region – key resource areas
Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
Ports – Brisbane core port land – environmentally relevant activity (ERA)
Ports – Brisbane core port land – tidal works or work in a coastal management district
Ports – Brisbane core port land – hazardous chemical facility
Ports – Brisbane core port land – taking or interfering with water
Ports – Brisbane core port land – referable dams
Ports – Brisbane core port land – fisheries
Ports – Land within Port of Brisbane's port limits (below high-water mark)
SEQ development area
☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
SEQ regional landscape and rural production area or SEQ rural living area – community activity
SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
SEQ northern inter-urban break – tourist activity or sport and recreation activity



□ SEQ northern inter-urban break – community activity □ SEQ northern inter-urban break – indoor recreation □ SEQ northern inter-urban break – urban activity □ SEQ northern inter-urban break – combined use □ Tidal works or works in a coastal management district □ Reconfiguring a lot in a coastal management district or for □ Erosion prone area in a coastal management district □ Urban design □ Water-related development – taking or interfering with wate □ Water-related development – removing quarry material (from water-related development – referable dams □ Water-related development – levees (category 3 levees only) □ Wetland protection area	er				
Matters requiring referral to the local government:					
☐ Airport land ☐ Environmentally relevant activities (ERA) (only if the ERA has been decided by the ERA has been		an antitu			
Matters requiring referral to the <b>Chief Executive of the distri</b> Infrastructure-related referrals – Electricity infrastructure	bution entity or transmission	on entity:			
<ul> <li>Matters requiring referral to:</li> <li>The Chief Executive of the holder of the licence, if not</li> <li>The holder of the licence, if the holder of the licence is a linfrastructure-related referrals – Oil and gas infrastructure</li> <li>Matters requiring referral to the Brisbane City Council:</li> <li>Ports – Brisbane core port land</li> <li>Matters requiring referral to the Minister responsible for adm</li> <li>Ports – Brisbane core port land (where inconsistent with the Brist)</li> </ul>	an individual  ministering the <i>Transport In</i>				
☐ Ports – Strategic port land	, , , , , , , , , , , , , , , , , , , ,				
Matters requiring referral to the <b>relevant port operator</b> , if approximate Ports – Land within Port of Brisbane's port limits (below high-	· · · · · · · · · · · · · · · · · · ·				
Matters requiring referral to the <b>Chief Executive of the releva</b> Ports – Land within limits of another port (below high-water ma	•				
Matters requiring referral to the <b>Gold Coast Waterways Auth</b> Tidal works or work in a coastal management district (in Gold Coast Waterways)					
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> Tidal works or work in a coastal management district (involving a marina (more than six vessel berths))					
18) Has any referral agency provided a referral response for to ☐ Yes – referral response(s) received and listed below are at ☐ No					
Referral requirement Re	eferral agency	Date of referral response			
Identify and describe any changes made to the proposed devergerral response and this development application, or include (if applicable).	• • • • • • • • • • • • • • • • • • • •	•			

## PART 6 - INFORMATION REQUEST

19) Information request under th	ne DA Rules			
☑ I agree to receive an informa	tion request if determined neces	sary for this development app	lication	
☐ I do not agree to accept an ir	nformation request for this develo	pment application		
	rmation request I, the applicant, acknowle			
application and the assessment m	will be assessed and decided based on to nanager and any referral agencies releval prmation provided by the applicant for the	nt to the development application are	not obligated under the DA	
Part 3 under Chapter 1 of the DA	Rules will still apply if the application is a	n application listed under section 11.	3 of the DA Rules or	
•	Rules will still apply if the application is fo	r state facilitated development		
Further advice about information reques	ets is contained in the <u>DA Forms Guide</u> .			
PART 7 – FURTHER DE	ETAILS			
20) Are there any associated de	velopment applications or currer	t approvals? (e.g. a preliminary a	pproval)	
Yes – provide details below	or include details in a schedule to	this development application	1	
⊠ No				
List of approval/development application references	Reference number	Date	Assessment manager	
☐ Approval				
☐ Development application				
☐ Approval				
Development application				
21) Has the portable long service operational work)	ce leave levy been paid? (only appl	icable to development applications in	volving building work or	
☐ Yes – a copy of the receipted	d QLeave form is attached to this	development application		
	ride evidence that the portable lo	•	•	
	es the development application. I			
	I only if I provide evidence that the	•	levy has been paid	
Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)				
	Date paid (dd/mm/yy)	QLeave levy number	(A, B or E)	
\$				
22) Is this development applicat notice?	ion in response to a show cause	notice or required as a result	of an enforcement	
Yes – show cause or enforcement notice is attached				
⊠ No				

23) Further legislative requirements						
Environmentally relevant ac	ctivities _					
	olication also taken to be an ap Activity (ERA) under section 1					
Yes – the required attachr	ment (form ESR/2015/1791) for ment application, and details a	r an application for an enviror	nmental authority			
• •	tal authority can be found by searching to operate. See <u>www.business.gld.gov</u>		at <u>www.qld.gov.au</u> . An ERA			
Proposed ERA number:		Proposed ERA threshold:				
Proposed ERA name:		<u> </u>				
☐ Multiple ERAs are applica this development application	ble to this development application.	ation and the details have bee	n attached in a schedule to			
Hazardous chemical faciliti	<u>es</u>					
23.2) Is this development app	olication for a hazardous chen	nical facility?				
application	ion of a facility exceeding 10%	of schedule 15 threshold is a	ttached to this development			
No Note: See www.business.ald.gov.au	for further information about hazardou	us chemical notifications.				
Clearing native vegetation						
23.3) Does this development	application involve <b>clearing n</b> agetation Management Act 1999 of Management Act 1999?					
Yes – this development application includes written confirmation from the chief executive of the <i>Vegetation Management Act 1999</i> (s22A determination)						
Note: 1. Where a development app the development application	No  Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  2. See <a href="https://www.qld.gov.au/environment/land/vegetation/applying">https://www.qld.gov.au/environment/land/vegetation/applying</a> for further information on how to obtain a s22A determination.					
Environmental offsets						
23.4) Is this development app	olication taken to be a prescribe I matter under the <i>Environmen</i>		gnificant residual impact on			
Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter						
No  Note: The environmental offset section of the Queensland Government's website can be accessed at <a href="https://www.qld.gov.au">www.qld.gov.au</a> for further information on environmental offsets.						
Koala habitat in SEQ Region						
	application involve a material on ment under Schedule 10, Part					
Yes – the development ap	pplication involves premises in oplication involves premises in		•			
	Yes – the development application involves premises in the koala habitat area outside the koala priority area  No  Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at <a href="https://www.desi.gld.gov.au">www.desi.gld.gov.au</a> for further information.					



artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ?
<ul> <li>Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development</li> <li>No</li> </ul>
Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.
DA templates are available from <u>planning.statedevelopment.qld.gov.au</u> . If the development application involves:
Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2
Taking overland flow water: complete DA Form 1 Template 3.
Waterway barrier works
23.7) Does this application involve waterway barrier works?
Yes – the relevant template is completed and attached to this development application
DA templates are available from <u>planning.statedevelopment.qld.gov.au</u> . For a development application involving waterway barrier works,
complete DA Form 1 Template 4.
Marine activities
23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?
Yes – an associated <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
⊠ No
<b>Note</b> : See guidance materials at <u>www.daf.qld.gov.au</u> for further information.
Quarry materials from a watercourse or lake
23.9) Does this development application involve the <b>removal of quarry materials from a watercourse or lake</b> under the <i>Water Act 2000?</i>
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development ☐ No
<b>Note</b> : Contact the Department of Resources at <a href="www.resources.qld.gov.au">www.resources.qld.gov.au</a> and <a href="www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.
Quarry materials from land under tidal waters
23.10) Does this development application involve the <b>removal of quarry materials from land under tidal water</b> under the <i>Coastal Protection and Management Act 1995?</i>
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development ☐ No
Note: Contact the Department of Environment, Science and Innovation at <a href="https://www.desi.gld.gov.au">www.desi.gld.gov.au</a> for further information.
Referable dams
23.11) Does this development application involve a <b>referable dam</b> required to be failure impact assessed under section 343 of the <i>Water Supply (Safety and Reliability) Act 2008</i> (the Water Supply Act)?
Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
⊠ No No
Note: See guidance materials at your resources and gov au for further information

23.6) Does this development application involve taking or interfering with underground water through an

Water resources



Tidal work or development within a coastal management district			
23.12) Does this development application involve tidal work or development in a coastal management district?			
Yes – the following is included with this development application:			
Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required			
if application involves prescribed tidal work)  A certificate of title			
No No			
Note: See guidance materials at www.desi.qld.gov.au for further information.			
Queensland and local heritage places			
23.13) Does this development application propose development on or adjoining a place entered in the <b>Queensland</b> heritage register or on a place entered in a local government's <b>Local Heritage Register</b> ?			
☐ Yes – details of the heritage place are provided in the table below ☐ No			
Note: See guidance materials at <a href="https://www.desi.gld.gov.au">www.desi.gld.gov.au</a> for information requirements regarding development of Queensland heritage places.			
For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.			
Name of the heritage place: Place ID:			
Decision under section 62 of the Transport Infrastructure Act 1994			
23.14) Does this development application involve new or changed access to a state-controlled road?			
<ul> <li>Yes – this application will be taken to be an application for a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied)</li> <li>No</li> </ul>			
Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation			
23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?			
<ul> <li>Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered</li> <li>No</li> <li>Note: See guidance materials at <a href="www.planning.statedevelopment.qld.gov.au">www.planning.statedevelopment.qld.gov.au</a> for further information.</li> </ul>			
PART 8 – CHECKLIST AND APPLICANT DECLARATION			
24) Development application checklist			
I have identified the assessment manager in question 15 and all relevant referral			
requirement(s) in question 17  Note: See the Planning Regulation 2017 for referral requirements			
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2 – Building work details</u> have been completed and attached to this development application    Yes   Not applicable			
Supporting information addressing any applicable assessment benchmarks is with the development application			
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report  And any technical reports required by the relevant categorising instruments (e.g. local government planning			

schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA

Note: Relevant plans are required to be submitted for all aspects of this development application. For further

The portable long service leave levy for QLeave has been paid, or will be paid before a

Relevant plans of the development are attached to this development application

Forms Guide: Planning Report Template.

information, see <u>DA Forms Guide: Relevant plans.</u>

development permit is issued (see 21)



☐ Yes

25) Applicant declaration	
By making this development application, I declare the correct	at all information in this development application is true and
<b>Privacy</b> – Personal information collected in this form will	
assessment manager, any relevant referral agency and/o which may be engaged by those entities) while processir All information relating to this development application multiple published on the assessment manager's and/or referral a Personal information will not be disclosed for a purpose Regulation 2017 and the DA Rules except where:	or building certifier (including any professional advisers ng, assessing and deciding the development application. ay be available for inspection and purchase, and/or agency's website.
<ul> <li>such disclosure is in accordance with the provisions a Act 2016 and the Planning Regulation 2017, and the Planning Regulation 2017; or</li> </ul>	about public access to documents contained in the <i>Planning</i> access rules made under the <i>Planning Act 2016</i> and
required by other legislation (including the Right to In	formation Act 2009); or
otherwise required by law.	,
This information may be stored in relevant databases. The Public Records Act 2002.	ne information collected will be retained as required by the
JSE ONLY	SSESSMENT MANAGER – FOR OFFICE
Date received: Reference nun	nber(s):
Notification of engagement of alternative assessment ma	anager
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	
QLeave notification and payment  Note: For completion by assessment manager if applicable	
Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

## 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)	Kenneth Rappolt
Contact name (only applicable for companies)	
Postal address (PO Box or street address)	31 Banabilla Rd
Suburb	DEGARRA
State	QLD
Postcode	4895
Country	AUSTRALIA
Contact number	
Email address (non-mandatory)	kenrappolt1@gmail.com
Mobile number (non-mandatory)	0409 695 517
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

#### PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)
<b>Note</b> : Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA Forms Guide: Relevant plans.</u>
2.1) Street address and lot on plan
Street address AND lot on plan (all lots must be listed), or
Street address <b>AND</b> 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				
OTHER TYO.	31	Banabilla Rd	DEGARRA				
Postcode	Lot No.	Plan Type and Number (e.g. RP,		ment Area(s)			
4895	7	RP861015	*	HIRE COUNCIL			
	2.2) Additional premises						
		vant to this development applicat	ion and the details of the	ese premises have been			
		is development application	ion and the details of the	ose premises have been			
Not require	d						
,		nents over the premises?					
		Queensland and are to be identified corre elopment, see the <u>DA Forms Guide</u>	ctly and accurately. For furthe	r information on easements and			
		s, types and dimensions are inclu	ded in plans submitted v	with this development			
application		-, -, p aa. a					
⊠ No							
PART 3 – F	URTHER D	ETAILS					
4) Is the applic	ation only for bui	lding work assessable against the	e building assessment p	rovisions?			
	eed to 8)						
□No							
		ager(s) who will be assessing this	s development application	on			
DOUGLAS SH	HIRE COUNCIL						
6) Has the less	al gavernment eg	arood to apply a supercoded plant	sing ashama for this day	clanment application?			
		reed to apply a superseded planr		еюртнент аррпсанот?			
	•	notice is attached to this develor en to have agreed to the superse	• •	quest relevant documents			
attached	overninent is tak	en to have agreed to the superset	ded planning scheme re	quest – relevant documents			
⊠ No							
7) Information	request under Pa	art 3 of the DA Rules					
		ation request if determined neces	•	nt application			
_	•	nformation request for this develo					
	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.							
	The state of the s						
Further advice about information requests is contained in the <u>DA Forms Guide</u> .							
8) Are there any associated development applications or current approvals?							
_	-	or include details in a schedule to		cation			
No No	de details below	of include details in a scriedule to	tilis development appli	Cation			
	al/development	Reference	Date	Assessment manager			
application	a, ao voiopinon	received	Duto	7.00000ment manager			
☐ Ammendal							
☐ Approval							
	ent application						
	ent application						

9) Has the portable long servi	ce leave levy been paid?			
	ted QLeave form is attached			
	ovide evidence that the porta des the development applica			
	val only if I provide evidence			
Not applicable (e.g. building	g and construction work is le	ss than \$	150,000 excluding GST)	
Amount paid	Date paid (dd/mm/yy)		QLeave levy number (A	, B or E)
\$			_	
10) Is this development applic notice?	ation in response to a show	cause not	ice or required as a resu	t of an enforcement
☐ Yes – show cause or enfor ☐ No	cement notice is attached			
11) Identify any of the following application	ig further legislative requirem	ents that	apply to any aspect of th	is development
government's Local Herita	nt is on a place entered in the age Register. See the guidan the development of a Queer	nce provid	led at <u>www.des.qld.gov.a</u>	
Name of the heritage place:		Pla	ace ID:	
PART 4 – REFERRAL DETAILS				
12) Does this development ap	pplication include any building	g work asr	pects that have any refer	ral requirements?
<ul><li>☐ Yes – the Referral checklis</li><li>☑ No – proceed to Part 5</li></ul>	st for building work is attache	d to this d	evelopment application	
13) Has any referral agency p	rovided a referral response f	or this dev	velopment application?	
☐ Yes – referral response(s) ☐ No	received and listed below ar	e attached	d to this development app	olication
Referral requirement		Referral	agency	Date referral response
Identify and describe any char referral response and this dev (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)  Kenneth Rappolt			
Contact name (applicable for companies)			
Postal address (P.O. Box or street address)	31 Banabilla Rd		
Suburb	DEGARRA		
State	QLD		

Country	AUSTRAL	_IA		
Contact number				
Email address (non-mandatory)	kenrappol	t1@gmail.com		
Mobile number (non-mandatory)	0409 695	517		
Fax number (non-mandatory)				
	•			
15) Builder's details				
☐ Tick if a builder has not yet b following information.	een engaged to underta	ake the work and proceed to 16	6). Otherwise provide the	
Name(s) (individual or company full n	ame) To be adv	vised		
Contact name (applicable for compa	nnies)			
QBCC licence or owner – builde	er number			
Postal address (P.O. Box or street a	nddress)			
Suburb				
State				
Postcode				
Contact number				
Email address (non-mandatory)				
Mobile number (non-mandatory)				
Fax number (non-mandatory)				
16) Provide details about the pro-	oposed building work			
What type of approval is being s	sought?			
<ul><li>☑ Development permit</li><li>☐ Preliminary approval</li></ul>				
b) What is the level of assessme	ent?			
☑ Code assessment				
☐ Impact assessment (requires p	public notification)			
c) Nature of the proposed buildi	ng work (tick all applicat	ole boxes)		
New building or structure		Repairs, a	Iterations or additions	
☐ Change of building classification (involving building wo		_	pool and/or pool fence	
☐ Demolition		Relocation	or removal	
d) Provide a description of the w	ork below or in an attac	hed schedule.		
1 bedroom pre-fabricated steel dwelling on footings (43.9sqm) to lock-up				
e) Proposed construction materials				
	Double brick	⊠ Steel	Curtain glass	
External walls	☐ Brick veneer☐ Stone/concrete	☐ Timber☐ Fibre cement	☐ Aluminium ☐ Other	
	☐ Timber	Steel	Aluminium	
Frame	Other	⊠ Steel	☐ Alullilliulli	
Floor	Concrete	Timber		
	☐ Slate/concrete	☐ Tiles	Fibre cement	
Roof covering	Aluminium	⊠ Steel	Other	
f) Existing building use/classification	ation? (if applicable)			

4895

Postcode

g) New building use/classification? (if applicable)				
h) Relevant plans  Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="DA Forms Guide: Relevant plans">DA Forms Guide: Relevant plans</a> .				
☐ Relevant plans of the propos	sed works are attached to the developm	ent application		
	of the proposed building work?			
\$90,000				
18) Has Queensland Home Wa	rranty Scheme Insurance been paid?			
☐ Yes – provide details below ☐ No	,			
Amount paid	Date paid (dd/mm/yy)	Reference num	ber	
\$				
PART 6 – CHECKLIST /	AND APPLICANT DECLARA	ATION		
19) Development application ch	necklist			
The relevant parts of Form 2 – I	Building work details have been comple	ted	⊠ Yes	
	ncludes a material change of use, recont panied by a completed <i>Form 1 – Develo</i>		☐ Yes ☑ Not applicable	
·	nent are attached to this development ap e submitted for all aspects of this development ap evant plans.	•	⊠ Yes	
The portable long service leave a development permit is issued	levy for QLeave has been paid, or will (see 9)	be paid before	☐ Yes ☑ Not applicable	
20) Applicant declaration				
By making this development application, I declare that all information in this development application is true and correct				
Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> **Note: It is unlawful to intentionally provide false or misleading information.				
assessment manager, any refer be engaged by those entities) we All information relating to this de- published on the assessment material Personal information will not be 2017 and the DA Rules except		uding any profes g the developme e for inspection a ite. e <i>Planning Act</i> 2	sional advisers which may nt application. and purchase, and/or 016, Planning Regulation	
<ul> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> </ul>				

• otherwise required by law.

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

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

Date received:	Reference I	numbers:			
For completion by the building	a portifier				
For completion by the buildin Classification(s) of approved					
Gradomedia (c) or approved	zananig wein				
Name		QBCC Certification Licer	·		
		number	number		
Notification of engagement o	f alternative assessm	ent manager			
Prescribed assessment mana					
Name of chosen assessment					
Date chosen assessment ma	nager engaged				
Contact number of chosen as	ssessment manager				
Relevant licence number(s)	of chosen assessmen	t			
manager					
Additional information require	ed by the local govern	ment			
Confirm proposed construction					
- 1 1	☐ Double brick	Steel	☐ Curtain glass		
External walls	Brick veneer	Timber	Aluminium		
	Stone/concret	e	nent		
Frame	☐ Timber ☐ Other	☐ Steel	Aluminium		
Floor	Concrete	Timber	Other		
Doof covering	☐ Slate/concrete	e 🔲 Tiles	Fibre cement		
Roof covering	Aluminium	☐ Steel	☐ Other		
QLeave notification and payn Note: For completion by assessment					
Description of the work	9				
QLeave project number					
Amount paid (\$)		Date paid (dd/mr	n/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/classific					
New building use/classification	n?	Dwelling			
Site area (m²)		Floor area (m²)	43.9sqm		

## **Attachment 2**

State Assessment and Referral Agency (SARA) Matters of Interest Report

Applicant: Kenneth Rappolt, 31 Banabilla Rd DEGARRA, Lot 7 RP861015

## State Assessment and Referral Agency - Matters of Interest Report

## Matters of Interest for all selected Lot Plans

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

Regulated vegetation management map (Category A and B extract)

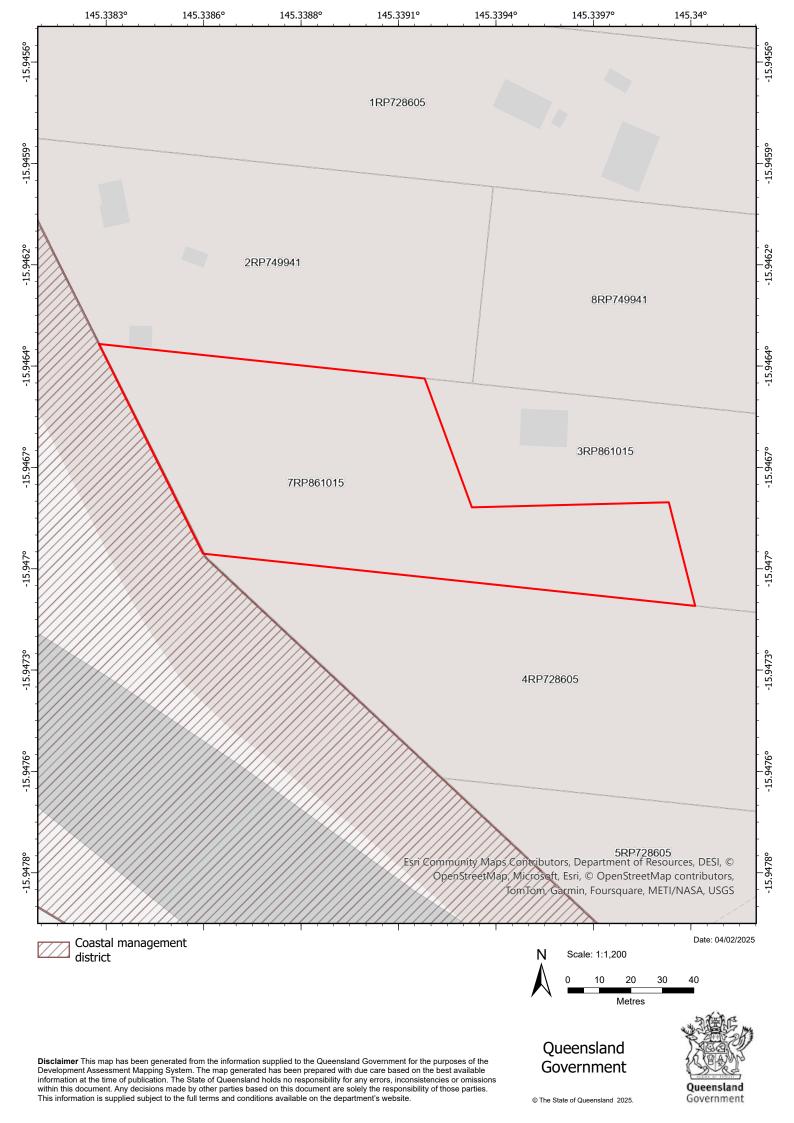
## **Matters of Interest by Lot Plan**

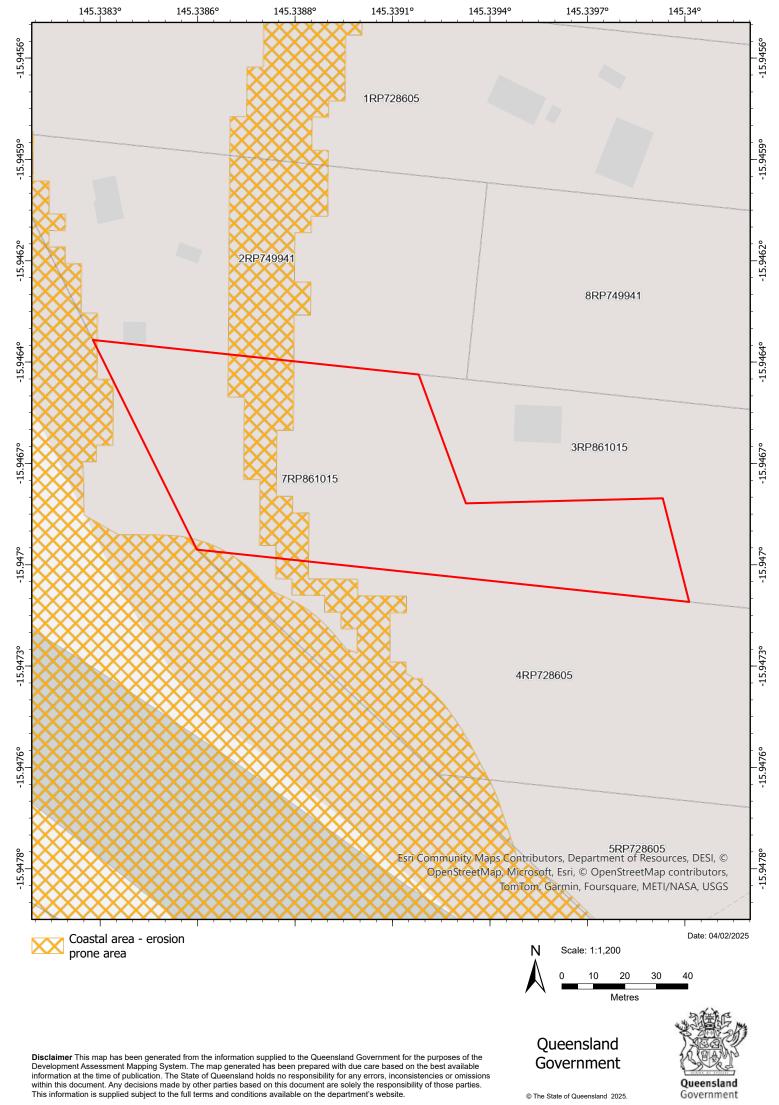
Lot Plan: 7RP861015 (Area: 7361 m²)

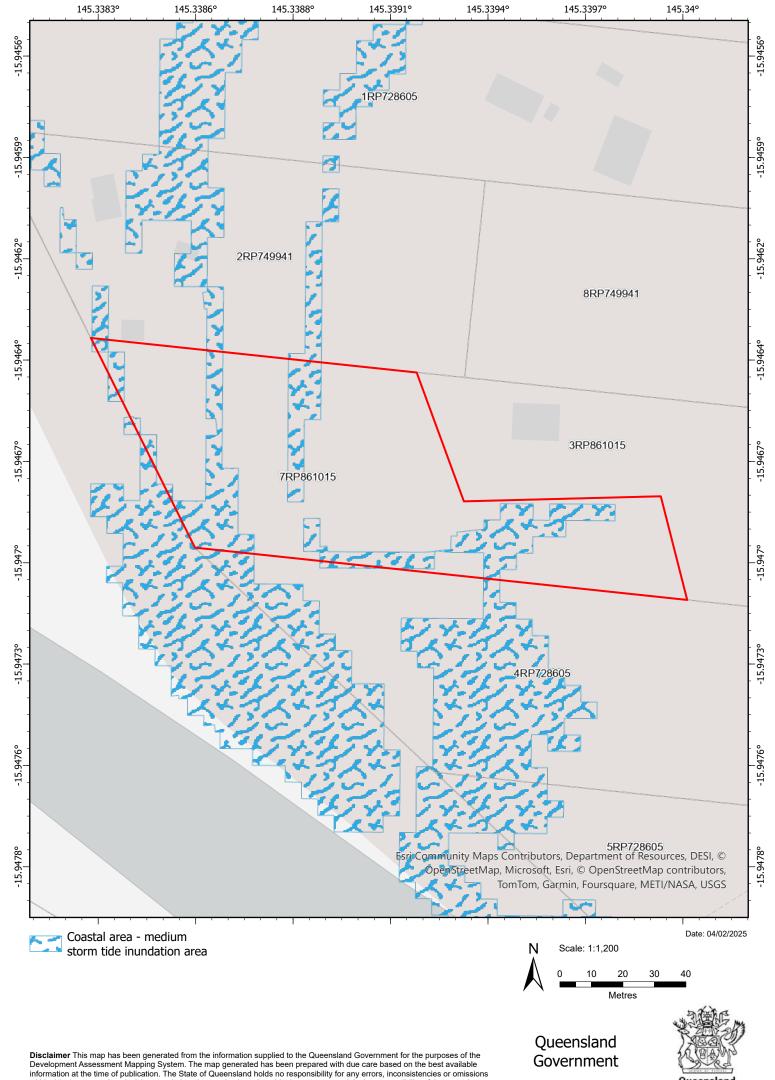
Coastal management district Coastal area - erosion prone area

Coastal area - medium storm tide inundation area Coastal area - high storm tide inundation area

Regulated vegetation management map (Category A and B extract)

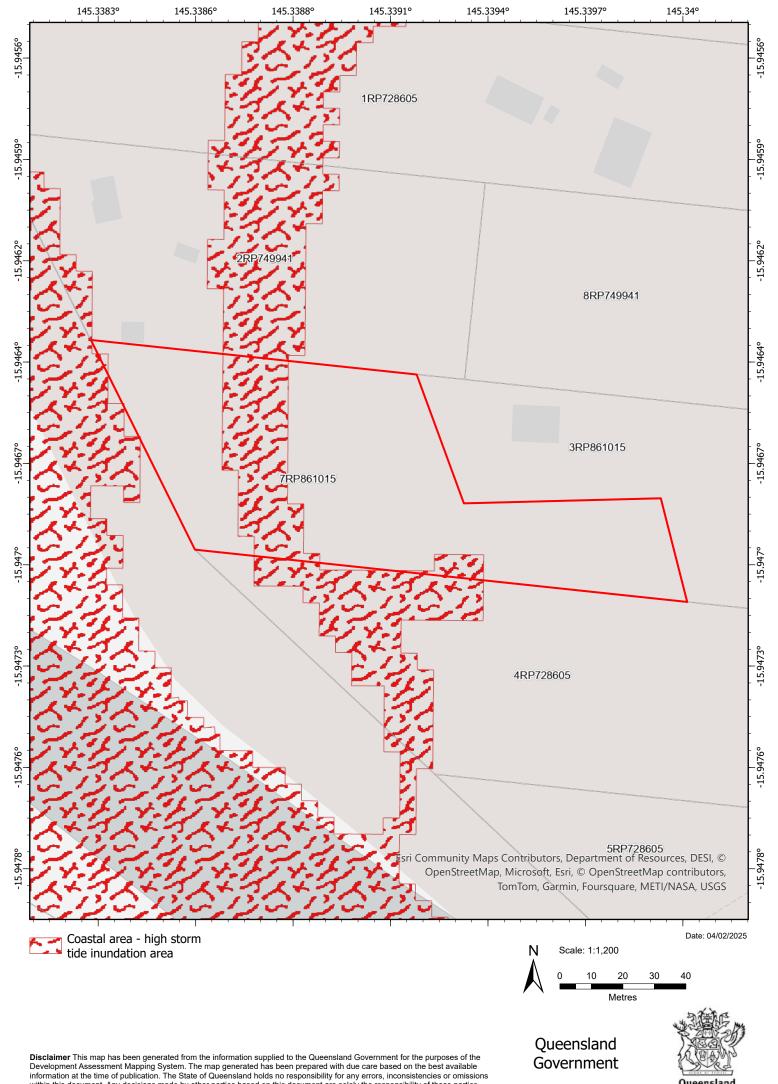






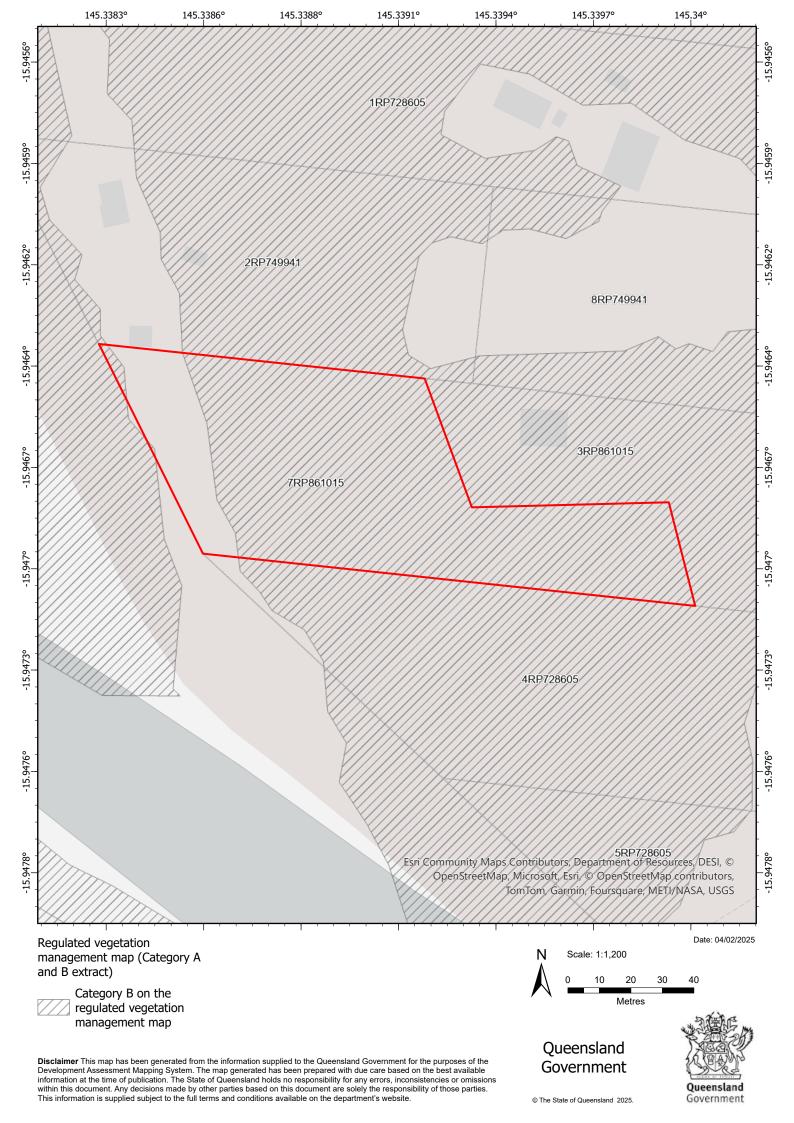
Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland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





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## **Attachment 3**

**Douglas Shire Council Property Report** 

Applicant: Kenneth Rappolt, 31 Banabilla Rd DEGARRA, Lot 7 RP861015

## Search for a Property

Jump to

<u>Property Information</u>

<u>Summary</u>

Zoning

Acid Sulfate Soils

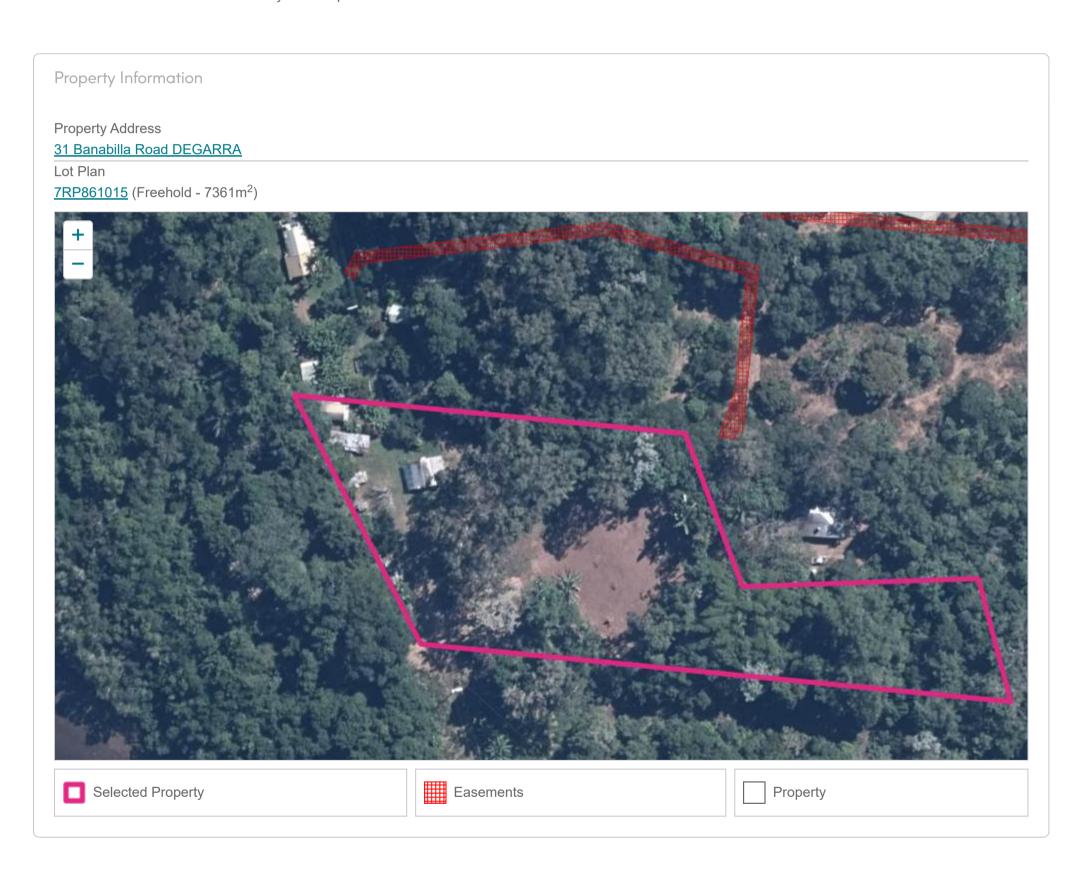
Bushfire Hazard

## 2018 Douglas Shire Council Planning Scheme Property Report

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

For more information and to determine if the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included the planning Scheme. The planning Scheme Sche

Visit Council's website to apply for an <u>official property search or certificate</u>, or contact the <u>Department of Natural Resources</u>, <u>Mines and Energy</u> to undertake a title search to ascertain how easements may affect a premise.



Douglas Shire Planning Scheme 2018 version 1.0

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

∃ Jump to Property Information

## **Zoning**

## **Applicable Zone**

**Environmental Management** 

#### **More Information**

- View Section 6.2.4 Environmental Management Zone Code
- View Section 6.2.4 Environmental Management Zone Compliance table
- View Section 6.2.4 Environmental Management Zone Assessment table

Summary

Zoning

Acid Sulfate Soils

Bushfire Hazard

Coastal Processes

Landscape Values

Flood Storm

Natural Areas

#### M Acid Sulfate Soils

#### **Applicable Precinct or Area**

Acid Sulfate Soils (5-20m AHD)

Acid Sulfate Soils (< 5m AHD)

#### **More Information**

- View Section 8.2.1 Acid Sulfate Soils Overlay Code
- View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table

## **Bushfire Hazard**

### **Applicable Precinct or Area**

Medium Potential Bushfire Intensity

#### **More Information**

- View Section 8.2.2 Bushfire Hazard Overlay Code
- View Section 8.2.2 Bushfire Hazard Overlay Compliance table

## **©** Coastal Processes

#### **Applicable Precinct or Area**

**Erosion Prone Area** 

#### **More Information**

- View Section 8.2.3 Coastal Environment Overlay Code
- View Section 8.2.3 Coastal Environment Overlay Compliance table

## **M** Flood Storm

## **Applicable Precinct or Area**

Medium Storm Tide Hazard

High Storm Tide Hazard

Floodplain Assessment Overlay (Daintree River)

## **More Information**

- View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code
- <u>View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table</u>

## M Landscape Values

## Landscape Values

High landscape values

## **More Information**

- View Section 8.2.6 Landscape Values Overlay Code
- View Section 8.2.6 Landscape Values Overlay Compliance table

## Matural Areas

## **Applicable Precinct or Area**

MSES - Regulated Vegetation

## **More Information**

- View Section 8.2.7 Natural Areas Overlay Code
- View Section 8.2.7 Natural Areas Overlay Compliance table

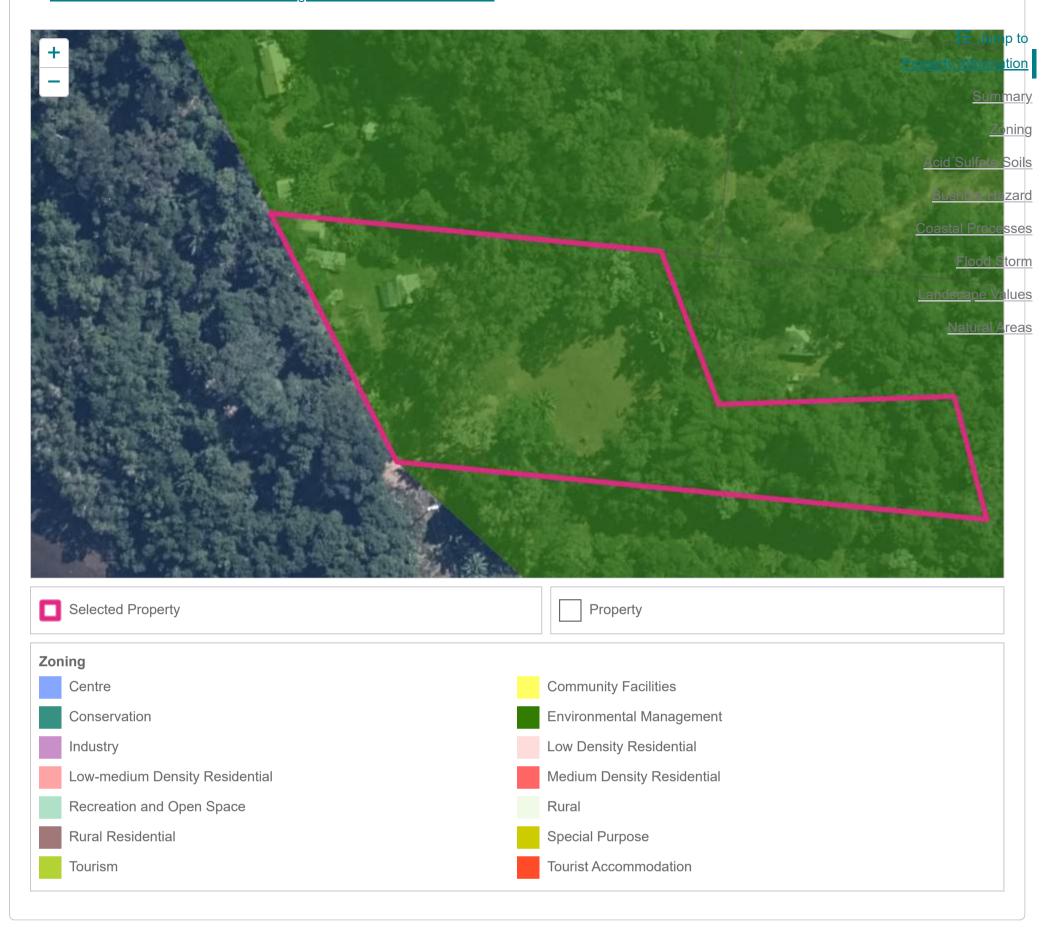
## Zoning

## **Applicable Zone**

**Environmental Management** 

- <u>View Section 6.2.4 Environmental Management Zone Code</u>
- View Section 6.2.4 Environmental Management Zone Compliance table

• <u>View Section 6.2.4 Environmental Management Zone Assessment table</u>



Acid Sulfate Soils

## Applicable Precinct or Area

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

- <u>View Section 8.2.1 Acid Sulfate Soils Overlay Code</u>
- View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table



## Bushfire Hazard

## **Applicable Precinct or Area**

Medium Potential Bushfire Intensity

- View Section 8.2.2 Bushfire Hazard Overlay Code
- View Section 8.2.2 Bushfire Hazard Overlay Compliance table





Acid Sulfate Soils

Bushfire Hazard

Coastal Processes

Flood Storm

Landscape Values

Natural Areas

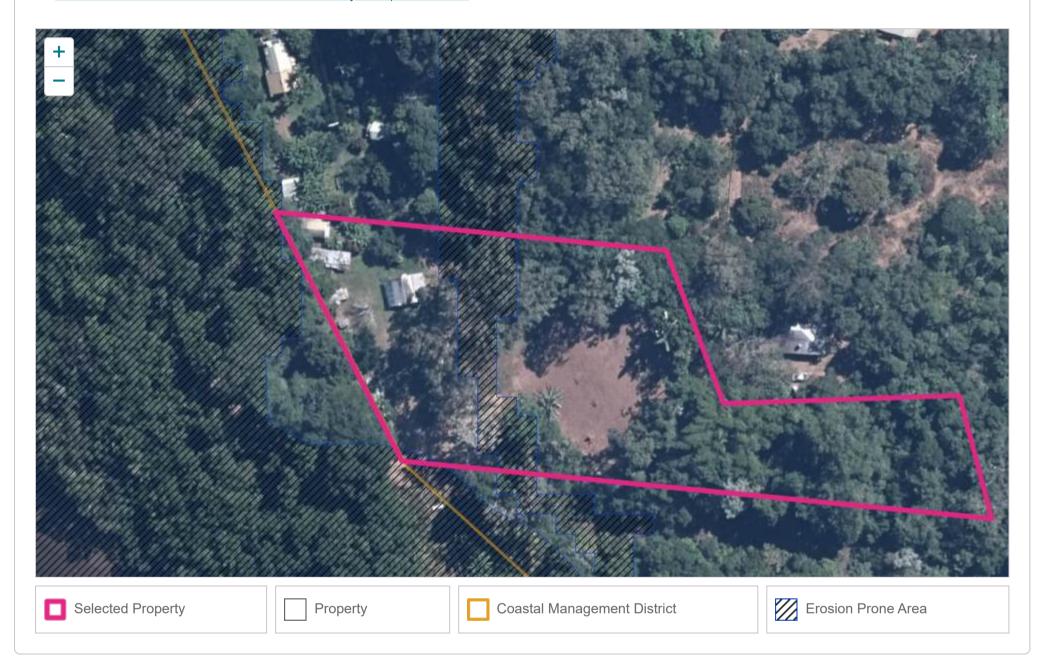
Coastal Processes

## **Applicable Precinct or Area**

**Erosion Prone Area** 

### **More Information**

- View Section 8.2.3 Coastal Environment Overlay Code
- View Section 8.2.3 Coastal Environment Overlay Compliance table



Flood Storm

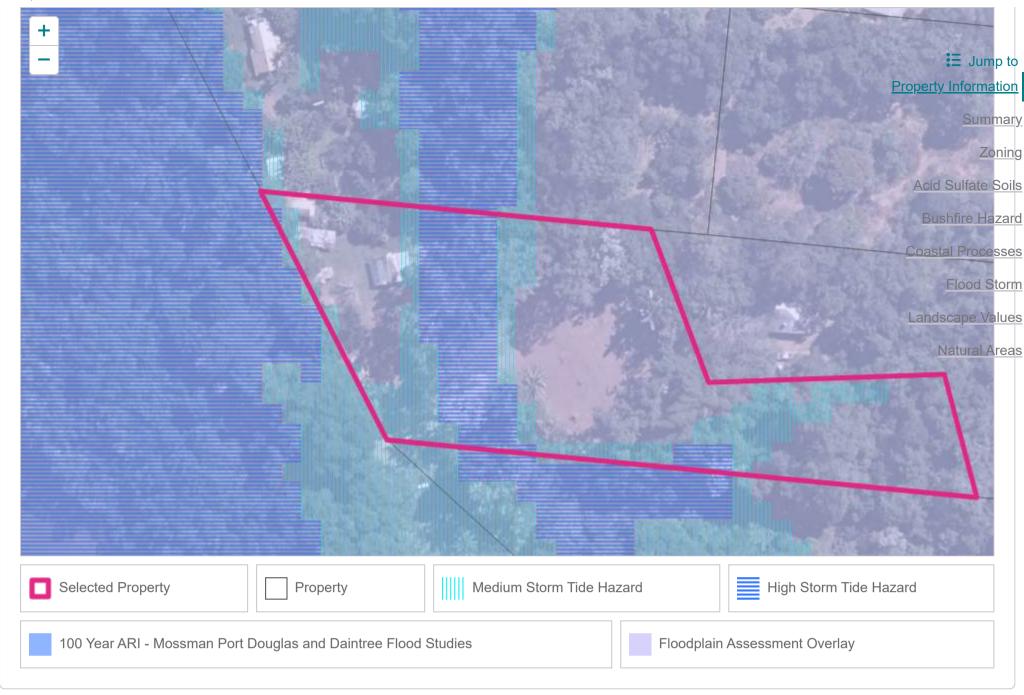
## **Applicable Precinct or Area**

Medium Storm Tide Hazard

High Storm Tide Hazard

Floodplain Assessment Overlay (Daintree River)

- View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code
- <u>View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table</u>



## Landscape Values

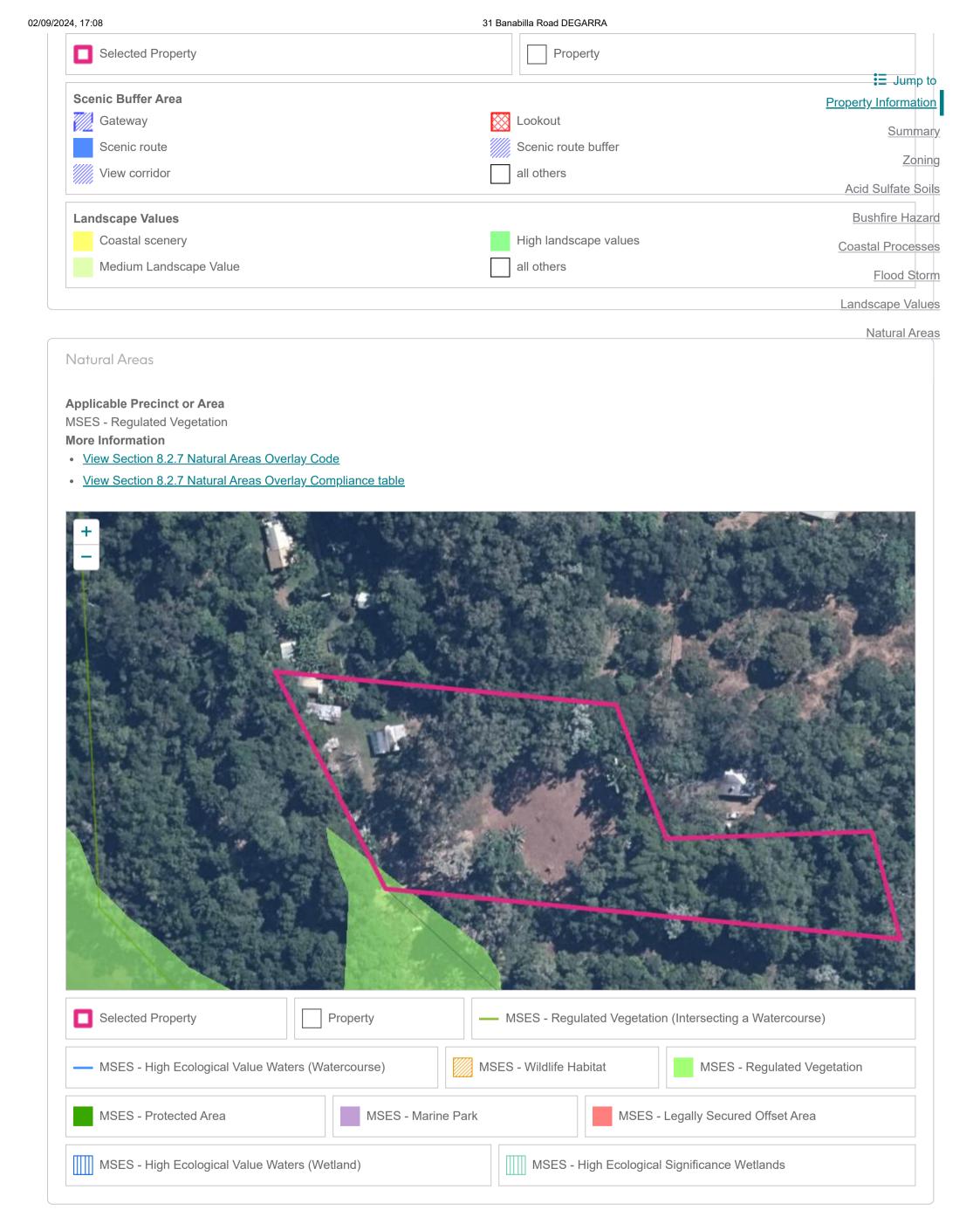
## Landscape Values

High landscape values

## **More Information**

- View Section 8.2.6 Landscape Values Overlay Code
- <u>View Section 8.2.6 Landscape Values Overlay Compliance table</u>





## Disclaimer

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

02/09/2024, 17:08 31 Banabilla Road DEGARRA

**⋮** Jump to

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Zoning

Acid Sulfate Soils

**Bushfire Hazard** 

Coastal Processes

Flood Storm

Landscape Values

Natural Areas

# **Attachment 4**

**Douglas Shire Council Planning Scheme 2018 Compliance Tables** 

Applicant: Kenneth Rappolt, 31 Banabilla Rd DEGARRA, Lot 7 RP861015



## 6.2.4 Environmental management zone code

#### 6.2.4.1 Application

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

## **6.2.4.2** Purpose

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

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

- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.5 Scenic amenity.
  - (b) protect and buffer areas of environmental significance from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is generally restricted to a dwelling house;
  - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
  - (c) Development reflects and responds to the natural features and environmental values of the area;
  - (d) Visual impacts are minimised through the location and design of development;
  - (e) Development does not adversely affect water quality;
  - (f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.



Table 6.2.4.3.a – Environmental management zone – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites.	AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.  AO1.2 Buildings have a roof height not less than 2 metres.	Complies with AO1.1 Proposed dwelling not more than 8.5m and two storeys in height, inclusive of roof height, refer to attached drawings.  Complies with AO1.2 Proposed dwelling has appropriate roof and ceiling height.
PO2 Buildings and structures are set back to: (a) maintain the natural character of the area; (b) achieve separation from neighbouring buildings and from road frontages.	AO2 Buildings and structures are set back not less than: (a) 40 metres from the frontage of a state controlled road; (b) 25 metres from the frontage to Cape Tribulation Road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site.	Complies with AO2 Proposed dwelling will be a minimum 8.5m from the rear boundary of the site and 60m from existing Council road reserve access.
For assessable development		
PO3 Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.	AO3 Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.	Complies with AO3 Proposed dwelling use it not an inconsistent use for the Environment Management Zone, nor is any secondary dwelling.
PO4  The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.	PO4 No acceptable outcomes are prescribed.	Complies with PO4 Proposed dwelling does not adversely affect the environmental or scenic values of the site, it is located amongst and adjacent to existing structures in an existing cleared area with the rest of site maintained as vegetation.
PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.	AO5.1 Buildings, structures and associated access, infrastructure and private open space are sited:  (a) within areas of the site which are already cleared; or  (b) within areas of the site which are environmentally degraded;	Complies with AO5.1 Proposed dwelling and new infrastructure, such as water tank, sited in already cleared areas to minimise additional vegetation clearing. Refer attached Site Plan.



Performance outcomes	Acceptable outcomes	Applicant response
Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	(c) to minimise additional vegetation clearing.	
	AO5.2 Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.	Complies with AO5.2 Proposed dwelling and new infrastructure to be located on a flat house pad site on the highest part of the lot.
Buildings and structures are responsive to steep slope through innovative construction techniques so as to:  (a) maintain the geotechnical stability of slopes;  (b) minimise cut and/or fill;  (c) minimise the overall height of development.	AO6.1 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab onground methods of construction are not utilised.	Not applicable Proposed dwelling and new infrastructure located on land with no slope.
	AO6.2 Access and vehicle manoeuvring and parking areas are constructed and maintained to: (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site.	Complies with AO6.2 Proposed dwelling uses existing formed access, vehicle manoeuvring and parking areas. No new cut and fill are required.
PO7 The exterior finishes of buildings and structures are consistent with the surrounding natural environment.	AO7 The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.	Complies with AO7 Proposed dwelling utilises acceptable shades of colour bond sheeting and is not visible to the main local access road, Banabilla Rd. See attached Colour Selection
PO8 Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	AO8 No acceptable outcomes are prescribed.	Complies with AO8 Proposed dwelling is sited to minimise impacts on the amenity of the zone and adjoining land uses.
PO9 The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	AO9 The maximum residential density is one dwelling house per lot.	Complies with AO9  The former dwelling on the site was washed away in the floods. The proposed new dwelling is being constructed as part of rebuild efforts for impacted residents of Degarra using the Structural Assistance Grant response to the significant flood damage of ex TC Jasper and will replace housing with only 1 dwelling house on this lot.



Performance outcomes	Acceptable outcomes	Applicant response
PO10 Lot reconfiguration results in no additional lots. Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.	AO10 No acceptable outcomes are prescribed.	Not applicable Proposed dwelling does not involve lot reconfiguration.

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

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



## 8.2.1 Acid sulfate soils overlay code

#### 8.2.1.1 Application

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

#### 8.2.1.2 **Purpose**

- (1) The purpose of the acid sulfate soils overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.
    - (ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
- (2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
  - (b) Development ensures that disturbed acid sulfate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
<b>PO1</b> The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or	Complies with AO1.1  No excavation or filling is proposed on the site, only digging for the installation of footings.

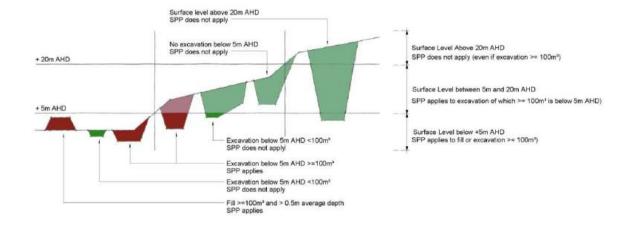


Performance outcomes	Acceptable outcomes	Applicant response
	AO1.2 An acid sulfate soils investigation is undertaken.  Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	
PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	AO2.1  The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:  (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;  (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;  (c) not undertaking filling that results in:  (i) actual acid sulfate soils being moved below the water table;  (ii) previously saturated acid sulfate soils being aerated.	Complies with AO2.1  No excavation or filling is proposed on the site, only digging for the installation of footings. Further, the proposed dwelling site is located in the overlay mapping area marked 5-20m AHD.
	The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:  (a) neutralising existing acidity and preventing the generation of acid and metal contaminants;  (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;  (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;	



Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</li> <li>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</li> <li>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</li> </ul>	
PO3  No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	AO3 No acceptable outcomes are prescribed.	Complies with AO3  No excavation or filling is proposed on the site, only digging for the installation of footings.  Further, the proposed dwelling site is located in the overlay mapping area marked 5-20m AHD.

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





## 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.



Table 8.2.2.3.a – Bushfire hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable developmen	nt	
Compatible development		
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.  Note - See the end of this code for examples of vulnerable uses.	Vulnerable uses are not established or expanded.  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.  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.  Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.	Complies with AO1 Proposed dwelling is not a vulnerable use.
PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	AO2 Emergency Services and uses providing community support services are not located in a bushfire hazard subcategory and have direct access to low hazard evacuation routes.	Not applicable Proposed dwelling is not an Emergency Service or use.
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	Not applicable Proposed dwelling is not development involving hazardous materials manufacture and storage.
Development design and separation from bushfire ha	azard – reconfiguration of lots	
PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).  Note - "Urban purposes" and "urban area" are defined in the Sustainable Planning Regulations 2009. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between	AO4.1  No new lots are created within a bushfire hazard subcategory.  or  AO4.2  Lots are separated from hazardous vegetation by a distance that:	Not applicable Proposed dwelling does not involve reconfiguration of lots.



Performance outcomes	Acceptable outcomes	Applicant response
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.  Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.  PO4.2  Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.	<ul> <li>(a) achieves radiant heat flux level of 29kW/m² at all boundaries; and</li> <li>(b) is contained wholly within the development site.</li> <li>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.</li> <li>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</li> <li>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.</li> </ul>	
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.	Lot boundaries are separated from hazardous vegetation by a public road which:  (a) has a two lane sealed carriageway;  (b) contains a reticulated water supply;  (c) is connected to other public roads at both ends and at intervals of no more than 500m;  (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;  (e) has a minimum of 4.8m vertical clearance above the road;  (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and  (g) incorporates roll-over kerbing.  AO5.2  Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.  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.	Not applicable Proposed dwelling does not involve reconfiguration of lots.



Parformance automos	A contable outcomes	Applicant manage
Performance outcomes	Acceptable outcomes	Applicant response
Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.  The access is available for both fire fighting and maintenance/hazard reduction works.	Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:  (a) a reserve or easement width of at least 20m;  (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;  (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;  (d) a minimum of 4.8m vertical clearance;  (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;  (f) a maximum gradient of 12.5%;  (g) a cross fall of no greater than 10 degrees;  (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;  (i) vehicular access at each end which is connected to the public road network 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 if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	Not applicable Proposed dwelling does not involve reconfiguration of lots.
PO7	A07	Not applicable
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.	Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:  (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;	Proposed dwelling does not involve reconfiguration of lots.



Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>(i) vehicular access at each end which is connected to the public road network;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</li> </ul>	
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.	AO8 The lot layout:  (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;  (b) avoids the creation of potential bottle-neck points in the movement network;  (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and  (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.  Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan.  Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate	Not applicable Proposed dwelling does not involve reconfiguration of lots.



Performance outcomes	Acceptable outcomes	Applicant response
PO9 Critical infrastructure does not increase the potential bushfire hazard.	AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	Not applicable Proposed dwelling does not involve reconfiguration of lots.

Performance outcomes	Acceptable outcomes	Applicant response	
Development design and separation from bushfire hazard – material change of use			
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:  (a) 10kW/m² where involving a vulnerable use; or  (b) 29kW/m² otherwise.  The radiant heat flux level is achieved by separation unless this is not practically achievable.  Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	Buildings or building envelopes are separated from hazardous vegetation by a distance that:  (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.  Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.  For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.  Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	Not applicable The proposed dwelling does not involve a material change of use. However, compliance with AO10 is being sought for Building Approval compliance with the National Construction Code. A Bushfire Management Plan not required as per Planning Scheme Policy Natural Hazards (Bushfire).	
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.  Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha	Development sites are separated from hazardous vegetation by a public road or fire trail which has:  (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	Not applicable The development site is 0.7361 hectares, therefore a fire trail is not required.	



Performance outcomes	Acceptable outcomes	Applicant response
	Services' Fire Hydrant and Vehicle Access Guidelines;  (f) a maximum gradient of 12.5%;  (g) a cross fall of no greater than 10 degrees;  (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;  (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m;  (j) designated fire trail signage;  (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and  (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
All development		
PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	Private driveways:  (a) do not exceed a length of 60m from the street to the building;  (b) do not exceed a gradient of 12.5%;  (c) have a minimum width of 3.5m;  (d) have a minimum of 4.8m vertical clearance;  (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and  (f) serve no more than 3 dwellings or buildings.	Complies with AO12 The proposed dwelling uses an existing private driveway from Council road reserve at a low gradient of 0.04%. The large, existing cleared area has sufficient turning circle area and does not service any other buildings or structures as these were all completely washed away by ex TC Jasper.



Performance outcomes	Acceptable outcomes	Applicant response
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.	A water tank is provided within 10m of each building (other than a class 10 building) which:  (a) is either below ground level or of non-flammable construction;  (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters:  (i) 10,000l for residential buildings  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.  (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings;  (c) includes shielding of tanks and pumps in accordance with the relevant standards;  (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;  (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and  (f) is clearly identified by directional signage provided at the street frontage.	Complies with AO13  An existing on-site water tank that was washed off-site and later returned to the house pad area will be provided within 10m of the proposed Class 1a dwelling. The existing water tank has been cleaned for safe reuse. An additional water tank may be purchased in future to achieve the minimum 10,000L requirement for residential buildings.
PO14 Landscaping does not increase the potential bushfire risk.	AO14 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	Not applicable Landscaping is not included in this proposal.



Performance outcomes	Acceptable outcomes	Applicant response
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).	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.	Complies with AO15 The proposed dwelling will replace a previously existing dwelling that was washed away by ex TC Jasper. Most of the existing vegetation on the lot was also washed away during the disaster. There is minimal vegetation remaining on the site, so any bushfire risk mitigation measures will not create a significant impact on the natural environment or landscape character of the locality.
		A Bushfire Management Plan not required as per Planning Scheme Policy Natural Hazards (Bushfire).

Note – 'Vulnerable activities' are those involving:

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



## 8.2.3 Coastal environment overlay code

#### 8.2.3.1 Application

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

#### 8.2.3.2 **Purpose**

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



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

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



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Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.	AO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.	Complies with AO2 Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area, and is set back 60m from Council road reserve.
For assessable development		
Erosion prone areas		
PO3 Development identifies erosion prone areas (coastal hazards).	AO3 No acceptable outcomes are prescribed.	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.
PO4 Erosion prone areas are free from development to allow for natural coastal processes.	AO4.1  Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for:  (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or  (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)	Complies with AO4.1 Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.
	AO4.2  Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by:  (a) adding additional buildings or structures; or  (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.
Coastal management districts		
PO5	PO5.1	Not applicable



Performance outcomes	Acceptable outcomes	Applicant response
Natural processes and protective functions of landforms and vegetation are maintained.	Development within the coastal management district:  (a) maintains vegetation on coastal land forms where its removal or damage may:  (i) destabilise the area and increase the potential for coastal erosion, or  (ii) interrupt the natural sediment trapping processes or dune or land building processes;  (b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards;  (c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards;  (d) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast;  (e) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the maximum extent feasible in the case of erosion control structures.	Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.



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



Performance outcomes	Acceptable outcomes	Applicant response
	AO6.3 Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009.  and  AO6.4 Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources.  and  AO6.4 Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.	
PO7 Development is to maintain access to and along the foreshore for general public access.	AO7.1 Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms.  and  AO7.2 Development provides for regular access points for vehicles including approved roads and tracks.	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.



Performance outcomes	Acceptable outcomes	Applicant response
	or AO7.3 Development demonstrates an alternative solution to achieve an equivalent standard of performance.	
PO8 Public access to the coast is appropriately located, designed and operated.	AO8.1 Development maintains or enhances public access to the coast.  or  AO8.2 Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres.  or  AO8.3 Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.
PO9  Development adjacent to state coastal land or tidal water is located, designed and operated to:  (a) maintain existing access to and along the foreshore;  (b) minimise any loss of access to and along the foreshore, or  (c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location.	AO9.1  Development adjacent to state coastal land or tidal water:  (a) demonstrates that restrictions to public access are necessary for:  (i) the safe and secure operation of development;  (ii) the maintenance of coastal landforms and coastal habitat; or  (b) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for:  (i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms;	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.



Performance outcomes	Acceptable outcomes	Applicant response
	(ii) vehicles via access points including approved roads or tracks.  AO9.2  Development adjacent to state coastal land or tidal water:  (a) is located and designed to:  (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, for example through the provision of esplanades or easement corridors to preserve future access;  (ii) ensure emergency vehicles can access the area near the development.  or  (b) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to:  (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and  (ii) ensure emergency vehicles can access the area near the development.	
AO10  Development that involves reconfiguring a lot for urban purposes adjacent to the coast is designed to ensure public access to the coast in consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat.	AO10.1 Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken.  or  AO10.2 Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.	Not applicable Proposed dwelling does not involve reconfiguring a lot for urban purposes.
PO11 Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.	AO11 Private marine access structures and other structures such as decks or boardwalks for private use do not attach to or	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.



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Performance outcomes	Acceptable outcomes	Applicant response
	extend across State coastal land that is situated above high water mark	
PO12 Development in connection with an artificial waterway enhances public access to coastal waters.	AO12 The artificial waterway avoids intersecting with or connection to inundated land or leased land where the passage, use or movement of vessels in water on the land could be restricted or prohibited by the registered proprietor of the inundated land or leased land.	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.
Coastal landscapes, views and vistas		
PO13 Development maintains and / or enhances natural coastal landscapes, views and vistas.	AO13 No acceptable outcomes are prescribed.	Complies with PO13 Proposed dwelling does not impact natural coastal landscapes, views and vistas.
PO14 Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.	AO14 No acceptable outcomes are prescribed.	Not applicable Proposed dwelling not located within an existing urban area.
Private marine development		
PO15 Private marine development is to avoid attaching to, or extending across, non-tidal State coastal land.	Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across, State coastal land that is situated above high water mark.  Note – For occupation permits or allocations of State land, refer to the Land Act 1994.	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.
PO16  The location and design of private marine development does not adversely affect the safety of members of the public access to the foreshore.	AO16 Private marine development does not involve the erection or placement of any physical barrier preventing existing access, along a public access way to the foreshores.	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.
PO17 Private marine development is of a height and scale and size compatible with the character and amenity of the location.	AO17 Private marine development has regard to: (a) the height, scale and size of the natural features of the immediate surroundings and locality;	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.



Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>(b) the height, scale and size of existing buildings or other structures in the immediate surroundings and the locality;</li> <li>(c) if the relevant planning scheme states that desired height, scale or size of buildings or other structures in the immediate surroundings or locality – the stated desired height, scale or size.</li> <li>Note – The prescribed tidal works code in the Coastal Protection and Management Regulation 2003 outlines design and construction requirements that must be complied with.</li> </ul>	
PO18 Private marine development avoids adverse impacts on coastal landforms and coastal processes.	AO18 Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.
For dry land marinas and artificial waterways		
PO19 Dry land marinas and artificial waterways:  (a) avoid impacts on coastal resources;  (b) do not contribute to the degradation of water quality;  (c) do not increase the risk of flooding;  (d) do not result in the degradation or loss of MSES;  (e) do not result in an adverse change to the tidal prism of the natural waterway to which development is connected.  (f) does not involve reclamation of tidal land other than for the purpose of:  (i) coastal dependent development, public marine development; or  (i) community infrastructure, where there is no feasible alternative; or	AO19 No acceptable solutions are prescribed.	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.
(iii) strategic ports, boat harbours or strategic airports and aviation facilities in		Not applicable



Performance outcomes	Acceptable outcomes	Applicant response
accordance with a statutory land use plan; or (iv) coastal protection works or works necessary to protect coastal resources and processes.		Proposed dwelling is not located within overlay mapping areas, ie. coastal management district or erosion prone area.



## 8.2.4 Flood and storm tide hazard overlay code

#### 8.2.4.1 Application

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

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

### 8.2.4.2 **Purpose**

- (1) The purpose of the Flood and storm tide hazard overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
    - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
  - (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
  - (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
  - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
  - (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
  - (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
  - (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
  - (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;



(h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

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

Performance outcomes	Acceptable outcomes	Applicant response		
For self-assessable and assessable development				
PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.  Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2;  or For dwelling houses,  AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment subcategory) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.	Complies with AO1.1 Proposed dwelling is sited outside the Q100 flood mapping area as determined by a suitably qualified professional in the Degarra Flood Study.		



Performance outcomes	Acceptable outcomes	Applicant response
	AO1.3  New buildings are:  (a) not located within the overlay area;  (b) located on the highest part of the site to minimise entrance of flood waters;  (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.	Complies with AO1.3 Proposed replacement dwelling is sited outside the Q100 flood mapping area as determined by a suitably qualified professional in the Degarra Flood Study, on the highest part of the site using existing evacuation routes off site.
	AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.	Complies with AO1.4 Proposed dwelling is located more than 110m from natural riparian corridors.
For assessable development		
PO2 The development is compatible with the level of risk associated with the natural hazard.	AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	Not applicable Proposed dwelling is not a retirement facility, community care facility or child care centre.
PO3 Development siting and layout responds to flooding potential and maintains personal safety	For Material change of use  AO3.1  New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.  or  AO3.2  The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely	Not applicable Proposed dwelling does not involve a Material Change of Use.





Performance outcomes	Acceptable outcomes	Applicant response
	Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.	
	or	
	AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.	



Performance outcomes	Acceptable outcomes	Applicant response
	For Material change of use (Residential uses)  AO3.8  The design and layout of buildings used for residential purposes minimise risk from flooding by providing:  (a) parking and other low intensive, non-habitable uses at ground level;  Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.	Not applicable Proposed dwelling does not involve a Material Change of Use.
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	For Material change of use (Non-residential uses)  AO4.2  Non residential buildings and structures allow for the flow through of flood waters on the ground floor.  Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).  Note - The relevant building assessment provisions under the Building Act 1975 apply to all building work within the Hazard Area and need to take into account the flood potential within the area.  AO4.3  Materials are stored on-site:  (a) are those that are readily able to be moved in a flood event;  (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.  Notes -  (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).  (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	Not applicable Proposed dwelling does not involve a Material Change of Use.
PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and	For Operational works  AO5.1  Works in urban areas associated with the proposed development do not involve:	Not applicable Proposal dwelling does not involve operational works.



Performance outcomes	Acceptable outcomes	Applicant response
does not increase the potential flood damage either on site or on other properties.  Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	<ul> <li>(a) any physical alteration to a watercourse or floodway including vegetation clearing; or</li> <li>(b) a net increase in filling (including berms and mounds).</li> </ul>	
	Works (including buildings and earthworks) in non urban areas either:  (a) do not involve a net increase in filling greater than 50m³; or  (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters;  or  (c) do not change flood characteristics outside the subject site in ways that result in:  (i) loss of flood storage;  (ii) loss of/changes to flow paths;  (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.	Not applicable Proposal development does not involve any filling greater than 50m3.



Performance outcomes	Acceptable outcomes	Applicant response
	For Material change of use	
	AO5.3  Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and (a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and  (b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject	Not applicable Proposed dwelling does not involve a Material Change of Use.
	For Material change of use and Reconfiguring a lot  AO5.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.  Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.	Not applicable Proposed dwelling does not involve a Material Change of Use or Reconfiguring of a Lot.
PO6 Development avoids the release of hazardous materials into floodwaters.	AO6.1  Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;  or	Not applicable Proposed dwelling does not involve a Material Change of Use.
	AO6.2  If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are:  (a) located above the DFE level;	



Performance outcomes	Acceptable outcomes	Applicant response
	or (b) designed to prevent the intrusion of floodwaters.  AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.	
	AO6.4  If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.  Note – Refer to Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the	
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous materials.  AO7  Development does not:  (a) increase the number of people calculated to be at risk of flooding;  (b) increase the number of people likely to need evacuation;	Complies with AO7 The proposed dwelling maintains the current number of residents on this lot and does not impact the ability of traffic to use evacuation routes or unreasonably increase traffic volumes on evacuation routes.
	(c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	on evacuation routes.
PO8 Development involving community infrastructure:  (a) remains functional to serve community need during and immediately after a flood event; is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; retains essential site access during a flood event;	AO8.1 The following uses are not located on land inundated during a DFE/Storm tide: (b) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).	Not applicable Proposed dwelling does not involve community infrastructure.



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Performance outcomes	Acceptable outcomes	Applicant response
is able to remain functional even when other infrastructure or services may be compromised in a flood event.	AO8.2 The following uses are not located on land inundated during a 1% AEP flood event:  (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the Child Care Act 2002 is conducted,  (b) community centres;  (c) meeting halls;  (d) galleries;  (e) libraries.  The following uses are not located on land inundated during a 0.5% AEP flood event.  (a) emergency shelters;  (b) police facilities;	
	(c) sub stations; (d) water treatment plant  The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards.  and/or  AO8.3  The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c: (a) community residence; and (b) emergency services; and (c) hospitals; and	



Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>(d) residential care facility; and</li> <li>(e) sub stations; and</li> <li>(f) utility installations involving water and sewerage treatment plants.</li> </ul>	
	AO8.4  Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:  (a) located above DFE/Storm tide or the highest known flood level for the site;  (b) designed and constructed to exclude floodwater intrusion / infiltration.	
	AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	

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

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event
20% AEP level	Parks and open space.
5% AEP level	Car parking facilities (including car parking associated with use of land).
1% AEP level	All development (where not otherwise requiring an alternative level of minimum immunity).
0.5% AEP level	<ul> <li>Emergency services (if for a police station);</li> <li>Industry activities (if including components which store, treat or use hazardous materials);</li> <li>Substation;</li> <li>Utility installation.</li> </ul>
0.2% AEP level	Emergency services;



	<ul><li>Hospital;</li><li>Major electricity infrastructure;</li><li>Special industry.</li></ul>
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Table 8.2.4.3.c - Degree of flood

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

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



## 8.2.7 Natural areas overlay code

#### 8.2.7.1 Application

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

Note – MSES = Matters of State Environmental Significance.

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

# 8.2.7.2 **Purpose**

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



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



## **Criteria for assessment**

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values.  or  AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.  or  AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	Complies with AO1.1 Proposed new dwelling is within an existing cleared area that avoids any impact on existing vegetation and environmental values of the site. The entire remainder of the site's environmental values will remain as is. Most of the site's natural vegetation was washed away and destroyed in the ex TC Jasper event.



Performance outcomes	Acceptable outcomes	Applicant response	
Management of impacts on matters of environmental significance			
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	The design and layout of development minimises adverse impacts on ecologically important areas by:  (a) focusing development in cleared areas to protect existing habitat;  (b) utilising design to consolidate density and preserve existing habitat and native vegetation;  (c) aligning new property boundaries to maintain ecologically important areas;  (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;  (e) ensuring that significant fauna habitats are protected in their environmental context; and  (f) incorporating measures that allow for the safe movement of fauna through the site.	Complies with AO2 Proposed dwelling is located in an existing cleared area with existing driveway and parking access to minimise impacts of natural landforms, hydrology, drainage patterns, flora and fauna.  Most of the site's natural vegetation was washed away and destroyed in the ex TC Jasper event.	
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:  (a) 100 metres where the area is located outside Urban areas; or  (b) 50 metres where the area is located within a Urban areas.  or  AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	Not applicable The site does not include wetland protection areas.	
PO4 Wetland and wetland buffer areas are maintained, protected and restored.	AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.	Not applicable The site does not include wetland protection areas.	



Performance outcomes	Acceptable outcomes	Applicant response
Note – Wetland buffer areas are identified in AO3.1.	AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	
PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	AO5.1 Development avoids the introduction of non-native pest species.  AO5.2	Not applicable Proposal does not include landscaping.
	The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Not applicable Proposal does not include landscaping.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and AO6.2 Development within an ecological corridor rehabilitates native vegetation. and AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	Complies with PO6 Proposed dwelling is located in existing cleared area including driveway and parking area to avoid any impact on the remainder of the site for ecological preservation. Most of the site's natural vegetation was washed away and destroyed in the ex TC Jasper event.
PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	AO7.1  Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.  and	Complies with AO7.1 Proposed dwelling is located in existing cleared area including driveway and parking area.
	AO7.2	Complies with AO7.2



Performance outcomes	Acceptable outcomes	Applicant response
	Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	Proposed dwelling is 110m from the riparian corridor to avoid any impact on the remainder of the site for ecological preservation.
Waterways in an urban area		
PO8  Development is set back from waterways to protect and maintain:  (a) water quality;  (b) hydrological functions;  (c) ecological processes;  (d) biodiversity values;  (e) riparian and in-stream habitat values and connectivity;  (f) in-stream migration	AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	Complies with PO6 Proposed dwelling is located in existing cleared area including driveway and parking area 110m from the riparian corridor to avoid any impact on the remainder of the site for ecological preservation.
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain:  (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	AO9 Development does not occur on that part of the site affected by a waterway corridor.  Note – Waterway corridors are identified within Table 8.2.7.3.b.	Complies with AO9 Proposed dwelling is located in existing cleared area including driveway and parking area 110m from the riparian corridor to avoid any impact on the remainder of the site for ecological preservation. Most of the site's natural vegetation was washed away and destroyed in the ex TC Jasper event.

Table 8.2.7.3.b — Widths of waterway corridors for waterways

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



## 8.2.6 Landscape values overlay code

#### 8.2.6.1 Application

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

#### 8.2.6.2 Purpose

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



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

#### **Criteria for assessment**

Table 8.2.6.3.z - Landscape values overlay code - assessable development

Perf	ormance outcomes	Acceptable outcomes	Applicant response	
Fora	For assessable development			
Deve	elopment in a High landscape value area			
ident	elopment within High landscape value areas stified on the Landscape values overlay maps ained in Schedule 2:  avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction;	AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height.  Note - Height is inclusive of roof height.  AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks.  AO1.3 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.	Complies with AO1.1 Proposed dwelling is not more than 8.5m and two storeys in height, inclusive of roof height, refer to attached drawings.  Complies with AO1.2 Proposed dwelling is approx. 80m from the nearest Council road reserve access frontage and effectively screened by existing vegetation.  Complies with AO1.3 Proposed dwelling is approx. 80m from the nearest Council road reserve access frontage and effectively screened by existing vegetation.	
(d)	retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;	AO1.4 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (c) development follows the natural; contours of the site; buildings are split level or suspended floor construction, or a combination of the two;	Complies with AO1.4 Proposed dwelling is located on flat land on the highest point of the site.	



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Performance outcomes	Acceptable outcomes	Applicant response
(e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other onground or in-ground infrastructure;  (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;  (g) extractive industry operations are avoided.  Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	lightweight materials are used to areas with suspended floors.  Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.  AO1.5  The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.  Note - Examples of suitable colours include shades of green, olive green, blue green, grey green blue, indigo, brown, blue grey, and green yellow.  AO1.6  No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).  AO1.7  Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning onsite, proposed construction materials and external finishes are compatible with the landscape values.  Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.  AO1.8  AO4.8  Advertising devices do not occur.	Complies with AO1.5 Proposed dwelling colours match recommendations by Douglas Council Planners. Refer Colour selection  Not applicable Proposed dwelling is located on a flat house pad with no slope and no further clearing is proposed.  Not applicable Proposed development does not involve accommodation activities or reconfiguring of a lot.  Not applicable Proposed development does not involve advertising devices.
Development within the Medium landscape value are PO2	AO2.1	Not applicable
Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:  (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline	Buildings and structures are not more than 8.5 metres and two storeys in height.  Note - Height is inclusive of the roof height.  AO2.2	Not applicable Proposed development is located within High landscape value area.



		N.Y
Performance outcomes	Acceptable outcomes	Applicant response
of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within tyears of construction;	Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.  AO2.3  Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:	
(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;	<ul> <li>(a) development follows the natural; contours of the site;</li> <li>(b) buildings are split level or suspended floor construction, or a combination of the two;</li> </ul>	
(d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;	(c) lightweight materials are used to areas with suspended floors.  Note - Examples of suitable lightweight materials include timber or fibre	
<ul> <li>(e) avoids detrimental impacts on landscape values and excessive changes to the natural landform a a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground of in-ground infrastructure;</li> </ul>	AO2.4  The external features, walls and roofs of buildings and	
(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers,	Note - Examples of suitable colours include shades of green, olive green, blue green, green blue, indigo, brown, blue grey, and green yellow.	
poles and lines and other tall infrastructure;  (g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view.	AO2.5 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).	
Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	AO2.6 Advertising devices do not occur.	
Development within a Scenic route buffer / view corridor area		
PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:  (a) retains visual access to views of the surrounding landscape, the sea and other water bodies;	AO3.1  Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.	Not applicable Proposed development is located within High landscape value area.



Performance outcomes	Acceptable outcomes	Applicant response
<ul> <li>(b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors;</li> <li>(c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character;</li> <li>(d) minimises visual impacts on the setting and views in terms of:</li> <li>(e) the scale, height and setback of buildings;</li> <li>(f) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways;</li> <li>(g) the scale, extent and visual prominence of advertising devices.</li> <li>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 - Landscape values in order to satisfy performance outcomes.</li> </ul>	No clearing of native vegetation is undertaken within a Scenic route buffer area.  AO3.3  Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code.  AO3.4  Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.	
Development within the Coastal scenery area		
The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development.  Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	AO4.1 The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.  AO4.2 Where located adjacent to the foreshore buildings and structures are setback:  (a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or  (b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code.	Not applicable Proposed development is located within High landscape value area.



Performance outcomes	Acceptable outcomes	Applicant response
	Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback:	
	<ul> <li>(a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or</li> <li>(b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code.</li> </ul>	
PO5 Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical.  Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.	AO5 No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code	Not applicable Proposed development is located within High landscape value area.



## 9.4.1 Access, parking and servicing code

#### 9.4.1.1 Application

- (1) This code applies to:
  - (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 9.4.1.3.a – Access, parking and servicing code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Error! Reference source not found. for that particular use or uses.  Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.  AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.  AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.  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 to a maximum of 5% of total ordinary vehicle parking rate.	Complies with PO1 Proposed dwelling uses an existing cleared area for on-site car parking, with no increases to onsite car parking.



Performance outcomes	Acceptable outcomes	Applicant response
Access points are designed and constructed:  (a) to operate safely and efficiently;  (b) to accommodate the anticipated type and volume of vehicles  (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;  (d) so that they do not impede traffic or pedestrian movement on the adjacent road area;  (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;  (f) so that they do not adversely impact current and future on-street parking arrangements;  (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;  (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).	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:  (a) Australian Standard AS2890.1;  (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.  AO3.2 Access, including driveways or access crossovers:  (a) are not placed over an existing:     (i) telecommunications pit;     (ii) stormwater kerb inlet;     (iii) sewer utility hole;     (iv) water valve or hydrant.  (b) are designed to accommodate any adjacent footpath;     adhere to minimum sight distance requirements in accordance with AS2980.1.  AO3.3 Driveways are:  (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;  (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres;  (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;  (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;  (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.	Complies with PO3 Proposed dwelling will continue to receive access via Council road reserve.



Performance outcomes	Acceptable outcomes	Applicant response
	AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	Not applicable Private dwelling use only.
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	Not applicable Private dwelling use only.
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	Not applicable Private dwelling use only.

Performance outcomes	Acceptable outcomes	Applicant response
PO7 Development provides secure and convenient bicycle parking which:  (a) for visitors is obvious and located close to the building's main entrance;  (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;  (c) is easily and safely accessible from outside the site.	AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);  AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.  AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	Not applicable Private dwelling use only.
PO8 Development provides walking and cycle routes through the site which:  (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping	AO8  Development provides walking and cycle routes which are constructed on the carriageway or through the site to:  (a) create a walking or cycle route along the full frontage of the site;	Not applicable Private dwelling use only.



Performance outcomes	Acceptable outcomes	Applicant response
centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;  (b) encourage walking and cycling;  (c) ensure pedestrian and cyclist safety.	(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.  AO9.2 Service and loading areas are contained fully within the site.	Not applicable Private dwelling use only.
	AO9.3  The movement of service vehicles and service operations are designed so they:  (a) do not impede access to parking spaces;  (b) do not impede vehicle or pedestrian traffic movement.	Not applicable Private dwelling use only.
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	AO10.1  Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:  (a) car wash;  (b) child care centre;  (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.	Not applicable Private dwelling use only.
	AO10.2	



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



# 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 – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Filling and excavation - General		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion 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	Not applicable Proposed development does not involve any filling and excavation work, only the construction of dwelling house footings with minimal environmental impact.
	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.	
	AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	
	AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.	
	AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.	
	AO1.5  No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.	
	AO1.6  Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.	



Performance outcomes	Acceptable outcomes	Applicant response		
Visual Impact and Site Stability	Visual Impact and Site Stability			
PO2 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.	AO2.1 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.  AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.	Not applicable Proposed development does not involve any filling and excavation work, only the construction of dwelling house footings with minimal environmental impact.		
Flooding and drainage				
PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.  AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.  AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	Not applicable Proposed development does not involve any filling and excavation work, only the construction of dwelling house footings with minimal environmental impact.		



Performance outcomes	Acceptable outcomes	Applicant response
	AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Not applicable Proposed development does not involve any filling and excavation work, only the construction of dwelling house footings with minimal environmental impact.
Water quality		
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Not applicable Proposed development does not involve any filling and excavation work, only the construction of dwelling house footings with minimal environmental impact.
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	AO5 Excavation and filling is clear of the zone of influence of public utilities.	Not applicable Proposed development does not involve any filling and excavation work, only the construction of dwelling house footings with minimal environmental impact.



### 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 – Infrastructure works code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not applicable Proposal does not involve works on a local government road.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	
	AO1.3  New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths:  (a) are installed via trenchless methods; or  (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	
	AO1.4  Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring:  (a) similar surface finishes are used;  (b) there is no change in level at joins of new and existing sections;  (c) new sections are matched to existing in terms of dimension and reinforcement.	
	Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.	
	AO1.5	



Performance outcomes	Acceptable outcomes	Applicant response
	Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.  Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	AO2.1 Accessibility structures are not located within the road reserve.  AO2.2 Accessibility structures are designed in accordance with AS1428.3.  AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	Not applicable Proposal does not involve works on a local government road.  Complies with AO2.2 Proposed dwelling design features the required accessibility structures for appropriate entry access, based on the buildings height above the ground.  Not applicable Proposal does not involve works on a local government road.
Water supply		
PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	AO3.1 The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or	Complies with PO3 A reticulated water supply system does not exist for the area. The proposed dwelling will provide adequate, safe and reliable supply of potable, fire fighting and general use water, utilising the existing water tank, bore and potential new additional water tank to achieve 10,000L.



Performance outcomes	Acceptable outcomes	Applicant response	
	Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	Complies with PO3 A reticulated water supply system does not exist for the area. The proposed dwelling will provide adequate, safe and reliable supply of potable, fire fighting and general use water, utilising the existing water tank, bore. Proposed dwelling utilises existing on-site water tank to save costs of rebuild by applicant. Applicant may purchase an additional water tank in future to achieve 10,000L.	
Treatment and disposal of effluent	Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	AO4.1  The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;	Not applicable Council's sewerage system does not exist in this area.	
	AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i> .	Complies with AO4.2 Proposed dwelling will feature a compliant composting toilet and greywater treatment design approved by Douglas Shire Council's Plumbing Inspector.	



Performance outcomes	Acceptable outcomes	Applicant response
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:  (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	AO5.1 A connection is provided from the premises to Council's drainage system; or  AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies with PO5 Proposed dwelling will feature a compliant stormwater drainage design.
	AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:  (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.	Complies with PO5 Proposed dwelling will feature a compliant stormwater drainage design.
	AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	Complies with AO5.4 The construction company for the proposed dwelling will feature an erosion and sediment control plan.



Performance outcomes	Acceptable outcomes	Applicant response
	AO5.5  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.  Note – Planning scheme policy SC5 – FNQROC Regional Development	Complies with AO5.4 The construction company for the proposed dwelling will feature an erosion and sediment control plan.
	Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act</i> 1994.	
	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.	
Non-tidal artificial waterways		
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	AO6.1  Development involving non-tidal artificial waterways ensures:  (a) environmental values in downstream waterways are protected;  (b) any ground water recharge areas are not affected;  (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;  (d) existing areas of ponded water are included.	Not applicable Proposed development does not involve non-tidal artificial waterways.
(e) define to water quality objectives.	Non-tidal artificial waterways are located:  (a) outside natural wetlands and any associated buffer areas;  (b) to minimise disturbing soils or sediments;  (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	Not applicable Proposed development does not involve non-tidal artificial waterways.
	AO6.3  Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:  (a) there is sufficient flushing or a tidal range of >0.3 m; or	Not applicable Proposed development does not involve non-tidal artificial waterways.



Performance outcomes	Acceptable outcomes	Applicant response
	<ul> <li>(b) any tidal flow alteration does not adversely impact on the tidal waterway; or</li> <li>(c) there is no introduction of salt water into freshwater environments.</li> </ul>	
	AO6.4  Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:  (a) amenity (including aesthetics), landscaping or recreation; or  (b) flood management, in accordance with a drainage catchment management plan; or  (c) stormwater harvesting plan as part of an integrated water cycle management plan; or  (d) aquatic habitat.	Not applicable Proposed development does not involve non-tidal artificial waterways.
	AO6.5  The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	Not applicable Proposed development does not involve non-tidal artificial waterways.
	AO6.6  Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	Not applicable Proposed development does not involve non-tidal artificial waterways.
	AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	Not applicable Proposed development does not involve non-tidal artificial waterways.
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site:  (a) meets best practice environmental management; (b) is treated to:  (i) meet water quality objectives for its receiving waters;	AO7.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	Complies with AO7.1 Proposed dwelling will feature a compliant wastewater management plan approved by Douglas Shire Council's Plumbing Inspector.



Performance outcomes	Acceptable outcomes	Applicant response	
<ul> <li>(ii) avoid adverse impact on ecosystem health or waterway health;</li> <li>(iii) maintain ecological processes, riparian vegetation and waterway integrity;</li> <li>(iv) offset impacts on high ecological value waters.</li> </ul>	AO7.2  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.	Complies with AO7.2 Proposed dwelling will feature a compliant wastewater management plan approved by Douglas Shire Council's Plumbing Inspector. Refer Attachment 6	
	AO7.3  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.  AO7.4  Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:  (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;	Complies with AO7.3 Proposed dwelling will feature a compliant wastewater management plan approved by Douglas Shire Council's Plumbing Inspector. Refer Attachment 6  Complies with AO7.4 Proposed dwelling will feature a compliant wastewater management plan approved by Douglas Shire Council's Plumbing Inspector. Refer Attachment 6	



Acceptable outcomes	Applicant response
(b) manages wastewater so that:	
AO8.1 A connection is provided from the premises to the electricity distribution network; or  AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies with AO8.1 Proposed dwelling will include a connection to an existing mains power connection.
	(b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.  AO8.1 A connection is provided from the premises to the electricity distribution network; or  AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC



Performance outcomes	Acceptable outcomes	Applicant response	
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.	Not applicable Proposal does not include pad-mounted electricity.	
	AO9.2  Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.  Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	Not applicable Proposal does not include pad-mounted electricity.	
Telecommunication			
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies with PO10 The applicant will seek to connect the proposed dwelling to a telecommunication service if required in future.	
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies with PO11 The applicant will seek to connect the proposed dwelling to a telecommunication service if required in future.	
Road construction			
PO12  The road to the frontage of the premises is constructed to provide for the safe and efficient movement of:  (a) pedestrians and cyclists to and from the site;  (b) pedestrians and cyclists adjacent to the site;  (c) vehicles on the road adjacent to the site;  (d) vehicles to and from the site;  (e) emergency vehicles.	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	Not applicable Proposed dwelling house does not involve road construction.	



Performance outcomes	Acceptable outcomes	Applicant response	
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	Not applicable Proposed dwelling house does not involve road construction.	
	AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	Not applicable Proposed dwelling house does not involve road construction.	
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 Proposed dwelling house does not involve alterations and repairs to public utility services.	
PO14  Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development;	Not applicable Proposed dwelling house does not involve alterations and repairs to public utility services.	
	or		
	AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.		



Performance outcomes	Acceptable outcomes	Applicant response				
Construction management						
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	Works include, at a minimum:  (a) installation of protective fencing around retained vegetation during construction;  (b) erection of advisory signage;  (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation;  (d) removal from the site of all declared noxious weeds.	Complies with AO15 The construction company will provide a construction management plan that complies with AO15.				
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.  Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	Not applicable There are no repairs to infrastructure included in this proposed dwelling proposal.				
For assessable development						
High speed telecommunication infrastructure						
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	Not applicable Proposed dwelling house does not involve construction of high speed telecommunications infrastructure.				



Performance outcomes	Acceptable outcomes	Applicant response
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:  (a) off-site releases of contaminants do not occur;  (b) the health and safety of people and the environment are protected;  (c) the performance of the wastewater system is not put at risk.	AO18 No acceptable outcomes are prescribed.	Not applicable Proposed dwelling house does not involve trade waste.
Fire services in developments accessed by common	private title	
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.  AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	Not applicable Proposed dwelling house does not involve fire services in developments accessed by a common private title.



Performance outcomes	Acceptable outcomes	Applicant response
PO20 Hydrants are suitable identified so that fire services can locate them at all hours.  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'.	AO20 No acceptable outcomes are prescribed.	Not applicable Proposed dwelling house does not involve fire services in developments accessed by a common private title.

Table 9.4.5.3.b – Stormwater management design objectives (Construction phase).

Issue	Design objectives	
Drainage control (Temporary drainage works)	<ul> <li>(a) Design life and design storm for temporary drainage works: <ul> <li>(i) Disturbed open area for &lt;12 months – 1 in 2 year ARI event;</li> <li>(ii) Disturbed open area for 12-24 months – 1 in 5 year ARI event;</li> <li>(iii) Disturbed open area for &gt;24 months – 1 in 10 year ARI event.</li> </ul> </li> <li>(b) Design capacity excludes minimum 150mm freeboard.</li> <li>(c) Temporary culvert crossing – minimum of 1 in 1-year ARI hydraulic capacity.</li> </ul>	
Erosion control (Erosion control measures)	<ul> <li>(a) Minimise exposure of disturbed soils at any time.</li> <li>(b) Divert water run-off from undisturbed areas around disturbed areas.</li> <li>(c) Determine erosion risk rating using local rainfall erosivity, rainfall depth, soil loss rate or other acceptable methods.</li> <li>(d) Implement erosion control methods corresponding to identified erosion risk rating.</li> </ul>	
Sediment control measures (sediment control measures, design storm for sediment control basins, Sediment basin dewatering)	<ul> <li>(a) Determine appropriate sediment control measures using: <ul> <li>(i) potential soil loss rate; or</li> <li>(ii) monthly erosivity; or</li> <li>(iii) average monthly rainfall.</li> </ul> </li> <li>(b) Collect and drain stormwater from disturbed soils to sediment basin for design storm event:</li> <li>(c) design storm for sediment basin sizing is 80th% five-day event or similar.</li> <li>(d) Site discharge during sediment basin dewatering: <ul> <li>(i) TSS &lt; 50mg/L TSS;</li> <li>(ii) Turbidity not &gt; 10% receiving water's turbidity;</li> <li>(iii) pH 6.5-8.5.</li> </ul> </li> </ul>	
Water quality (Litter and other waste, hydrocarbons and other contaminants)	(a) Avoid wind-blown litter; remove grass pollutants.     (b) Ensure there is no visible oil or grease sheen on released waters.     Dispose of waste containing contaminants at authorised facilities.	
Waterway stability and flood flow management	(d) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.	



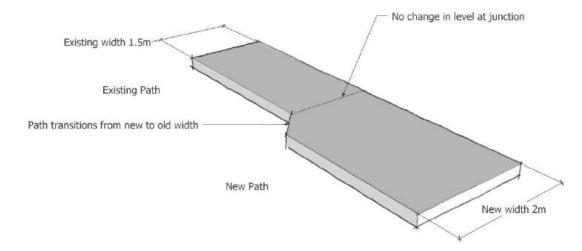
Issue	Design objectives
(Changes to the natural hydraulics and hydrology)	

Table 9.4.5.3.c – Stormwater management design objectives (post-construction phase)

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



Figure 9.4.5.3.a – New footpath sections





### 9.3.8 Dwelling house code

#### 9.3.8.1 Application

- (1) This code applies to assessing development for Animal keeping if:
  - (a) self-assessable development or assessable development where this code identified in the assessment criteria column of a table of assessment; or
  - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

Note—Where the land is identified in an overlay map, additional provisions relating to that overlay also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding are identified in the Flood and storm tide inundation overlay code.

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

#### 9.3.8.2 **Purpose**

- (1) The purpose of the dwelling house 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) The dwelling house, including all habitable buildings on site, is occupied by a single household;
  - (b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;
  - (c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
  - (d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.



#### 9.3.8.3 Criteria for assessment

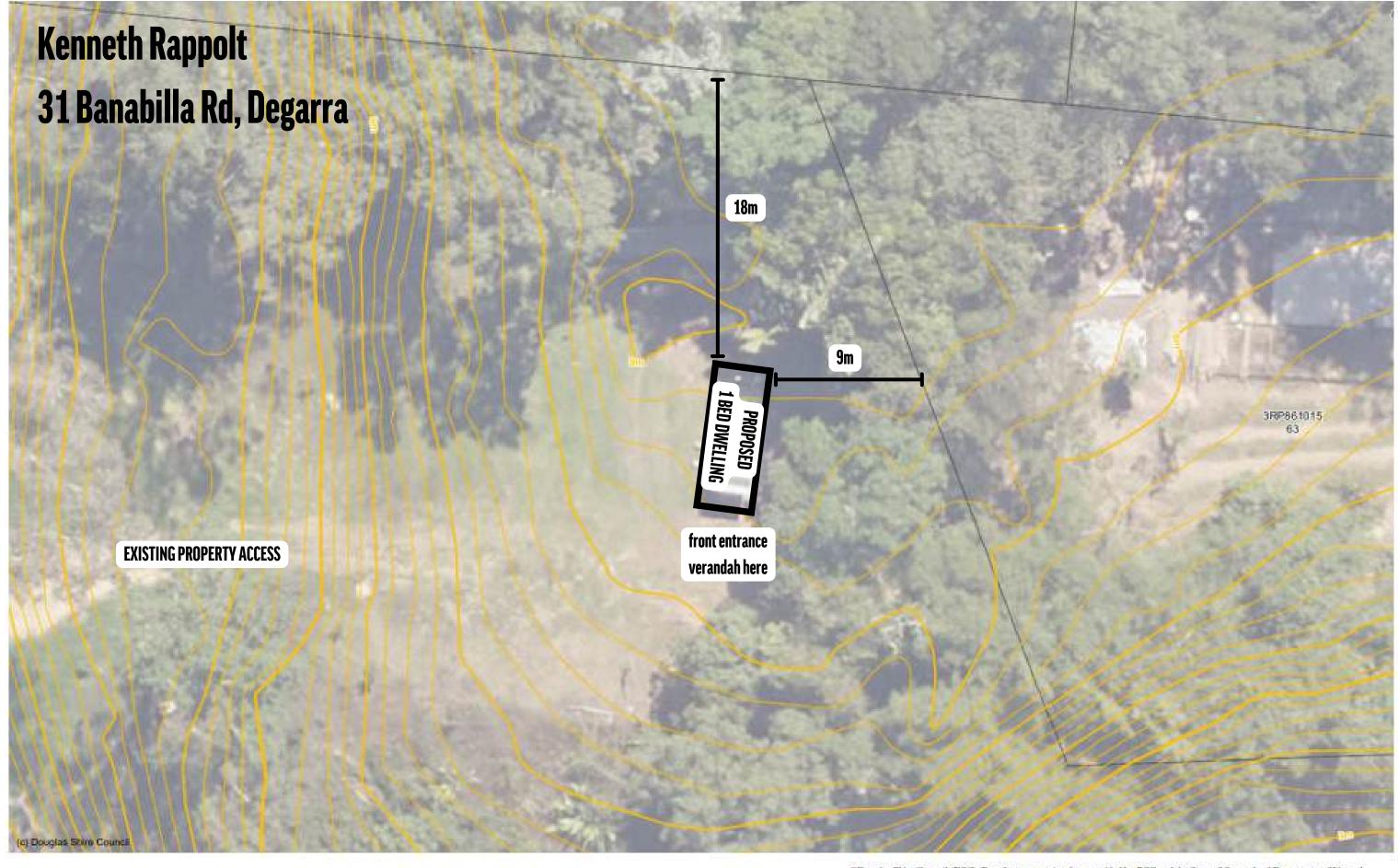
Table 9.3.8.3.a - Dwelling house code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response			
For self-assessable and assessable development					
PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties.	<ul> <li>AO1 The secondary dwelling: <ul> <li>(a) has a total gross floor area of not more than 80m², excluding a single carport or garage;</li> <li>(b) is occupied by 1 or more members of the same household as the dwelling house.</li> </ul> </li> </ul>	Complies with AO1  No secondary dwelling is proposed. The proposed new dwelling has a total gfa of up to 43.75sqm and is occupied by 1 member of the same household as the dwelling house, and replaces the original dwelling house which was completely destroyed and washed off the property by ex TC Jasper.			
PO2 Resident's vehicles are accommodated on- site.	<ul> <li>AO2</li> <li>Development provides a minimum number of on-site car parking spaces comprising:</li> <li>(a) 2 car parking spaces which may be in tandem for the dwelling house;</li> <li>(b) 1 car parking space for any secondary dwelling on the same site.</li> </ul>	Complies with AO2 Proposed dwelling uses an existing cleared area for on-site car parking.			
PO3  Development is of a bulk and scale that:  (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;  (b) does not create an overbearing development for adjoining dwelling houses and their private open space;  (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses;  (d) ensures that garages do not dominate the appearance of the street.	AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	Complies with AO3 Proposed dwelling complies with acceptable outcomes for building height in the Environment Management Zone code.			

## **Attachment 5**

### Site Plan

Applicant: Kenneth Rappolt, 31 Banabilla Rd DEGARRA, Lot 7 RP861015



**Construction site plan** 



5 m

Scale = 1:200

CDouglas Shire Council (DSC). Based on or contains data provided by DSC and the State of Queensland Department of Natural Resources & Mines (NR&M).

In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or antiability) and accept no liability (including without limitation, liability in negligenee) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

## **Attachment 6**

**Council approved Wastewater Design** 

Applicant: Kenneth Rappolt, 31 Banabilla Rd DEGARRA, Lot 7 RP861015

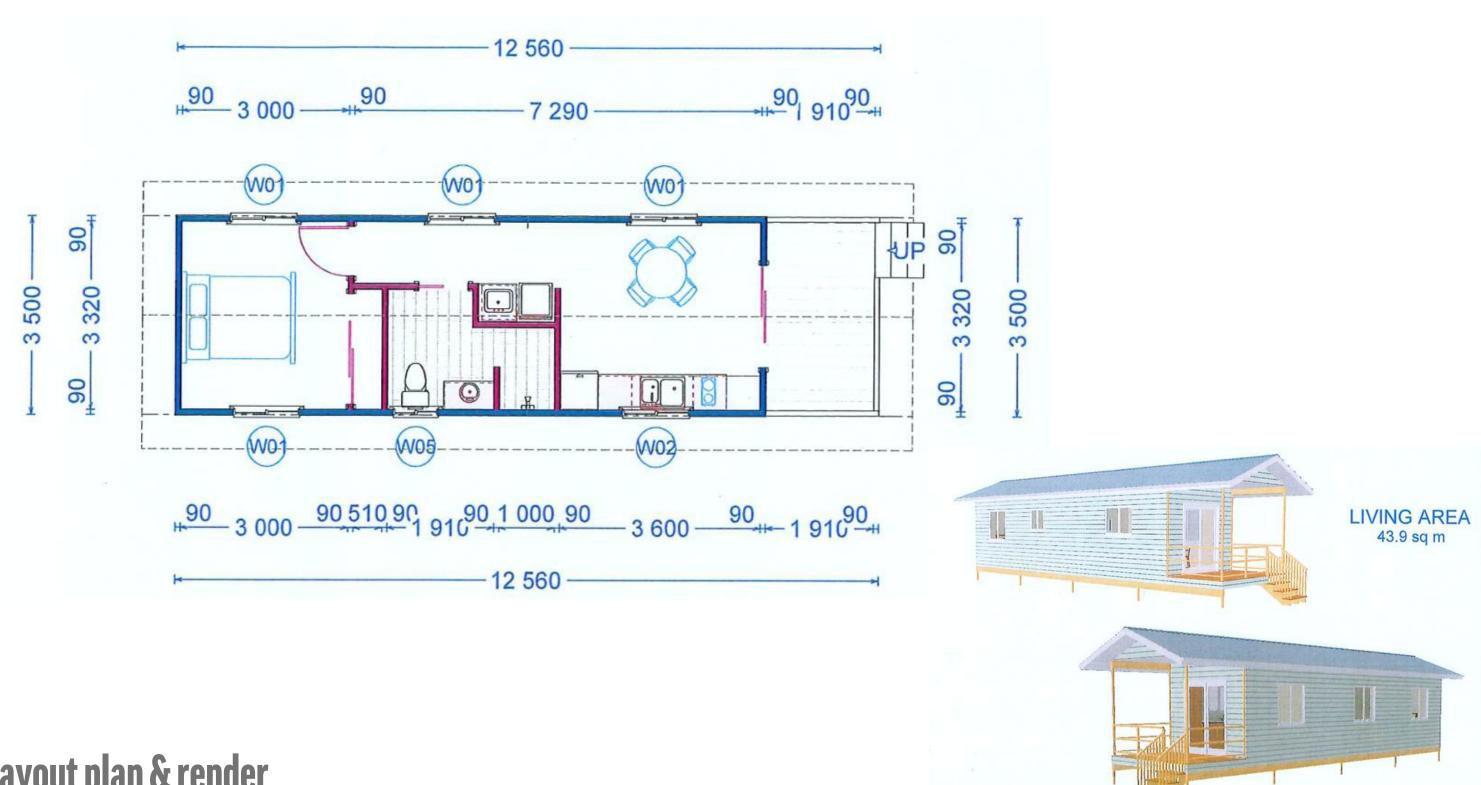
## **Attachment 7**

Proposed dwelling 1 bedroom layout, render and colour selection

Applicant: Kenneth Rappolt, 31 Banabilla Rd DEGARRA, Lot 7 RP861015

# **Kenneth Rappolt**

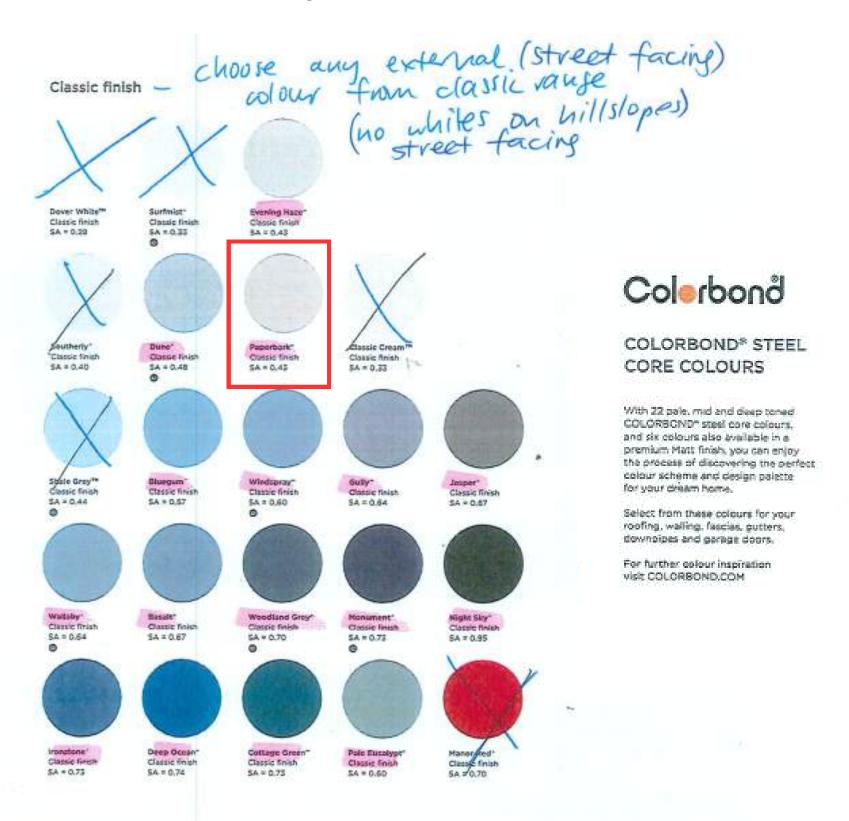
# 31 Banabilla Rd, Degarra



Layout plan & render

# **Kenneth Rappolt**

# 31 Banabilla Rd, Degarra



## STANDARD WINDOW/DOOR

### FRAME COLOURS

White Pearl Gloss

ultra-Silver Gloss GYO70A







Monument Matt GIZZGA





Black Custom Matt Low Mar

GN279A



**Colour selection**