Building Works Made Assessable Against the Douglas Shire Council Planning Scheme 2018 (Code Assessable Development Application)

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. Mr Rappolt's land is now vacant, with a temporary caravan on-site.

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. Existing clearing shown on the Category B vegetation mapping relates to an existing cleared overhead Ergon powerline corridor traversing the lot which has been maintained by Council in annual weed spraying.

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 & Table of Assessment
 - 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

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- g. Landscape values overlay code
- h. Access, parking and servicing code
- i. Filling and excavation code
- i. Infrastructure works code
- k. Dwelling house code
- 5. Site Plan & Neighbouring Landowner's Consent
- 6. Council Approved Wastewater Permit
- 7. Proposed Dwelling Layout, Profile and Pre-Approved Colorbond range
- 8. Fire Management Strategy

SUMMARY OF KEY PLANNING MATTERS

Site description

Existing cleared area

The proposed dwelling will be located in an existing cleared area over 750sqm approximately 60m from The Esplanade road reserve access, 8m from the nearest rear boundary and 16m 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 by a suitably qualified professional in the Degarra Flood Study.

Proposed dwelling location

The proposed dwelling will replace a temporary caravan onsite as shown in image and aerial photo.

Refer to Attachment 5 Site Plan & Neighbouring Landowner's Consent.

Existing vehicle access & driveway from Council road reserve

The proposed dwelling has existing vehicular access from the Council road reserve 'The Esplanade' which was impacted by ex TC Jasper.

Council has committed to restore access along The Esplanade road reserve and include this access in its annual maintenance inspection schedule.





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Vegetation

The existing cleared area is currently mapped within the State Mapping (Category B regulated vegetation), but is not affected by Douglas Council's Natural Area Overlay mapping. No further clearing is proposed as part of this application.

The former primary dwelling on the lot was located within a cleared corridor for an overhead Ergon powerline corridor which was maintained by Council weed spraying once annually. This corridor will continue to remain as a cleared overhead Ergon powerline corridor traversing the lot.

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



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. To comply with the Flood and Storm Tide Hazard Overlay Code, the applicant will provide Landowner's Consent and a Deed of Access Agreement to enable the use of the neighbour's driveway for a clear and direct pedestrian and vehicle evacuation route to Banabilla Rd and for the construction of the new proposed dwelling until The Esplanade road reserve access is restored by Council. See *Attachment 5 Site Plan & Neighbouring Landowner's Consent.*

Bushfire

Medium bushfire hazard. A Bushfire Attack Level (BAL) assessment of 12.5 will inform final Building Works Design Approval and provide the resident with fire mitigation strategies.

Coastal Management District / Erosion Prone AreaProposed dwelling is located outside of mapped areas.

Acid Sulfate Soils

Proposed dwelling is located on land 5-20m AHD and only minor digging for footings and an on-site septic system is proposed.

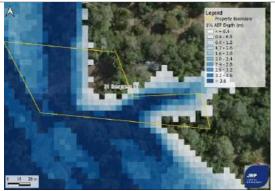
Waterways

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

Dwelling design

The dwelling design will feature will not be visible from Banabilla Rd due to existing vegetation and location of the lot, preserving the natural landscape values of the area. The final dwelling design will feature a compliant colour scheme to achieve the outcomes of the Environmental Management and Landscape Values Overlay Code. Douglas Shire Council's Senior Planner was consulted regarding the acceptable colour range options for the kit home. See *Attachment 7 Proposed Dwelling Layout Profile and Pre-Approved Colorbond Range*





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

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) Owner's consent
2.1) Is written consent of the owner required for this development application?
☑ Yes – the written consent of the owner(s) is attached to this development application
□ No – proceed to 3)



PART 2 - LOCATION DETAILS

					or 3.2), and 3.3			he developmen	t application. For further information, see DA
Note : 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: Relevant plans.</u>									
3.1) St	treet address	and lo	ot on pla	ın					
			-		ots must be liste				
Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).									
	Unit No.	Stree	t No.	Stree	et Name and	Туре			Suburb
۵)		31		Bana	billa Rd				DEGARRA
a)	Postcode	Lot N	0.	Plan	Type and Nu	ımber	(e.g. Rl	P, SP)	Local Government Area(s)
	4895	7		RP86	61015				DOUGLAS SHIRE COUNCIL
	Unit No.	Stree	t No.	Stree	t Name and	Туре			Suburb
L \									
b)	Postcode	Lot N	0.	Plan	Plan Type and Number (e.g. RP, SP)		P, SP)	Local Government Area(s)	
					e for developme	nt in rem	note area	as, over part of a	a lot or in water not adjoining or adjacent to land
	g. channel dred lace each set o				e row				
					e and latitud	e			
	·	p. 0.10	Latitud			Datur	m		Local Government Area(s) (if applicable)
		 GS84		DOUGLAS SHIRE COUNCIL					
_			DA94		DOGGENG GIME GOGNOLE				
		_	her:						
☐ Coordinates of premises by easting and northing									
Eastin			ing(s)	Ĭ	Zone Ref.	Datur	n		Local Government Area(s) (if applicable)
			ΠW	GS84					
					☐ 55	G	DA94		
					<u></u> 56	Ot	ther:		
3.3) Ad	dditional prei	mises					'		
⊠ Ade	ditional prem	ises a	e releva	ant to t	this developn	nent ap	oplicati	on and the d	etails of these premises have been
		hedule	to this	develo	opment appli	cation			
∐ Not	t required								
4\ do:	atifu anu af th	e falle	u da a da a	at anni		,iaaa a	, ad , a , a	vida any rala	vent dataile
					<u> </u>			vide any rele	vant details
	•		-		tercourse or	in or a		•	
	of water boo				•		L	nfield River	
	• .				nsport Infras	tructur	e ACT	994	
	plan descrip		_	•	iand:				
	of port autho	ority for	the lot:						
_	a tidal area		4.6	4: 1 1					
	_				area (if applica	ble):			
Name	Name of port authority for tidal area (if applicable)								

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	r 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

6.1) Provide details about th	e first development aspect				
a) What is the type of develo	opment? (tick only one box)				
☐ Material change of use	Reconfiguring a lot	Operational work	□ Building work		
b) What is the approval type	? (tick only one box)				
□ Development permit	☐ Preliminary approval	☐ Preliminary approval that	includes a variation approval		
c) What is the level of asses	sment?				
	Impact assessment (require	res public notification)			
d) Provide a brief description lots):	n of the proposal (e.g. 6 unit apart	ment building defined as multi-unit d	welling, reconfiguration of 1 lot into 3		
Building Works Made Asses	sable Against the Planning Sc	heme for a Kit Dwelling on foo	otings		
e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms quide: Relevant plans .					
Relevant plans of the proposed development are attached to the development application					
6.2) Provide details about th	e second development aspect				
a) What is the type of develo	ppment? (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	t includes a variation approval		
c) What is the level of asses	sment?				
Code assessment	☐ Impact assessment (require	res public notification)			
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):					
e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .					
Relevant plans of the pro	posed development are attach	ned to the development applic	ation		



6.3) Additional aspects of de	evelonment			
' '		e relevant to this development application	and the details for the	se aspects
that would be required u		Section 1 of this form have been attached		
Not required6.4) Is the application for State	ata facilitated	development?		
Yes - Has a notice of dec				
No No	Jaranon Sec.	r given by the immeter.		
				•
Section 2 – Further deve	•			
,		cation involve any of the following?	t a la callada calla di la calla	
Material change of use		- complete division 1 if assessable agains	t a local planning instru	ument
Reconfiguring a lot		- complete division 2		
Operational work		- complete division 3	toilo	
Building work	ĭ es -	- complete DA Form 2 – Building work de	lalis	
Division 1 – Material chang	e of use			
	be completed if	any part of the development application involves a	material change of use asse	ssable against a
local planning instrument. 8.1) Describe the proposed	material char	nge of use		
Provide a general description		Provide the planning scheme definition	Number of dwelling	Gross floor
proposed use	11 O. C. S	(include each definition in a new row)	units (if applicable)	area (m²) (if applicable)
8.2) Does the proposed use	involve the u	use of existing buildings on the premises?		
Yes				
□ No				
8.3) Does the proposed dev	elopment rela	ate to temporary accepted development u	nder the Planning Reg	ulation?
Yes – provide details bel	low or include	e details in a schedule to this developmen	t application	
□ No				
Provide a general description	n of the temp	porary accepted development	Specify the stated pe under the Planning R	
Districts O. Doconfiguration	- 1-1			
Division 2 – Reconfiguring a		any part of the development application involves re	configuring a lot	
		lots making up the premises?	configuring a lot.	
,		5 1 1		
9.2) What is the nature of th	e lot reconfig	uration? (tick all applicable boxes)		
Subdivision (complete 10)		☐ Dividing land into parts by	agreement (complete 1	1)
Boundary realignment (co	omplete 12)	Creating or changing an e		s to a lot



rts are being cr	Industrial	Other, please specify: Other, please specify: at is the intended use of the Other, please specify:
rts are being cr	reated and wha	at is the intended use of the
nmercial		
	Industrial	Other, please specify:
ot comprising t	the premises?	
	Prop	posed lot
Lot on plan description		Area (m²)
asements bein	ng changed and	d/or anv proposed easemer
	.99	_
	nt? (e.g.	Identify the land/lot(s) benefitted by the easeme
		benefitted by the caseme
(asements beir	asements being changed and of the easement? (e.g.



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

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
DOUGLAS SHIRE COUNCIL
16) Has the local government agreed to apply a superseded planning scheme for this development application?
Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents
attached
No

PART 5 – REFERRAL DETAILS

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



		_			
SEQ northern inter-urban break – community activity SEQ northern inter-urban break – indoor recreation SEQ northern inter-urban break – urban activity SEQ northern inter-urban break – combined use Tidal works or works in a coastal management district Reconfiguring a lot in a coastal management district or Erosion prone area in a coastal management district Urban design Water-related development – taking or interfering with a water-related development – removing quarry material Water-related development – referable dams Water-related development – levees (category 3 levees only wetland protection area	Nater (from a watercourse or lake)				
Matters requiring referral to the local government:					
☐ Airport land ☐ Environmentally relevant activities (ERA) (only if the ERA ☐ Heritage places — Local heritage places Matters requiring referral to the Chief Executive of the di ☐ Infrastructure-related referrals — Electricity infrastructur	stribution entity or transmissi				
<u> </u>					
 Matters requiring referral to: The Chief Executive of the holder of the licence, if The holder of the licence, if the holder of the licence Infrastructure-related referrals – Oil and gas infrastruct 	is an individual				
Matters requiring referral to the Brisbane City Council: Ports – Brisbane core port land					
Matters requiring referral to the Minister responsible for Ports – Brisbane core port land (where inconsistent with the Ports – Strategic port land Matters requiring referral to the relevant port operator, if	Brisbane port LUP for transport reasons, applicant is not port operator:				
Ports – Land within Port of Brisbane's port limits (below high-water mark)					
Matters requiring referral to the Chief Executive of the re Ports – Land within limits of another port (below high-water)	•				
Matters requiring referral to the Gold Coast Waterways A Tidal works or work in a coastal management district (iii	-				
Matters requiring referral to the Queensland Fire and Em	ergency Service:				
☐ Tidal works or work in a coastal management district (iii	nvolving a marina (more than six vessel l	berths))			
18) Has any referral agency provided a referral response t	or this development application?				
☐ Yes – referral response(s) received and listed below ar☑ No					
Referral requirement	Referral agency	Date of referral response			
·	- '				
Identify and describe any changes made to the proposed referral response and this development application, or incl (if applicable).					

PART 6 - INFORMATION REQUEST

19) Information request under the	ne DA Rules						
☑ I agree to receive an information	ation request if determined nece	ssary fc	or this development applic	ation			
☐ I do not agree to accept an information request for this development application							
Note: By not agreeing to accept an information request I, the applicant, acknowledge:							
 that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties 							
Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or							
	Rules will still apply if the application is		acilitated development				
Further advice about information reque	sts is contained in the <u>DA Forms Guide</u>						
PART 7 – FURTHER DI	-						
20) Are there any associated de				roval)			
☐ Yes – provide details below ☐ No	or include details in a schedule	to this d	levelopment application				
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 ap	plicable to	o development applications invo	lving building work or			
☐ Yes – a copy of the receipte	d QLeave form is attached to the	is devel	opment application				
assessment manager decide	vide evidence that the portable es the development application at only if I provide evidence that a and construction work is less to	. I ackno the porta	wledge that the assessm able long service leave le	ent manager may			
Amount paid	Date paid (dd/mm/yy)		QLeave levy number (A	, B or E)			
\$				•			
-			I				
22) Is this development applicantice?	tion in response to a show caus	e notice	or required as a result of	an enforcement			
☐ Yes – show cause or enforce	ement notice is attached						
⊠ No							

23) Further legislative requirements					
Environmentally relevant ac	ctivities				
	Dication also taken to be an application for an environmental authority for an Activity (ERA) under section 115 of the Environmental Protection Act 1994?				
accompanies this develop	nent (form ESR/2015/1791) for an application for an environmental authority ment application, and details are provided in the table below				
	tal authority can be found by searching "ESR/2015/1791" as a search term at <u>www.qld.qov.au</u> . An ERA to operate. See <u>www.business.qld.gov.au</u> for further information.				
Proposed ERA number:	Proposed ERA threshold:				
Proposed ERA name:					
☐ Multiple ERAs are applica this development application	ble to this development application and the details have been attached in a schedule to on.				
Hazardous chemical facilities	<u>es</u>				
23.2) Is this development app	olication for a hazardous chemical facility?				
application	ion of a facility exceeding 10% of schedule 15 threshold is attached to this development				
No Note: See www.business.ald.gov.au	for further information about hazardous chemical notifications.				
Clearing native vegetation					
23.3) Does this development	application involve clearing native vegetation that requires written confirmation that getation Management Act 1999 is satisfied the clearing is for a relevant purpose under a 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 application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development. 2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.					
Environmental offsets					
23.4) Is this development app	olication taken to be a prescribed activity that may have a significant residual impact on matter under the Environmental Offsets Act 2014?				
Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter					
No Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.					
Koala habitat in SEQ Region					
23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?					
Yes – the development application involves premises in the koala habitat area in the koala priority area Yes – the development application involves premises in the koala habitat area outside the koala priority area					
No Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au 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>
 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 No
Note: Contact the Department of Resources at www.resources.gld.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 hamis a wards
<u>Waterway barrier works</u> 23.7) Does this application involve waterway barrier works?
✓ Yes – the relevant template is completed and attached to this development application✓ No
DA templates are available from planning.statedevelopment.qld.gov.au. 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
Note: See guidance materials at www.daf.qld.gov.au for further information.
Quarry materials from a watercourse or lake
23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the <i>Water Act 2000?</i>
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development ☐ No
Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.
Quarry materials from land under tidal waters
23.10) Does this development application involve the removal of quarry materials from land under tidal water under the <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 www.desi.qld.gov.au for further information.
Referable dams
23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the <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
NOTE: NEW CHICAGO MATERIALS AT WWW. RECOURCES GIG GOV ALL FOR FURTHER INTERMATION

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 developmen	t application involve tidal wo	rk or development in a coasta	I 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					
Note: See guidance materials at www. Queensland and local herita		tion.			
23.13) Does this developmen	t application propose develor	oment on or adjoining a place en nent's Local Heritage Register ?			
Yes – details of the heritag	ge place are provided in the t	able below			
For a heritage place that has cultural under the Planning Act 2016 that lim	I heritage significance as a local her it a local categorising instrument froi eritage significance of that place. Se	nuirements regarding development of Quitage place and a Queensland heritage pmincluding an assessment benchmark are guidance materials at www.planning.s	lace, provisions are in place about the effect or impact of,		
Name of the heritage place:		Place ID:			
Decision under section 62 of	of the Transport Infrastruct	ure Act 1994			
23.14) Does this developmen	t application involve new or o	changed access to a state-contro	olled road?		
 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) No 					
Walkable neighbourhoods	assessment benchmarks u	nder Schedule 12A of the Plan	ning Regulation		
23.15) Does this developmen (except rural residential zone:		uring a lot into 2 or more lots in o	certain residential zones		
☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered					
No Note: See guidance materials at www.planning.statedevelopment.gld.gov.au for further information.					
PART 8 – CHECKLIST AND APPLICANT DECLARATION					
24) Development application					
I have identified the assessm requirement(s) in question 17 Note: See the Planning Regulation 2	·	and all relevant referral	⊠ Yes		
		ent, Parts 4 to 6 of <u>DA Form 2 –</u> o 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 any technical reports required by schemes, State Planning Policy, Sta- Forms Guide: Planning Report Temp	y the relevant categorising instrumer te Development Assessment Provisi		⊠ Yes		

Relevant plans of the development are attached to this development application

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

development permit is issued (see 21)

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



☐ Yes

25) Applicant declaration				
By making this development application, I declare that correct	all information in this development application is true and			
Where an email address is provided in Part 1 of this fo from the assessment manager and any referral agency is required or permitted pursuant to sections 11 and 12	for the development application where written information			
Note: It is unlawful to intentionally provide false or misleading information	n.			
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , Planning Regulation 2017 and the DA Rules except where:				
 such disclosure is in accordance with the provisions al Act 2016 and the Planning Regulation 2017, and the a Planning Regulation 2017; or 	bout 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 Info	ormation Act 2009); or			
 otherwise required by law. This information may be stored in relevant databases. The Public Records Act 2002. 	e information collected will be retained as required by the			
PART 9 – FOR COMPLETION OF THE AS	SSESSMENT MANAGER – FOR OFFICE			
Date received: Reference number	per(s):			
Notification of engagement of alternative assessment mar	nager			
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)
Note : 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</u> : Relevant plans.
2.1) Street address and lot on plan
Street address AND lot on plan (all lots must be listed), or
Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).



Unit No.	Street No.	Street Name and Type	Suburb			
	31	Banabilla Rd	DEGARRA			
Postcode	Lot No.	Plan Type and Number (e.g. RP,		ment Area(s)		
4895	7	RP861015	•	HIRE COUNCIL		
	-	N 001013	DOUGLAGO	IIIVE OOOIVOIE		
 2.2) Additional premises Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application Not required 						
Note: Easement under the how they may affe	``					
	URTHER DE	ETAILS	huilding assessment n	rovisions?		
Yes – proceNo		iding work assessable against tric	e building assessment p	TOVISIONS !		
,	assessment man	ager(s) who will be assessing this	s development application	on		
6) Has the local government agreed to apply a superseded planning scheme for this development application? Yes – a copy of the decision notice is attached to this development application The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached No						
 7) Information request under Part 3 of the DA Rules I agree to receive an information request if determined necessary for this development application I do not agree to accept an information request for this development application Note: By not agreeing to accept an information request I, the applicant, acknowledge: that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties. Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide. 						
8) Are there any associated development applications or current approvals? ☐ Yes – provide details below or include details in a schedule to this development application ☐ No						
	ıl/development	Reference	Date	Assessment manager		
Approval Developme	ent application					
☐ Approval ☐ Developme	nt application					

9) Has the portable long servi	ce leave levy been paid?					
Yes – a copy of the receip	ted QLeave form is attached to	this dev	velopment application			
	ovide evidence that the portab					
	des the development application					
	val only if I provide evidence th ng and construction work is les	-	<u>~</u>	e levy has been paid		
, ,		s uiaii φ	,	D E)		
Amount paid	Date paid (dd/mm/yy)		QLeave levy number (A	, B or E)		
\$						
10) Is this development applic notice?	cation in response to a show ca	ause not	ice or required as a resul	t of an enforcement		
Yes – show cause or enfor	rement notice is attached					
⊠ No						
11) Identify any of the following application	ng further legislative requireme	nts that	apply to any aspect of thi	s development		
	nt is on a place entered in the (Queensl	and Heritage Register	or in a local		
	age Register. See the guidance					
	the development of a Queensl					
Name of the heritage place: Place ID:						
,						
PART 4 – REFERRAL DETAILS						
THE ENGLE	DE ITALES					
12) Does this development or	polication include any building	work oor	socta that have any refer	ral requirements?		
	oplication include any building		•	ar requirements?		
Yes – the Referral checklist for building work is attached to this development application						
No – proceed to Part 5						
42) Han and ordered a second		n Alain alau	valan na ant ann liantian O			
	rovided a referral response for					
. ,	received and listed below are	attached	d to this development app	plication		
⊠ No						
Referral requirement	F	Referral	agency	Date referral response		
Identify and describe any cha	nges made to the proposed de	evelopme	ent application that was th	ne subject of the		
referral response and this development application, or include details in a schedule to this development application						
(if applicable)						

PART 5 – BUILDING WORK DETAILS

14) Owner's details				
☐ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.				
Name(s) (individual or company full name) Kenneth Rappolt				
Contact name (applicable for companies)				
Postal address (P.O. Box or street address) 31 Banabilla Rd				
Suburb	DEGARRA			
State	QLD			

Contact number Cont	Postcode	489	5		
Email address (non-mandatory) Kenrappoliti @gmail.com	Country	AUS	STRALIA		
Mobile number (non-mandatory)	Contact number				
Fax number (non-mandatory)	Email address (non-mandatory)	keni	appolt1@gmail.com		
S) Builder's details	Mobile number (non-mandatory)	0409	9 695 517		
☐ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.	Fax number (non-mandatory)				
☐ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.		•			
tollowing information. Name(s) (individual or company full name) Contact name (applicable for companies) OBCC licence or owner – builder number Postal address (P.O. Box or street address) Suburb State Postcode Contact number Email address (non-mandatory) Mobile number (non-mandatory) Mobile number (non-mandatory) Fax number (non-mandatory) 16) Provide details about the proposed building work What type of approval is being sought? Development permit Preliminary approval b) What is the level of assessment? Code assessment Impact assessment (requires public notification) O) Nature of the proposed building work (tick all applicable boxes) New building or structure Demolition New building or structure Demolition Provide a description of the work below or in an attached schedule. Kit home dwelling on footings e) Proposed construction materials External walls Brick veneer Timber Steel Aluminium Steel Other Roof covering Aluminium Steel Other	15) Builder's details				
Contact name (applicable for companies) QBCC licence or owner – builder number Postal address (P.O. Box or street address) Suburb State Postcode Contact number Email address (non-mandatory) Mobile number (non-mandatory) Fax number (non-mandatory) Fax number (non-mandatory) 16) Provide details about the proposed building work What type of approval is being sought? Development permit Preliminary approval b) What is the level of assessment? Code assessment Impact assessment (requires public notification) o) Nature of the proposed building work (tick all applicable boxes) New building or structure Change of building classification (involving building work) Swimming pool and/or pool fence Demolition Relocation or removal d) Provide a description of the work below or in an attached schedule. Kit home dwelling on footings e) Proposed construction materials External walls Brick veneer Timber Aluminium Stone/concrete Fibre cement Other Frame Steel Aluminium Steel Other		been engaged to u	ndertake the work and procee	ed to 16). Otherwise provide the	
Decorate or owner - builder number	Name(s) (individual or company full r	name) To b	oe advised		
Postal address (P.O. Box or street address) Suburb State Postcode Contact number Email address (non-mandatory) Mobile number (non-mandatory) Fax number (non-mandatory) 16) Provide details about the proposed building work What type of approval is being sought? Development permit Preliminary approval b) What is the level of assessment? Code assessment (requires public notification) c) Nature of the proposed building work (tick all applicable boxes) New building or structure Change of building classification (involving building work) Demolition d) Provide a description of the work below or in an attached schedule. Kit home dwelling on footings e) Proposed construction materials External walls Brick veneer Timber Steel Aluminium Cother Reof covering Steel Cibro cement Aluminium Steel Cibro cement Steel Cibro cibro cement Cibro correte Tibro correct Tibro cibro correct Tibro correct	Contact name (applicable for compa	anies)			
Suburb State Postcode Contact number Email address (non-mandatory) Mobile number (non-mandatory) Fax number (non-mandatory) Fax number (non-mandatory) 16) Provide details about the proposed building work What type of approval is being sought? Development permit Preliminary approval b) What is the level of assessment? Code assessment (requires public notification) c) Nature of the proposed building work (tick all applicable boxes) New building or structure Change of building classification (involving building work) Demolition d) Provide a description of the work below or in an attached schedule. Kit home dwelling on footings e) Proposed construction materials External walls Double brick Brick veneer Timber Steel Aluminium Stone/concrete Fibre cement Other Frame Steel Gurtain glass Fibre cement Fibre cement Other Fibor Concrete Tiles Fibre cement Fibre cement	QBCC licence or owner – builde	er number			
State Postcode Contact number Email address (non-mandatory) Mobile number (non-mandatory) Fax number (non-mandatory) 16) Provide details about the proposed building work What type of approval is being sought? Development permit Preliminary approval b) What is the level of assessment? Code assessment (requires public notification) c) Nature of the proposed building work (tick all applicable boxes) New building or structure Change of building classification (involving building work) Swimming pool and/or pool fence Demolition d) Provide a description of the work below or in an attached schedule. Kit home dwelling on footings e) Proposed construction materials External walls Double brick Brick veneer Timber Aluminium Stone/concrete Fibre cement Other Frame Steel Aluminium Steel Fibre cement Other Slate/concrete Tiles Fibre cement Other	Postal address (P.O. Box or street a	address)			
Postcode Contact number Email address (non-mandatory) Mobile number (non-mandatory) Fax number (non-mandatory) 16) Provide details about the proposed building work What type of approval is being sought? Development permit	Suburb				
Contact number Email address (non-mandatory) Mobile number (non-mandatory) Fax number (non-mandatory) 16) Provide details about the proposed building work What type of approval is being sought? Development permit Preliminary approval b) What is the level of assessment? Code assessment Impact assessment (requires public notification) c) Nature of the proposed building work (tick all applicable boxes) New building or structure Pembersian (involving building work) Demolition d) Provide a description of the work below or in an attached schedule. Kit home dwelling on footings e) Proposed construction materials External walls Brick veneer Timber Aluminium Stone/concrete Frame Floor Concrete Timber Steel Aluminium Steel Other Floor State/concrete Tiles Fibre cement Other Fibre cement Other	State				
Email address (non-mandatory) Mobile number (non-mandatory) Fax number (non-mandatory) 16) Provide details about the proposed building work What type of approval is being sought? Development permit Preliminary approval b) What is the level of assessment? Code assessment Impact assessment (requires public notification) c) Nature of the proposed building work (tick all applicable boxes) New building or structure Demolition Change of building classification (involving building work) Swimming pool and/or pool fence Demolition Demolition Relocation or removal Demolition Relocation or removal Demolition String work Steel Curtain glass External walls Brick veneer Timber Aluminium Frame Cother Floor Concrete Timber Steel Timber Steel Aluminium Stale/concrete Tiles Fibre cement	Postcode				
Mobile number (non-mandatory) Fax number (non-mandatory)	Contact number				
Fax number (non-mandatory)	Email address (non-mandatory)				
16) Provide details about the proposed building work What type of approval is being sought?	Mobile number (non-mandatory)				
What type of approval is being sought?	Fax number (non-mandatory)				
What type of approval is being sought?					
Development permit	· ·	•	ork		
Preliminary approval	7	sought?			
b) What is the level of assessment? Code assessment Impact assessment (requires public notification)					
☑ Code assessment Impact assessment (requires public notification) c) Nature of the proposed building work (tick all applicable boxes) ☑ New building or structure Repairs, alterations or additions ☐ Change of building classification (involving building work) Swimming pool and/or pool fence ☐ Demolition Relocation or removal d) Provide a description of the work below or in an attached schedule. Kit home dwelling on footings e) Proposed construction materials External walls Double brick Steel Curtain glass External walls Brick veneer Timber Aluminium Frame Timber Steel Aluminium Froor Concrete Timber Other Roof covering Slate/concrete Tiles Fibre cement Other		ont?			
Impact assessment (requires public notification) c) Nature of the proposed building work (tick all applicable boxes) New building or structure		ent:			
c) Nature of the proposed building work (tick all applicable boxes) New building or structure Change of building classification (involving building work) Demolition Change of building classification (involving building work) Demolition Change of building classification (involving building work) Swimming pool and/or pool fence Relocation or removal d) Provide a description of the work below or in an attached schedule. Kit home dwelling on footings e) Proposed construction materials External walls Double brick Steel Curtain glass External walls Fibre cement Other Frame Timber Steel Aluminium Other Floor Concrete Timber Steel Fibre cement Aluminium Steel Other		public notification)			
New building or structure Change of building classification (involving building work) Demolition Relocation or removal Repairs, alterations or additions Swimming pool and/or pool fence Relocation or removal Relocation or removal Relocation or removal Relocation or removal Curtain glass External walls Proposed construction materials External walls Stone/concrete Fibre cement Other Frame Concrete Timber Steel Aluminium Concrete Timber Steel Aluminium Steel Aluminium Steel Curtain glass Aluminium Cother Frame Steel Aluminium Steel Aluminium Steel Curtain glass Fibre cement Cother			oplicable boxes)		
☐ Change of building classification (involving building work) ☐ Swimming pool and/or pool fence ☐ Demolition ☐ Relocation or removal d) Provide a description of the work below or in an attached schedule. Kit home dwelling on footings e) Proposed construction materials External walls ☐ Double brick ☐ Steel ☐ Curtain glass External walls ☐ Brick veneer ☐ Timber ☐ Aluminium ☐ Stone/concrete ☐ Fibre cement ☐ Other Frame ☐ Other Floor ☐ Concrete ☐ Timber ☐ Other Roof covering ☐ Slate/concrete ☐ Tiles ☐ Fibre cement Aluminium ☐ Steel ☐ Other		<u> </u>	<u> </u>	airs, alterations or additions	
□ Demolition □ Relocation or removal d) Provide a description of the work below or in an attached schedule. Kit home dwelling on footings e) Proposed construction materials External walls □ Double brick □ Steel □ Curtain glass External walls □ Brick veneer □ Timber □ Aluminium □ Stone/concrete □ Fibre cement □ Other Frame □ Timber □ Steel □ Aluminium Floor □ Concrete □ Timber □ Other Roof covering □ Slate/concrete □ Tiles □ Fibre cement □ Aluminium □ Steel □ Other		ation (involving building			
Kit home dwelling on footings e) Proposed construction materials External walls Double brick Steel Curtain glass External walls Brick veneer Timber Stone/concrete Fibre cement Other Frame Timber Other Floor Concrete Timber Timber Steel Timber Steel Timber Steel Timber Other Floor Concrete Timber Steel Timber Other Fibre cement Other Roof covering Aluminium Steel Other	☐ Demolition			Relocation or removal	
e) Proposed construction materials Double brick Steel Curtain glass Brick veneer Timber Aluminium Stone/concrete Fibre cement Other Frame Timber Steel Aluminium Floor Concrete Timber Other Roof covering Aluminium Steel Fibre cement Other Other Slate/concrete Tiles Fibre cement Other Other Other	d) Provide a description of the v	work below or in an	attached schedule.		
Double brick Steel Curtain glass Brick veneer Timber Aluminium Stone/concrete Fibre cement Other Frame Timber Steel Aluminium Other Floor Concrete Timber Other Roof covering Aluminium Steel Fibre cement Other Other Other Slate/concrete Tiles Fibre cement Other Other Other Other	Kit home dwelling on footings				
External walls Brick veneer Timber Stone/concrete Fibre cement Other Frame Timber Steel Aluminium Other Floor Concrete Timber Timber Steel Aluminium Other Floor Roof covering Aluminium Steel Timber Other Other Other	e) Proposed construction mater	rials			
Stone/concrete ☐ Fibre cement ☐ Other Frame ☐ Timber ☐ Steel ☐ Aluminium Floor ☐ Concrete ☐ Timber ☐ Other Roof covering ☐ Slate/concrete ☐ Tiles ☐ Fibre cement ☐ Aluminium ☐ Steel ☐ Other		Double brick		☐ Curtain glass	
Frame Timber Other Concrete Timber Steel Aluminium Other Floor Roof covering Aluminium Steel Other Tiles Fibre cement Aluminium Steel Other	External walls			_	
Frame Other Floor Concrete Timber Other Roof covering Slate/concrete Tiles Fibre cement Aluminium Steel Other		Stone/concre			
Floor	Frame	_	⊠ Steel	Aluminium	
Roof covering Slate/concrete Aluminium Tiles Fibre cement Other		+=			
Roof covering Aluminium Steel Other	FIOOr	+=	<u>_</u>	<u>_</u>	
f) Existing building use/classification? (if applicable)	Roof covering	_		_	
	f) Existing building use/classification	ation? (if applicable)			

g) New building use/classificati	on? (if applicable)				
h) Relevant plans Note: Relevant plans are required to b Relevant plans.	e submitted for all aspects of this development ap	plication. For further	information, see <u>DA Forms Guide:</u>		
□ Relevant plans of the proportion	sed works are attached to the developm	nent application			
·	e of the proposed building work?				
\$90,000					
18) Has Queensland Home Wa	arranty Scheme Insurance been paid?				
Yes – provide details below					
⊠ No					
Amount paid	Date paid (dd/mm/yy)	Reference num	ber		
\$					
	AND ADDITIONAL DEGLAR	A TION			
PART 6 - CHECKLIST	AND APPLICANT DECLAR	ATION			
19) Development application cl	necklist				
	Building work details have been comple	eted	⊠Yes		
	ncludes a material change of use, recon		Yes		
	panied by a completed Form 1 - Develo		☑ 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	e levy for QLeave has been paid, or will l (see 9)	be paid before	☐ Yes ☑ Not applicable		
20) Applicant declaration					
By making this developmen correct	t application, I declare that all informatio	n in this develop	ment application is true and		
	provided in Part 1 of this form, I consent				
	ger and any referral agency for the deve ermitted pursuant to sections 11 and 12				
Note: It is unlawful to intentionally prov		of the Liectionic	Transactions Act 2001		
Privacy - Personal information	n collected in this form will be used by the collected in this form will be used by the cral agency and/or building certifier (incl				
be engaged by those entities) while processing, assessing and deciding the development application.					
All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.					
T	e disclosed for a purpose unrelated to the		016, Planning Regulation		
2017 and the DA Rules except	where:	_			
	lance with the provisions about public ac Regulation 2017, and the access rules r				
 required by other legislation (including the <i>Right to Information Act 2009</i>); or 					
otherwise required by law.					
This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .					

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

Date received:	Reference i	numbers	s:		
For completion by the building	certifier				
Classification(s) of approved by	ouilding work				
Name QB nur			Certification Licence	QBCC Insurance receipt number	
Notification of engagement of	alternative assessm	ent man	ager		
Prescribed assessment mana	ger				
Name of chosen assessment	manager				
Date chosen assessment mar	nager engaged				
Contact number of chosen ass	sessment manager				
Relevant licence number(s) of manager	chosen assessmen	t			
Additional information required	•	ment			
Confirm proposed construction					
External walls	☐ Double brick ☐ Brick veneer ☐ Stone/concret	e	Steel Timber Fibre cement	☐ Curtain glass ☐ Aluminium ☐ Other	
Frame	☐ Timber ☐ Other		Steel	Aluminium	
Floor	Concrete		Timber	Other	
Roof covering	☐ Slate/concrete)	☐ Tiles ☐ Steel	☐ Fibre cement ☐ Other	
	•				
QLeave notification and paymonic Note: For completion by assessment					
Description of the work					
QLeave project number					
Amount paid (\$)			Date paid (dd/mm/yy)		
Date receipted form sighted by	/ assessment manag	ger			
Name of officer who sighted the form					
Additional building details required for the Australian Bureau of Statistics					
Existing building use/classifica	Existing building use/classification? (if applicable)				
New building use/classification	1?		Dwelling		
Site area (m²)			Floor area (m²)		

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)

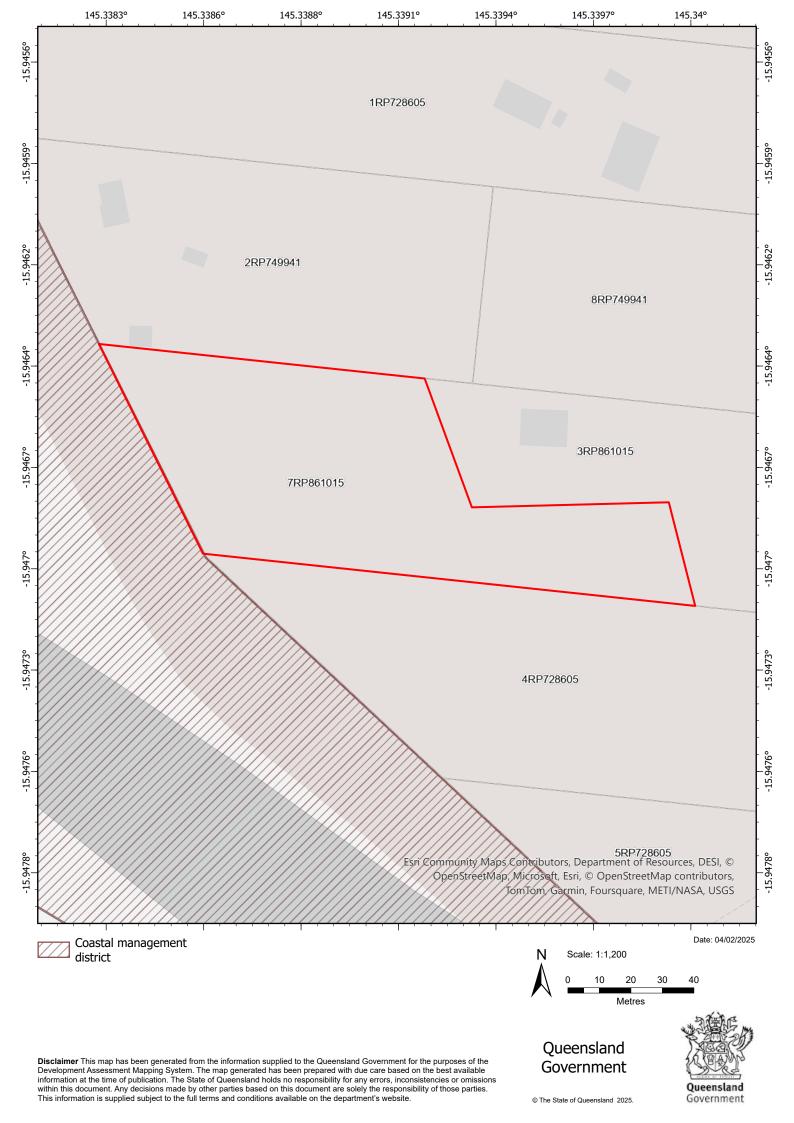
Matters of Interest by Lot Plan

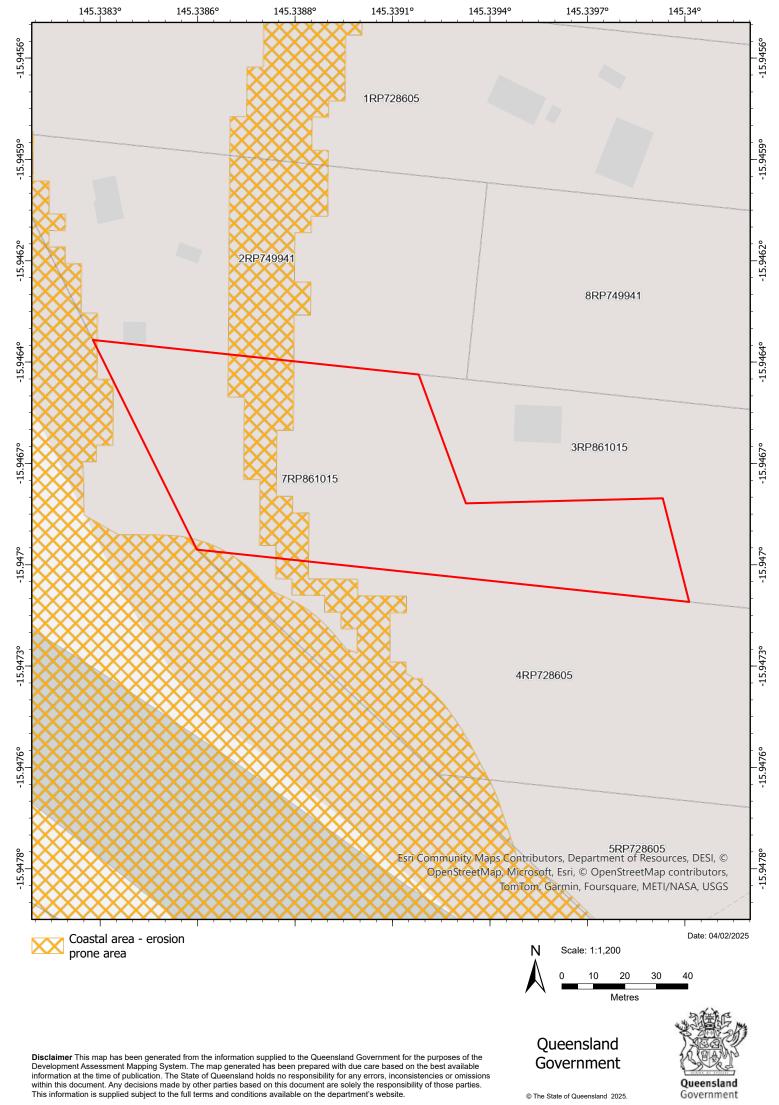
Lot Plan: 7RP861015 (Area: 7361 m²)

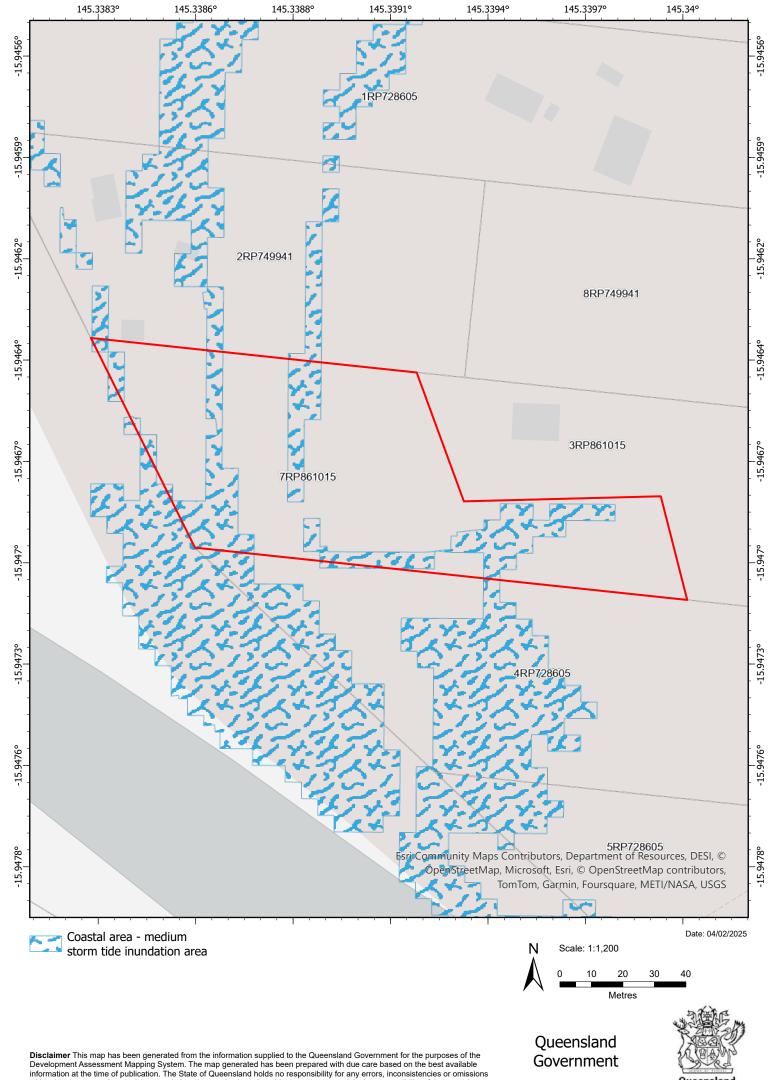
Coastal management district Coastal area - erosion prone area

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

Regulated vegetation management map (Category A and B extract)

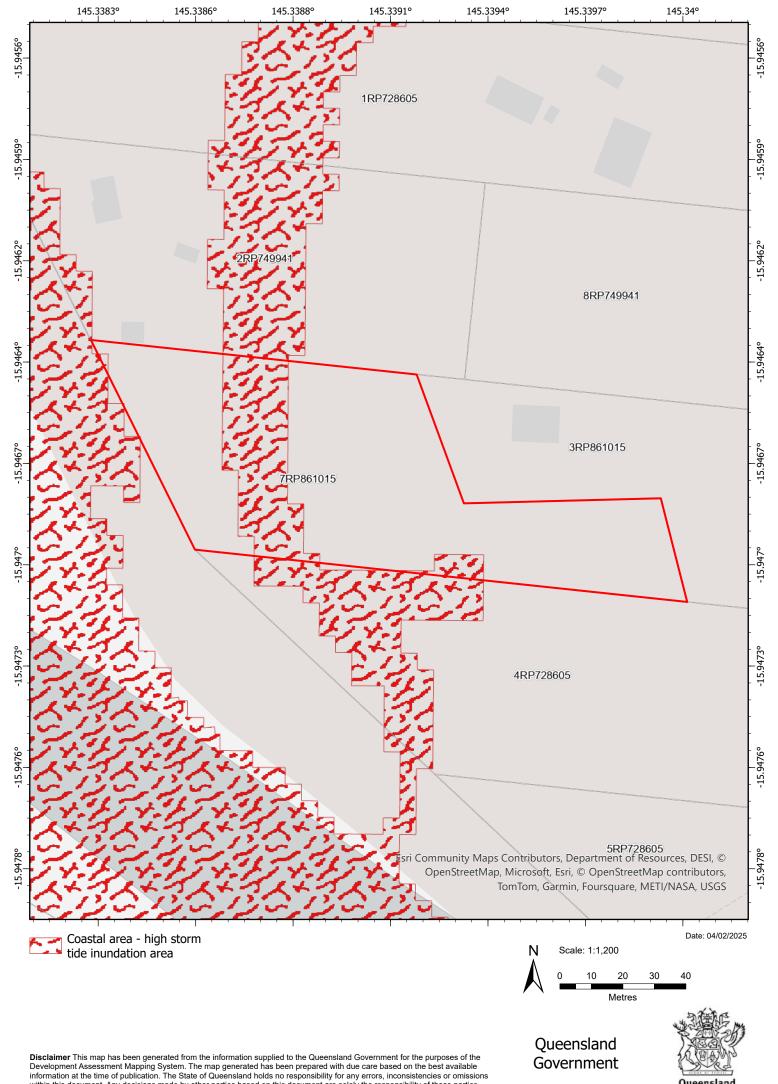






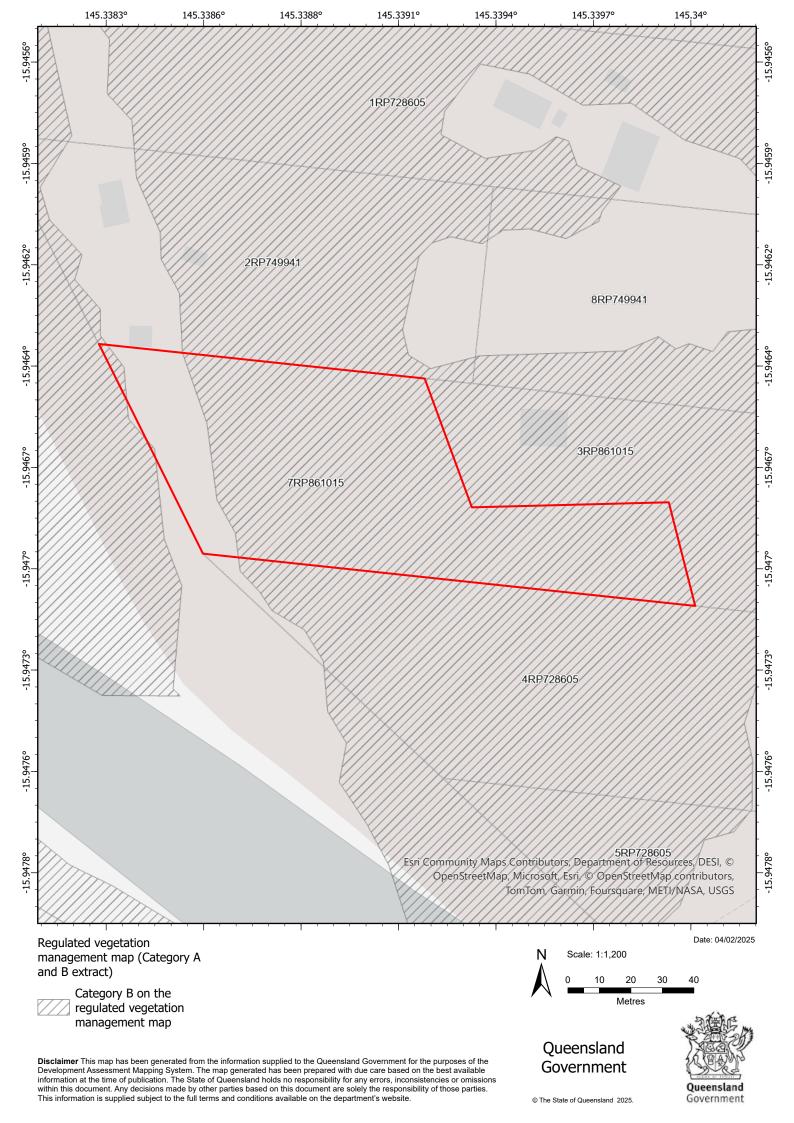
Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland 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

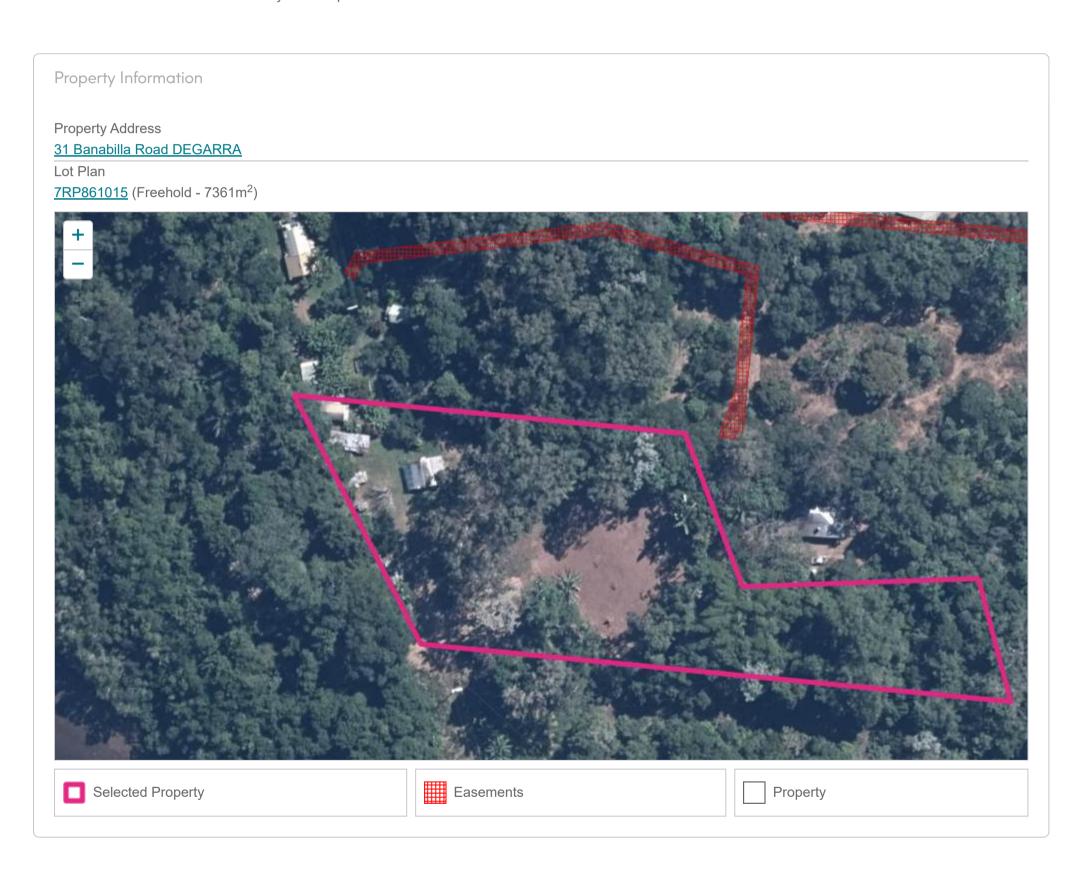
Bushfire Hazard

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. <u>Coastal Processes</u>

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 in replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning Landscape Values instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: 07 4099 9444 or 1800 026 318 or email enquiries@douglas.qld.gov.au.

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

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
- View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table

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

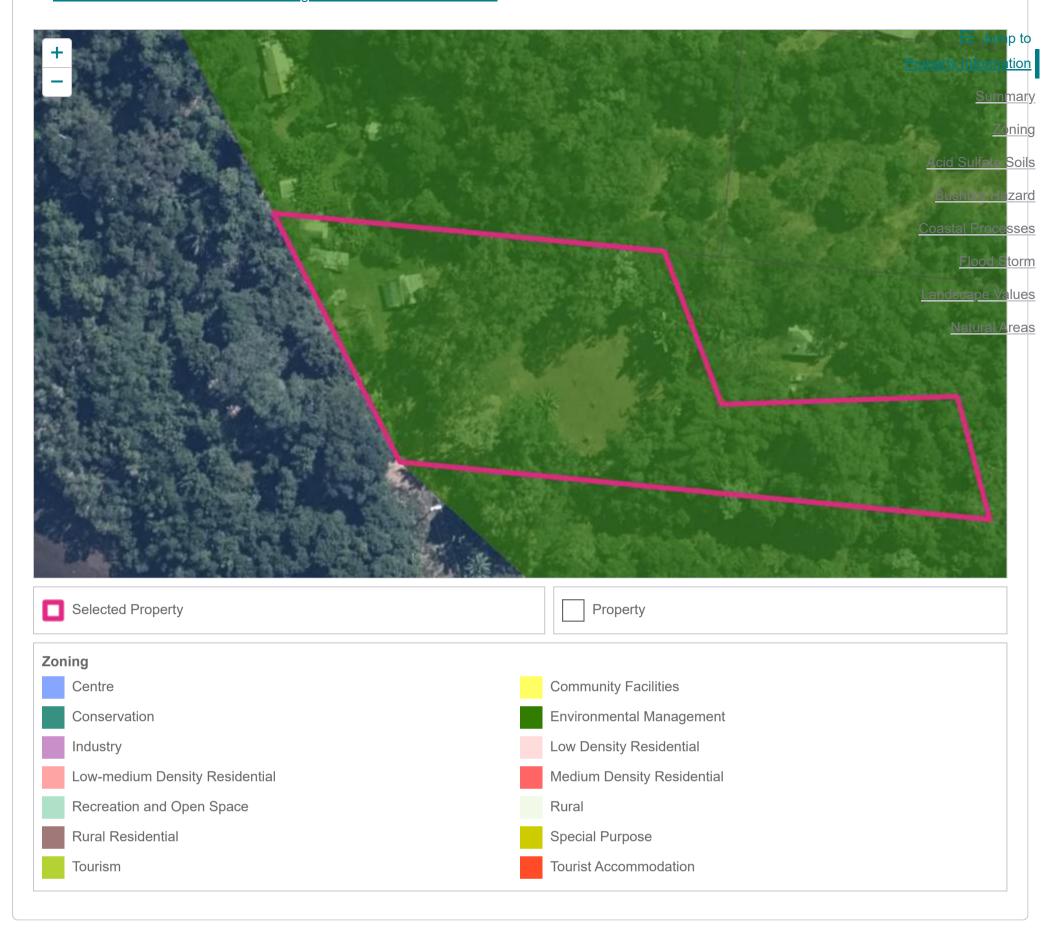
Zoning

Applicable Zone

Environmental Management

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

• <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





Zoning

Acid Sulfate Soils

Bushfire Hazard Coastal Processes

Flood Storm

Landscape Values

Natural Areas

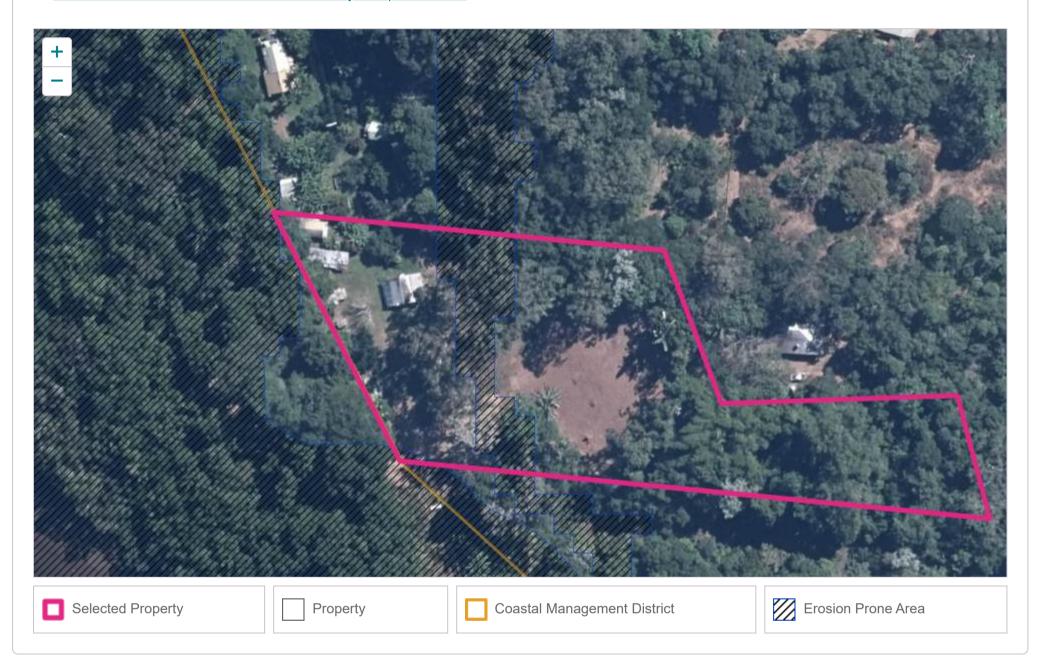
Coastal Processes

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

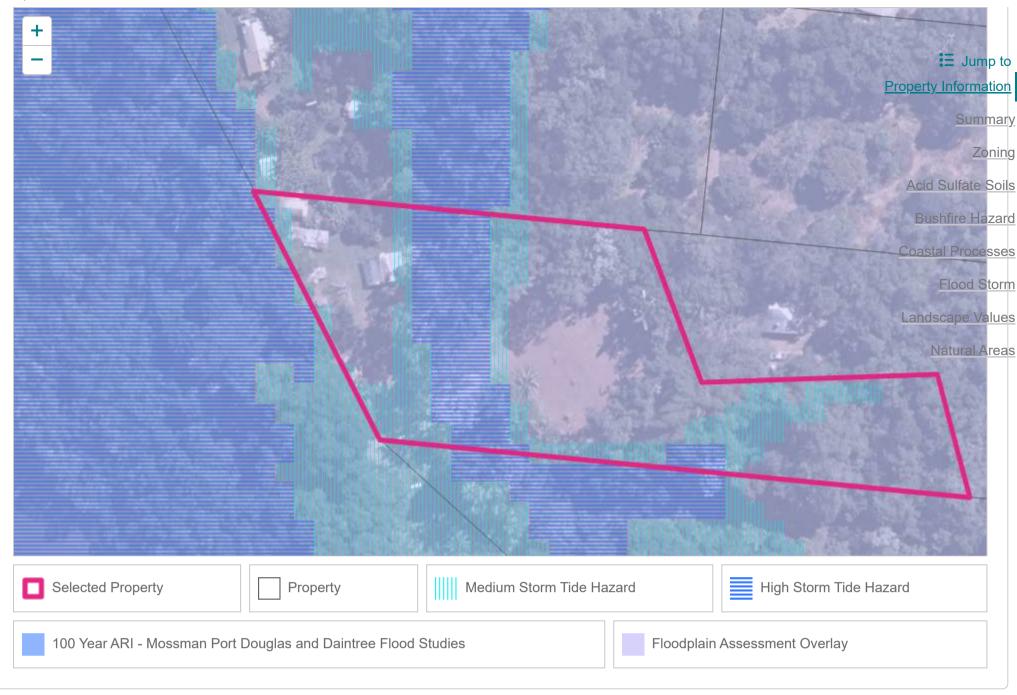
Applicable Precinct or Area

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>



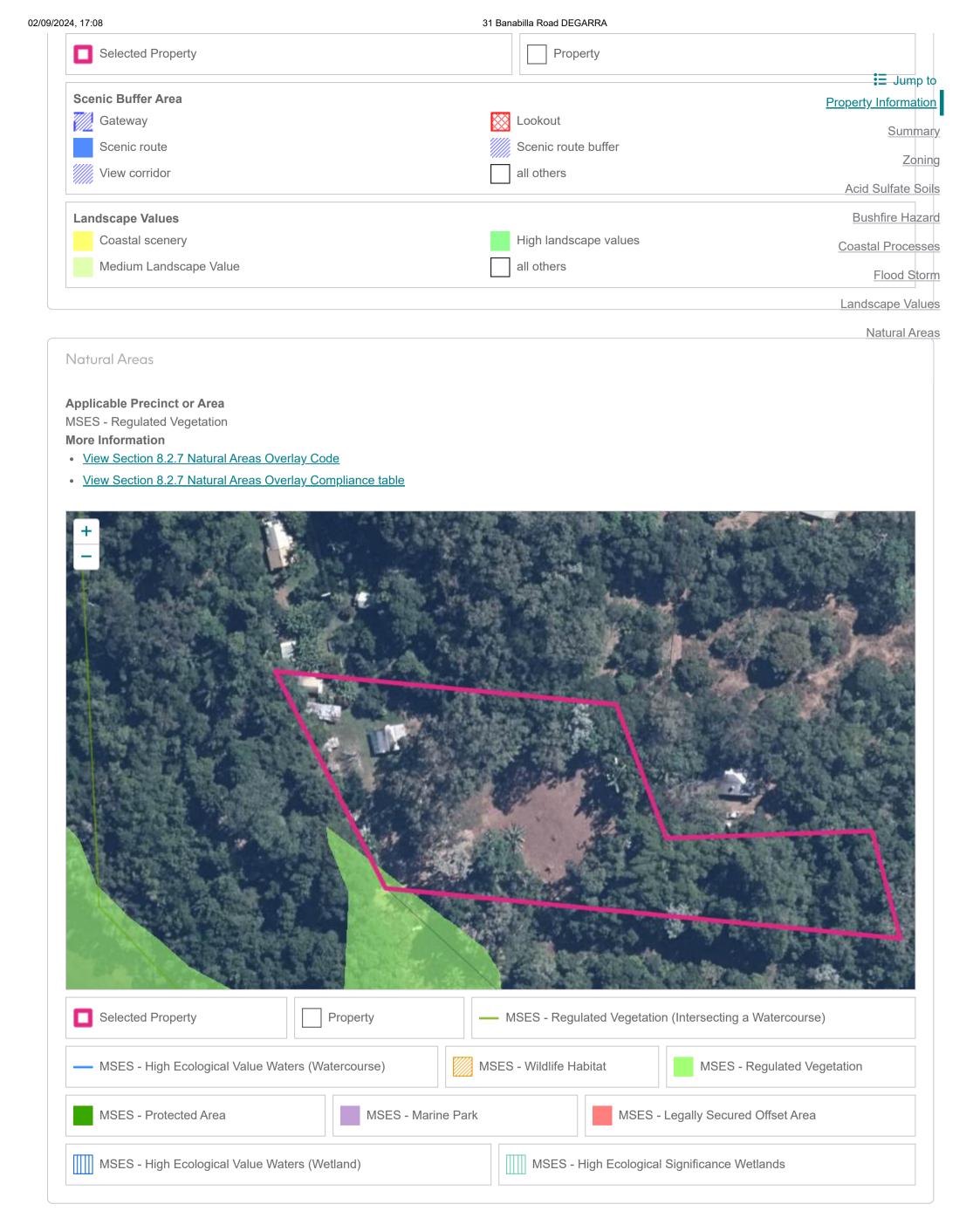
Landscape Values

Landscape Values

High landscape values

- 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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Contact us Privacy

Zoning

Acid Sulfate Soils

Bushfire Hazard

Coastal Processes

Flood Storm

Landscape Values

Natural Areas

Attachment 4

Douglas Shire Council Planning Scheme 2018 Compliance Tables & Table of Assessment

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



Table 5.6.d – Environmental management zone

Column 1	Column 2														Coli	ımn 3														Column	1
Development	Level of													Α	ssessm		eria													Notes	
	Assessment		•	•	•			_	•		_			•					_	•	•	•	•		_	_	_		_		
		Whole of the Douglas Shire Planning Scheme	Environmental management zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Dwelling house code	Home based business code	Access, parking and servicing code $^{\times}$	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^X	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code [×]	Ship sourced pollutants reception facilities in marinas code x	Vegetation management code ^x	Applicable local plate identified by reference plan maps contained Applicable overlay of identified by reference overlay maps in scl Other developmenta applicable to the expelication proposed vegetation damage then the Vegetation code does not applicated by the relevant zone of the Local plan code Douglas / Craiglie is Operational works of	ace to the local d in schedule 2. codes are ace to the nedule 2. t codes' are only tent they are cific type of d (i.e. if no is proposed, a management y) re identified in ode and within a for Port ocal plan code.
Material change of use																														controlled road requ	uire approval
Dwelling house	C		а		а	а	а		а	а	а	а	а		а	а	а		а		а			а	а				а	under the <i>Transpor</i> <i>Act 1994</i> from the D	t Infrastructure
IF involving more than 50m ² of enclosed GFA	S I	а	а		a	а	а		а	а	а	а	а		а	а	а			-	-	 	а	а	а	а			a	Transport and Mair	Roads.
Home based business IF complying with all acceptable outcomes	C S		a a		а	а	а													a a	a a									E Exempt S Self asses	
Park	E																													C Code ass	
All other land uses not identified as inconsistent uses ⁰	'	а																												I Impact as IIU Impact as (Inconsist	sessable
All other land uses identified as inconsistent uses ^o	IIU	а																												a Applicable	e code
Undefined uses	I	а																													
Reconfiguring a lot Reconfiguring a lot	С		а		а	а	а		а	а	а	а	а	а	а	а	а	а					1	а	а	2	а		а		
Operational work			u		u	u	u		u	u	u	u	u	u	u	u	u	u						u	u	u	u		u		
Operational work **	С		а		а	а	а		а		а	а	а		а		а						а		а	а					
IF for Advertising devices not being a Third Party advertising device	ı	а																													
IF for Advertising devices being a Third Party advertising device	IIU	а																													
IF for Filling and excavation of 50m ³ or less	s		а						а		а	а	а		а		а						1								
IF for Filling and excavation of greater than 50m ³	С		a		а	а	a		а		а	а	а		а		а														
IF for Vegetation damage IF for works on a Local government road	C C		a a		а	а	a								 		 -			-		<u> </u>				-		 	<u>a</u>		
Building work						<u> </u>	<u> </u>													<u> </u>								<u> </u>			
Building work IF for removal or demolition	C I	а	а			-	<u> </u>		a	а	a	a	a		а		а			-	а		 	а	а		-				
within the Places of significance overlay																															

APPLICABLE BUILDING WORK CODES





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.	Complies with AO1.1 Proposed dwelling not more than 8.5m and two storeys in height, inclusive of roof height.
	AO1.2 Buildings have a roof height not less than 2 metres.	Complies with PO1 Proposed dwelling is consistent with affordable kit homes in the area to assist with recovery and rebuild efforts after ex TC Jasper. The dwelling design is small in bulk and scale and not visible from Banabilla Rd.
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 8m 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 development it not an inconsistent use for the Environment Management Zone.
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 will be located within 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	Complies with AO5.1 Proposed dwelling and infrastructure such as water tank and septic tank will be sited in already cleared areas to minimise additional vegetation clearing. See Attachment 5 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.	(b) within areas of the site which are environmentally degraded;(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.
PO6 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 development is located on a flat house pad 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 will utilise an existing cleared area and corridor for access, vehicle parking and manoeuvring avoiding further erosion, cut and fill, following the natural contours of the site.
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 will utilise acceptable colours and exterior finishes to meet the requirements of the Environmental Management Code where visible external to the site. The proposed dwelling is not visible to Banabilla Rd. See Attachment 7 Proposed Dwelling Layout and Profile and Pre-Approved Colorbond Range
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 development 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 to provide a single dwelling on the 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

Inconsistent uses		
 Adult store Agricultural supplies store Air services Aquaculture Bar Brothel Bulk landscape supplies Car wash Caretaker's accommodation Cemetery Child care centre Club Community care centre Community residence Community use Crematorium Cropping Detention facility Dual occupancy Dwelling unit Educational establishment Food and drink outlet Function facility 	 Hardware and trade supplies Health care services High impact industry Hospital Hotel Indoor sport and entertainment Intensive animal industry Intensive horticulture Landing Low impact industry Major electricity infrastructure Major sport, recreation and entertainment facility Marine industry Market Motor sport facility Multiple dwelling Nightclub entertainment facility Office Outdoor sales Outstation Parking station Place of worship Port services 	 Renewable energy facility Relocatable home park Research and technology industry Residential care facility Resort complex Retirement facility Rooming accommodation Rural industry Rural workers accommodation Sales office Service Station Shop Shopping centre Short-term accommodation Showroom Special industry Substation Theatre Transport depot Utility installation Veterinary services Warehouse Wholesale nursery
 Crematorium Cropping Detention facility Dual occupancy Dwelling unit Educational establishment Food and drink outlet 	 Multiple dwelling Nightclub entertainment facility Office Outdoor sales Outstation Parking station Place of worship 	 Special industry Substation Theatre Transport depot Utility installation Veterinary services Warehouse

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		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or	Complies with AO1.1 No major excavation or filling is proposed on the site, only minor digging for the installation of footings and an on-site septic tank system.

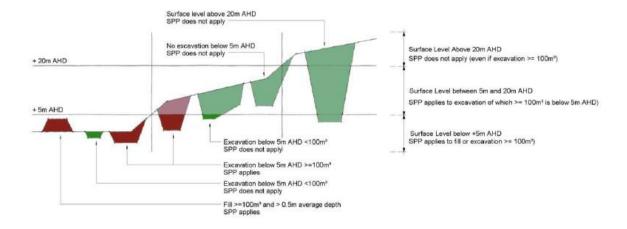


Performance outcomes	Acceptable outcomes	Applicant response
	AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12— Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	
PO2 Development avoids disturbing potential 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 major excavation or filling is proposed on the site, only minor digging for the installation of footings and an on-site septic tank system.
	AO2.2 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
	 (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan. 	
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 major excavation or filling is proposed on the site, only minor digging for the installation of footings and an on-site septic tank system.

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	t	
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 development does not involve hazardous materials manufacture and storage.
Development design and separation from bushfire ha	zard – 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 development 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.	 (a) achieves radiant heat flux level of 29kW/m² at all boundaries; 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. 	
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 development does not involve reconfiguration of lots.



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 development does not involve reconfiguration of lots.
PO7 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.	AO7 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;	Not applicable Proposed development does not involve reconfiguration of lots.



Performance outcomes	Acceptable outcomes	Applicant response
	 (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; (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. 	
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 development 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 development 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 development does not involve a Material Change of Use. A Bushfire Attack Level (BAL) assessment of 12.5 will inform final building design Building Works Approval and fire mitigation strategies to be adhered by the applicant.
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 and the proposed development is not for a Material Change of Use.



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 PO12 The proposed dwelling will be provided with restored access via The Esplanade road reserve for fire fighting appliances as well as Landowner's Consent and a Deed of Access Agreement for the purposes of evacuation. See Attachment 5 Site Plan & Neighbouring Landowners Consent.



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 PO13 An existing on-site water tank will be provided within 10m of the proposed dwelling. The existing water tank associated with the former dwelling washed off-site during ex TC Jasper has been cleaned for safe reuse for immediate housing water supply relief as part of affordable recovery and rebuild efforts. An additional water tank can be purchased in future to achieve the minimum requirement for fire-fighting purposes.
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 A fire management strategy does not propose bushfire risk mitigation treatments that cause a significant impact on the natural environment or landscape character. See Attachment 8 Fire Mitigation Strategy.

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. 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. 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 seaward of the coastal building line.	



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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.	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 o erosion prone area, and is set back 60m from Council The Esplanade road reserve.
For assessable development		
Erosion prone areas		
PO3 Development identifies erosion prone areas (coastal hazards).	AO3 No acceptable outcomes are prescribed.	Complies with AO3 Proposed dwelling has been sited outside of identified 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. erosion prone area and reflects the zoning outcome of the site for one dwelling per lot.
	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 development does not involve existing permanent buildings or structures within an erosion prone area and does not increase the number of people occupying the site.
Coastal management districts		
PO5	PO5.1 Development within the coastal management district:	Not applicable



Performance outcomes	Acceptable outcomes	Applicant response
Natural processes and protective functions of landforms and vegetation are maintained.	 (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 and maintains existing landforms and vegetation.



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	Not applicable Proposed dwelling is not located within overlay mapping areas, ie. coastal management district.
	 PO5.3 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.
	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.



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.
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.



Performance outcomes	Acceptable outcomes	Applicant response
	(ii) vehicles via access points including approved roads or tracks.	
	A09.2 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.	
	 (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.



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Acceptable outcomes	Applicant response
extend across State coastal land that is situated above high water mark	
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.
AO13 No acceptable outcomes are prescribed.	Complies with PO13 Proposed dwelling maintains pre-existing natural coastal landscapes, views and vistas by the restoration of a single dwelling on the lot.
AO14 No acceptable outcomes are prescribed.	Not applicable Proposed dwelling not located within an existing urban area.
AO15 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 development does not involve private marine development.
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 development does not involve private marine development.
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 development does not involve private marine development.
	extend across State coastal land that is situated above high water mark 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. AO13 No acceptable outcomes are prescribed. AO14 No acceptable outcomes are prescribed. AO15 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. 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. AO17 Private marine development has regard to: (a) the height, scale and size of the natural features of



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Performance outcomes	Acceptable outcomes	Applicant response
	(b) the height, scale and size of existing buildings or other structures in the immediate surroundings and the locality;	
	(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.	
	Note – The prescribed tidal works code in the <i>Coastal Protection and Management Regulation 2003</i> outlines design and construction requirements that must be complied with.	
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 development does not involve private marine development.
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 development does not involve dry land marinas and artificial waterways.
(iii) strategic ports, boat harbours or strategic airports and aviation facilities in		Not applicable Proposed development does not involve dry land marinas and artificial waterways.



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.		



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	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 PO1 Proposed development is located and designed to be outside the Q100 flood mapping area as determined by a suitably qualified professional in the Degarra Flood Study with improved evacuation route and footing height to ensure the safety of all persons, minimising damage to the development and contents of buildings and minimising disruption to resident's recovery time, rebuilding and restoration costs after ex TC Jasper. See Attachment 5 Site Plan and Neighbouring Landowners Consent and Attachment 7 Proposed Dwelling Layout and Profile.		



Performance outcomes	Acceptable outcomes	Applicant response
renormance outcomes	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. 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 AO1.3 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 provided with clear and direct pedestrian and vehicle evacuation routes off the site. See Attachment 5 Site Plan and Neighbouring Landowner's Consent. Complies with AO1.4 Proposed dwelling is located more than 110m from natural riparian corridor Bloomfield River.
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 population of the development safely for a relatively short	Not applicable Proposed dwelling does not involve a Material Change of Use.



Performance outcomes	Acceptable outcomes	Applicant response
	time until flash flooding subsides or people can be evacuated. or AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area. Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings. For Reconfiguring a lot AO3.4 Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site. Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots). Note - Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the Building Act 1975. AO3.5 Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path: (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and	Not applicable Proposed dwelling does not involve reconfiguring of a lot.



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 development 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.	Not applicable Proposed development does not involve a Material Change of Use.



Performance outcomes	Acceptable outcomes	Applicant response
	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.	
PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties. Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	For Operational works AO5.1 Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds).	Not applicable Proposal development does not involve operational works.
	 AO5.2 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;	



Performance outcomes	Acceptable outcomes	Applicant response
	(iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.	

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	Not applicable Proposed dwelling does not involve a Material Change of Use.
	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 site.	Change of Ose.
	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.	For Material change of use 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;	Not applicable Proposed dwelling does not involve a Material Change of Use.



Performance outcomes	Acceptable outcomes	Applicant response
	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; 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 relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous materials.	
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	Development does not: (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	Complies with AO7 The proposed development 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. Proposed development is provided with improved pedestrian and vehicle evacuation route. See Attachment 5 Site Plan and Neighbouring Landowner's Consent.
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after 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	Not applicable Proposed dwelling does not involve community infrastructure.



Performance outcomes	Acceptable outcomes	Applicant response
is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; retains essential site access during a flood event; is able to remain functional even when other infrastructure or services may be compromised in a flood event.	 (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). or 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. 	



Performance outcomes	Acceptable outcomes	Applicant response
	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 (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants. 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	Emergency services (if for a police station);	



	 Industry activities (if including components which store, treat or use hazardous materials); Substation; Utility installation.
0.2% AEP level	Emergency services;Hospital;Major electricity infrastructure;Special industry.

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 development 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, including an already cleared overhead powerline corridor on the lot. Most of the site's natural vegetation was damaged from 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 development is located in an existing cleared area utilising existing vehicle access and cleared areas of parking and manoeuvring in order to protect natural landforms and existing habitat vegetation. The entire remainder of the site's environmental values will remain as is, including an already cleared overhead powerline corridor on the lot. Most of the site's natural vegetation was damaged from 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 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. The site does not include an identified ecological or conservation corridor. The entire remainder of the site's environmental values will remain as is, including an already cleared overhead powerline corridor on the lot. Most of the site's natural vegetation was damaged from 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 development avoids shading of vegetation.
	AO7.2	Complies with AO7.2



		<u> </u>
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.	Not applicable Proposed development is not within an urban area.
Waterways in a non-urban area		
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 development is located in existing cleared area including driveway and parking area 110m from the riparian corridor Bloomfield River 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. Proposed development includes a compliant septic treatment system for waterway protection, see Attachment 6 Council Approved Wastewater Permit.

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	
For	For assessable development			
Dev	elopment in a High landscape value area			
iden	elopment within High landscape value areas tified 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. Complies with AO1.2 Proposed dwelling is not located near a ridgeline or peak. Complies with AO1.3 Proposed dwelling is approx. 80m from the nearest Council The Esplanade road reserve and 110m from Bloomfield River screened by existing native vegetation. The proposed development is also not visible from Banabilla Rd.	
(c)	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; lightweight materials are used to areas with suspended floors.	Not applicable Proposed dwelling is located on a flat house pad.	



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.	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 Advertising devices do not occur.	Complies with AO1.5 Proposed dwelling will feature a non-reflective subdued palette in line with pre-approved Council colour choices available for the kit home. See Attachment 7 Proposed Dwelling Layout Profile and Pre-Approved Colorbond range. 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 area		
PO2 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 of other water bodies through the loss of vegetation;	AO2.1 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 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.	Not applicable Proposed development is located within High landscape value area.



Performance outcomes	Acceptable outcomes	Applicant response
 (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (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; 	AO2.3 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) 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.	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 and alignment of earthworks, roads, driveways, retaining walls and other on-ground 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, or where they cannot be avoided, are screened from view. 	AO2.4 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, green blue, indigo, brown, blue grey, and green yellow. AO2.5 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%). AO2.6 Advertising devices do not occur.	
Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.		
Development within a Scenic route buffer / view corr	dor 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; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built	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. AO3.2	Not applicable Proposed development is located within High landscape value area.



Performance outcomes	Acceptable outcomes	Applicant response
form elements whilst not impeding distant views or view corridors; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; (d) minimises visual impacts on the setting and views in terms of: (e) the scale, height and setback of buildings; (f) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; (g) the scale, extent and visual prominence of advertising devices. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 - Landscape values in order to satisfy performance outcomes.	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		
PO4 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. AO4.3 Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land,	Not applicable Proposed development is located within High landscape value area.



Performance outcomes	Acceptable outcomes	Applicant response
	esplanade or other public open space), buildings and structures area setback:	
	 (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 (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. 	
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	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		
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.	The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. 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 rate.	Not applicable Proposed development is for Building Works not applicable for this code. The proposed dwelling will provide 1-2 parking spaces.



Performance outcomes Acceptable outcomes Applicant response PO3 AO3.1 Not applicable	
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 dversely impact upon existing intersections or future road or intersection improvements; (d) so that they do not adversely impact current and future on-street parking arrangements; (e) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (f) 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). ACCESS, including driveways or access crossovers: (a) a carsaftly hole; (ii) sever utility hole; (iii) sever utility hole; (iv) water valve or hydrant. (b) adhere to minimum sight distance requirements in accordance with AS2980.1. ACCESS, including 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. — FNDROC Regional Povelopment 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 cide. (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 from the coads any and directed the hill, for vehicle safety and drainage that intercepts and directs storm water runoff to the storm water drainage system.	e existing



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 and not required in Table 9.4.1.3.b.
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 and not required in Table 9.4.1.3.b.
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 and not required in Table 9.4.1.3.b.

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 and not required in Table 9.4.1.3.b.
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 and not required in Table 9.4.1.3.b.



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 and not required in Table 9.4.1.3.b.
	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 and not required in Table 9.4.1.3.b.
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 and not required in Table 9.4.1.3.b.
	AO10.2	



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

Table 9.4.1.3.b - Access, parking and servicing requirements

Note – Where the number of spaces is not a whole number, the number of spaces to be provided is the next highest whole number.

Note – Where the proposed development involves one or more land use, the minimum number of spaces for the proposed development will be calculated using the minimum number of spaces specified for each land use component.

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	LRV
Air services	1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces.	n/a	n/a	LRV
Bulk landscape supplies	1 space per 50m ² GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee. Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.	n/a	n/a	VAN
Club	Unlicensed clubrooms: 1 space per 45m2 of GFA. Licensed clubrooms: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m²: RCV Other: VAN
Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m ² GFA.	1 space per 100m2 of GFA.	n/a	RCV



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used for setting down and picking up of students. Tertiary and further education: 1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	Primary school or secondary schools: 1 space per 5 students over year 4. Tertiary and further education: 2 spaces per 50 full time students.	Required for all educational establishments with a GFA greater than 2000m ² .	RCV
Food and drink outlet	1 space per 25m ² GFA and outdoor dining area. or If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA, and outdoor dining area.	1 space per 100m ² of GFA, and outdoor dining area.	n/a	See Table 9.4.1.3.d

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Health care services	1 space per 20m2 of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m ² GFA for any other Home Based Business.	n/a	n/a	n/a



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m ² of GFA.	Required for all hospitals with a GFA greater than 2000m ² .	RCV
Hotel	1 space per 10m2 GFA and licensed outdoor area; plus For 1 space per 50m² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles. Note - Use standard for any Short Term Accommodation for hotel accommodation use.	1 space per 100m ² of GFA.	n/a	LRV
Indoor sport and recreation	Squash court or another court game: 4 spaces per court. Basketball, netball, soccer, cricket: 25 spaces per court / pitch. Ten pin bowling: 3 spaces per bowling lane. Gymnasium: 1 space per 15m² of GFA.	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Multiple dwelling	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit In all cases 60% of the car parking area is to be covered.	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	1 space per 25m² of GFA or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m² of GFA	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table 9.4.1.3.e
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Outdoor sport and recreation	Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators, plus 1 space per 5m² of other spectator areas. Football: 50 spaces per field. Lawn bowls: 30 spaces per green. Swimming pool: 15 spaces; plus 1 space per 100m² of useable site area. Tennis court or other court game: 4 spaces per court. Golf course: 4 spaces per tee on the course.	Football: 5 space per field. Lawn bowls: 5 spaces per green. Swimming pool: 1 space per swimming lane. Tennis court or other court game: 4 space per court. Golf course: 1 space per 15m² of GFA for clubhouse component.	n/a	RCV



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	Note - Use standard for Club for clubhouse component.			
Place of worship	1 space per 15m ² of GFA.	1 space per 100m ² of GFA.	n/a	LRV
Relocatable home park	space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m ² of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	Use standard for relevant standard for each component.	Use standard for relevant standard for each component.	n/a	RCV
	For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	For example: Use Short Term Accommodation standard for accommodation component and Food		



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
		and Drink Outlet for restaurant component.		
Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space per 2 staff members; plus 1 car parking space for ambulance parking.	n/a	n/a	LRV
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m² of GFA.	n/a	n/a	SRV
Service station	1 space per 25m ² of GFA	n/a	n/a	AV
Shop	1 space per 25m² of GFA. or If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m² of GFA.	1 space per 100m ² of GFA.	Required for all shops with a GFA greater than 2000m ² .	See Table 9.4.1.3.d
Shopping centre	1 space per 25m ² of GFA.	1 space per 200m ² GFA.	Required for all shopping centres with a	See Table 9.4.1.3.d



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.		GFA greater than 2000m ² .	
Short term accommodation	If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit. If outside Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan: For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces. For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces. For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above. In all cases 60% of the car parking area is to be covered.	1 space per 10 rooms	n/a	SRV



Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	Note: Where Short term accommodation is to be inter-changeable with a Multiple dwelling land use, multiple dwelling parking rates apply.			
Showroom	1 space per 50m ² GFA.	1 space per 200m ² GFA.	n/a	AV
Special industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	Indoor: 1 space per 15m² of GFA. Outdoor cinema: 1 space per 5m² of designated viewing area, plus 1 car space per 2 employees.	1 space per 200m ² GFA.	n/a	VAN
Veterinary services	1 space per 50m ² of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m ² of GFA.	n/a	n/a	Where self-storage:

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
				Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.		To be determined

Table 9.4.1.3.c - Design vehicles

VAN	A 99.8th percentile vehicle equivalent to a large car.
SRV	Small rigid vehicle as in AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities, but incorporating a body width of 2.33m
MRV	Medium rigid vehicle equivalent to an 8-tonne truck.
LRV	Large rigid vehicle described by AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle.
RCV	Industrial refuse collection vehicle
AV	19 metre articulated vehicle from AUSTROADS

Table 9.4.1.3.d – Standard number of service bays required for Food and drink outlet, Shop or Shopping centre

Gross floor area (m²)	Service bays required	Service bays required				
	VAN	SRV	MRV	LRV		
0-199	-	1	-	-		
200 – 599	1	-	1	-		
600 – 999	1	1	1	-		
1000 – 1499	2	1	1	-		
1500 – 1999	2	2	1	-		
2000 – 2799	2	2	2	-		
2800 – 3599	2	2	2	1		
3600 and over	To be determined via a parking study.					

Table 9.4.1.3.e – Standard number of service bays required for Office

Gross floor area (m²)	Service bays required			
	VAN	SRV	MRV	LRV
0-999	-	1	-	-
1000 – 2499	1	-	1	-
2500 – 3999	2	1	1	-



4000 – 5999	3	1	1	-
6000 – 7999	4	1	1	-
8000 – 9999	4	2	1	-
10000 and over	To be determined via a parkir	ng study.		



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

Acceptable outcomes	Applicant response
AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting. 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,	Not applicable Proposed development does not involve any major filling and excavation work operational work, only the construction of dwelling house footings and septic tank with minimal environmental impact.
	AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting. 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



Performance outcomes	Acceptable outcomes	Applicant response
Visual Impact and Site Stability		
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 major filling and excavation work operational work, only the construction of dwelling house footings and septic tank 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.	AO3.1 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 major filling and excavation work operational work, only the construction of dwelling house footings and septic tank 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 major filling and excavation work operational work, only the construction of dwelling house footings and septic tank 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 major filling and excavation work operational work, only the construction of dwelling house footings and septic tank 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 major filling and excavation work operational work, only the construction of dwelling house footings and septic tank with minimal environmental impact and no public utilities 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 and is for Building Works only so not applicable to this code.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	
	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
T enormance outcomes	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.	Applicant response
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 or accessibility structures.
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. Proposed dwelling utilises existing on-site water tank to save costs of rebuild by applicant. Applicant can purchase an additional water tank in future 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.	
Treatment and disposal of effluent		
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; or	Not applicable Council's sewerage system does not exist in this area. Proposed development will feature a compliant wastewater system replacing the system that existed with the former primary dwelling that was washed away/damaged during ex TC Jasper. See Attachment 6 Council Approved Wastewater Permit.
	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> .	



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. 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. 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 PO5 Proposed dwelling will feature a compliant stormwater drainage design and 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 Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i> .	
	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		
Poselopment 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. AO6.2 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. 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
	 (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments. 	
	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.	
	AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	
	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.	
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 PO7 Council's sewerage system does not exist in this area. Proposed development will feature a compliant wastewater system replacing the system that existed with the former primary dwelling that was washed away/damaged during



Performan	ce outcomes	Acceptable outcomes	Applicant response
(ii) (iii) (iv)	avoid adverse impact on ecosystem health or waterway health; maintain ecological processes, riparian vegetation and waterway integrity; offset impacts on high ecological value waters.	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.	ex TC Jasper. See Attachment 6 Council Approved Wastewater Permit.
		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 PO7 Council's sewerage system does not exist in this area. Proposed development will feature a compliant wastewater system replacing the system that existed with the former primary dwelling that was washed away/damaged during ex TC Jasper. See Attachment 6 Council Approved Wastewater Permit.



Performance outcomes	Acceptable outcomes	Applicant response
	(b) manages wastewater so that:	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	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	Complies with AO8.1 Proposed dwelling will include a re-connection to an existing mains power connection.
	Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	



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. 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 may connect the proposed dwelling to a telecommunication service if available in the area. Written confirmation from Telstra confirms damage to telecommunications infrastructure in the area with no plans to replace.
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 may connect the proposed dwelling to a telecommunication service if available in the area. Written confirmation from Telstra confirms damage to telecommunications infrastructure in the area with no plans to replace.
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 development is for building works only and not applicable to this code.



Performance outcomes	Acceptable outcomes	Applicant response
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	
	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.	
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 development is for building works only and not applicable to this code and 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; or	Not applicable Proposed development is for building works only and not applicable to this code and does not involve alterations and repairs to public utility services.
	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.	Complies with PO16 Safety plans will be used regarding construction of the new dwelling in relation to any nearby powerlines.
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 p	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)	 (a) Design life and design storm for temporary drainage works: (i) Disturbed open area for <12 months – 1 in 2 year ARI event; (ii) Disturbed open area for 12-24 months – 1 in 5 year ARI event; (iii) Disturbed open area for >24 months – 1 in 10 year ARI event. (b) Design capacity excludes minimum 150mm freeboard. (c) Temporary culvert crossing – minimum of 1 in 1-year ARI hydraulic capacity.
Erosion control (Erosion control measures)	 (a) Minimise exposure of disturbed soils at any time. (b) Divert water run-off from undisturbed areas around disturbed areas. (c) Determine erosion risk rating using local rainfall erosivity, rainfall depth, soil loss rate or other acceptable methods. (d) Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control measures (sediment control measures, design storm for sediment control basins, Sediment basin dewatering)	 (a) Determine appropriate sediment control measures using: (i) potential soil loss rate; or (ii) monthly erosivity; or (iii) average monthly rainfall. (b) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: (c) design storm for sediment basin sizing is 80th% five-day event or similar. (d) Site discharge during sediment basin dewatering: TSS < 50mg/L TSS; Turbidity not > 10% receiving water's turbidity; pH 6.5-8.5.
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.



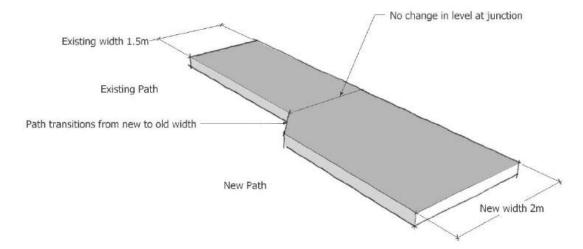
Issue	Design objectives
(Changes to the natural hydraulics and hydrology)	

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

Design objectives				Application
Minimum reductions	in mean annual load fro	om unmitigated dev	elopment (%)	
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.
	ement AEP event discharge with a 100% AEP event discha		rway to the pre-	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.	 AO1 The secondary dwelling: (a) has a total gross floor area of not more than 80m², excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house. 	Not applicable Proposed development is not for a secondary dwelling but to re-establish one single primary dwelling on the lot which was washed away during ex TC Jasper.
PO2 Resident's vehicles are accommodated on- site.	 AO2 Development provides a minimum number of on-site car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site. 	Complies with AO2 Proposed development will provide 2 residential parking spaces.
 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.

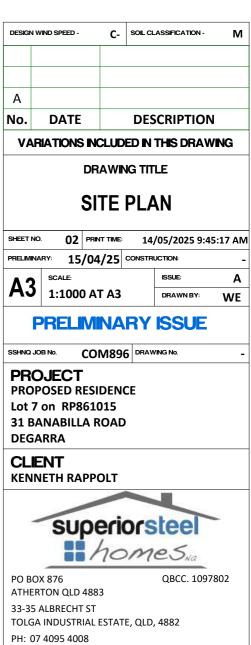
Attachment 5

Site Plan & Neighbouring Landowner's Consent

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







EMAIL: info@sshnq.com.au

WEB: www.superiorsteelhomesnq.com.au

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Individual owner's consent for making a development application under the *Planning Act 2016*

I,	LEIGH RATTRAY
as owner of the premises identified as follow	/s:
	63 BANABILLA RD, DEGARRA QLD 4895, LOT 3 RP861015
consent to the making of a development appli	cation under the Planning Act 2016 by:

on the premises described above for:

PERMISSION FOR KENNETH RAPPOLT TO USE MY DRIVEWAY FROM HIS PROPOSED DWELLING LOCATION THROUGH TO BANABILLA ROAD FOR THE PURPOSES OF PROVIDING HIS NEW CLASS 1A BUILDING WITH CLEAR AND DIRECT PEDESTRIAN AND VEHICLE EVACUATION ROUTES OFF THE SITE AND BY CONSTRUCTION VEHICLES FOR THE CONSTRUCTION OF HIS PROPOSED DWELLING.

KENNETH RAPPOLT, 31 BANABILLA RD, DEGARRA QLD 4895, LOT 7 RP861015 FOR BUILDING WORKS MADE ASSESSABLE AGAINST THE DOUGLAS SHIRE COUNCIL PLANNING SCHEME 2018



ACCESS AGREEMENT

Between:

KENNETH RAPPOLT (Kenneth Rappolt) of 31 Banabilla Road, Degarra Qld

And

LEIGH RATTRAY (Leigh Rattray) of 63 Banabilla Road, Degarra Qld

Background:

Kenneth's property adjoins Leigh Rattray's property.

This Agreement has been prepared by Preston Law Cairns and will be signed by both parties and submitted to Counci.

- The home on Kenneth's property was washed away during ex Tropical Cyclone Jasper.
- Kenneth intends to build a new home on his property.
- ٠ and as an emergency pedestrian and vehicle evacuation route Kenneth needs access through Leigh's property to enable construction of his new home
- ٠ Leigh has agreed to provide the access in accordance with this Agreement.

5 consideration of the sum of \$1.00 paid to Leigh by Kenneth, Leigh hereby agrees to grant

Kenneth vehicular and pedestrian access over Leigh's property to and from Banabilla Road for

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- to enable Kenneth to construct a new home on Kenneth's property; and
- to be used for emergency evacuation purposes.

SIGNED by Leigh Rattray on) June 2025 in the presence of:) Signature of Leigh Rattray	Signature of Leigh Rattray	Signature of Witness)
	IGNED by Leigh Rattray on) une 2025 in the presence of:	IGNED by Leigh Rattray on) une 2025 in the presence of:) Signature of Leigh Rattray)

Attachment 6

Council Approved Wastewater Permit

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



Form 17—Permit for plumbing, drainage and on-site sewerage work

1. Description of land The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. 2. Owner details 2. Owner details The applicant need not be the owner of the land. The applicant need not be the owner of the land. 4. Certification This form certifies that the relevant local government or public-sector entity has made the following decision in relation to the application for a permit as described above. Tick the relevant boxes: Application refused Permit approved Permit approved - with conditions
31 Banabilla Road DEGARRA 4895
land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. Lot and plan: Lot and plane: Lot and plane: Lot and plane: Lot and plane: Acal plan: L
Lot and plan:
On title documents or a rates notice. Shop/tenancy number Storey/level Local government area Douglas Shire Council (if applicable) Owner's name KJ Rappolt Postal address: PMB 1030 COOKTOWN QLD 4895 Email address> owner email < ### Invalid Field Definition ### 3. Applicant details The applicant need not be the owner of the land. Company name in full: Contact person: KJ Rappolt Phone number Mobile: Email address of applicant: kenrappolt1@gmail.com Note: If lodging this application, the applicant is responsible for ensuring the information provided is correct and that they are authorised to manage the application on the owner's behalf. 4. Certification This form certifies that the relevant local government or public-sector entity has made the following decision in relation to the application for a permit as described above. Tick the relevant boxes: Application refused Permit approved
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Tick the relevant boxes: Application refused Permit approved
Application refused Permit approved
Permit approved
Permit approved - with conditions
i Gillit approved - with conditions
Permit approved - to amend an existing permit
Permit approved – to extend the term of an existing permit □
Permit number 5658/2025
Feitilit fluifiber 3038/2023
Date of issue 1 May 2025
Date of expiry 1st May, 2027
Issued by Paul Wrobel
Plumbing Inspector Douglas Shire Council
E Attackments
Local government or public Conditions of permit
sector entity may attach additional documentation to this Approved plans and specifications
form. Details of any alternative/performance solution
Information notice
Provide further comments (if applicable):
Trovido fatitioi confinicito (ii applicable).

Phone: Fax: Email:

07 4098 2902 enquiries@douglas.qld.gov.au

07 4099 9444

Web: Postal: Office: www.douglas.qld.gov.au PO Box 723 Mossman Qld 4873 64-66 Front St Mossman



Information Notice

Permit with Conditions

Plumbing and Drainage Regulation 2019 s.50

Re: 31 Banabilla Road DEGARRA 4895

Permit No:

Decision

On 1 May 2025, Douglas Shire Council considered the above application and decided to issue a permit subject to the following conditions:

1. Wastewater system must be installed as per design submitted by Earthtest.

Reason for the Decision

The reasons for imposing the conditions are that:

1. QPWC and site and soil conditions.

Appeals against Local Government's Decisions

If you are dissatisfied with the decision of the Local Government to impose the above conditions on the permit, you are entitled to appeal to Development Tribunals (the Tribunals) in accordance with section 229 of the *Planning Act 2016*.

An appeal against this notice must be lodged within 20 business days after the day the notice is given. If your appeal is not lodged within this timeframe, no further action can be taken by the Tribunals in relation to Local Government's decision.

You can lodge an Appeal Notice by submitting a Form 10 – Application for appeal/declaration and providing the prescribed fee to the Registrar of the Tribunals as follows:

Post to:

Department of Housing and Public Works The Registrar, Development Tribunals Building Legislation and Policy PO Box 15009 City East QLD 4002 Australia

Or email to: registrar@qld.gov.au

For further information about the Tribunal, including the Appeal Notice (Form 10) and the schedule of fees, visit the Department's website at www.hpw.qld.gov.au or contact the Registrar on 1800 804 833.

Enquiries about this notice or to make an inspection appointment, please contact Douglas Shire Council's Plumbing Inspector, Paul Wrobel on plumbing@douglas.qld.gov.au or 0417 704 540.

DATED: 1 May 2025

Neil Beck

A/Manager Environment and Planning



As Constructed Sewer Plan

PROPERTY DETAILS

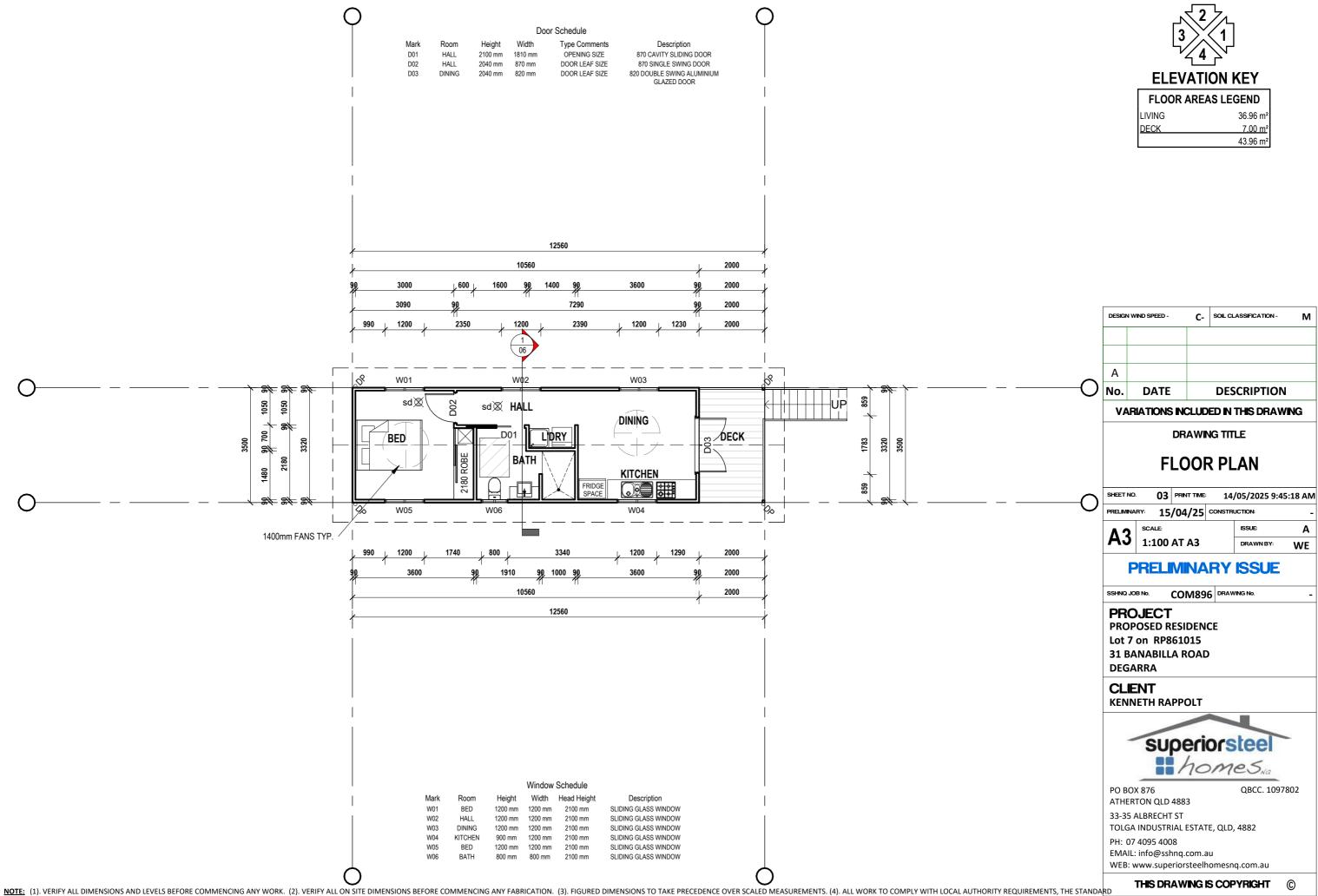
Property Title:	LOT: 7 RP: 861015	Parcel No.	4551			
Property No:	4044	Assessment No:	868406			
Property Address:	31 Banabilla Road DEGARRA 4895					
Application No:	2025 / 5658	Responsible Person:	To Be Advised			
Plumbing Inspector:	Paul Wrobel	Connection Date:				

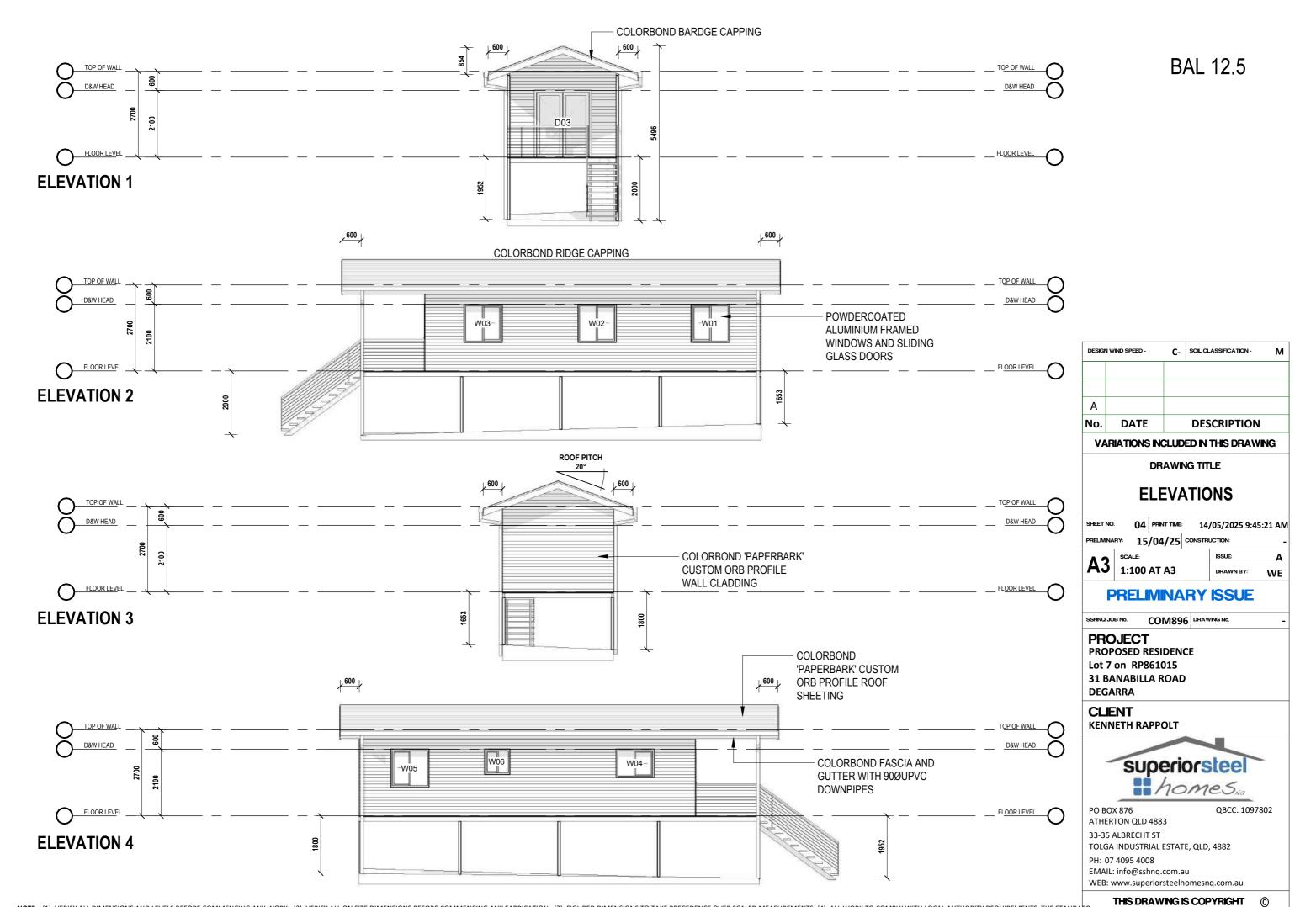
Attachment 7

Proposed Dwelling Layout, Profile and Pre-Approved Colorbond range

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







Classic finish





COLORBOND® STEEL CORE COLOURS

With 22 pale, mid and deep toned COLORBOND's steel care colours, and six colours also available in a premium Matt finish, you can enjoy the process of discovering the perfect colour scheme and design palette for your dream home.

Select from these colours for your roofing, walling, fascies, gutters, downoipes and parage doors.

For further colour inspiration visit COLORBOND.COM

Lagarid

- SA = (Solar Absorptionics) is a measure of how much of the sun's hold that A measured absorbs. Cheeting a colour with a lower SA is a cooler contain and may help you must building regulations such as NDC or BASK. These are normally values lested on now product and mainlying in absorptions with ASTHIS 2005-96.
- Available in COLORSOND* Utola steet for easter and industrial environment. Other colours in the Calculations may be available on request.

STANDARD WINDOW/DOOR

FRAME COLOURS

White Pearl Gloss

GA078A

ultra-silver gloss GY070A

woodland Grey Matt GL205A

MONUMENT MATE GI22GA





Black Custom Matt Low Mar

GN279A

available from supplier and Colorbond colour choices supported by Douglas **Council Planning**

Attachment 8

Fire Management Strategy

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



BUSHFIRE MITIGATION REPORT
FM 7229
for
K RAPPOLT
at
31 BANABILLA ROAD
DEGARRA

PREPARED BY
ELDON BOTTCHER ARCHITECT PTY LTD
145 VARSITY PARADE
VARSITY LAKES
PH 07 55920082
EMAIL bushfires@eb-a.com.au
17/04/2025





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R.P.D.

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DISCLAIMER

Experienced fire fighters with extensive knowledge of building have prepared this Report. Their practical knowledge of fire fighting has been backed up by academic study.

However, fire is an element of nature. Small natural occurrences can disastrously affect the outcome of the best planning. Human actions similarly can have disastrous results.

Whilst every care has been taken in the formulation of this management report, there can be no guarantee that even the strictest adherence to its recommendations can guarantee safety of life and property.

The authors of this report accept no responsibility for any damage to life or property caused by fire or any other cause to persons using land or structures, which could in any way be construed to be the subject of this report.

The report has been commissioned as the land falls within an area deemed a fire risk by the local authority.

As such, it must be recognized that structures upon this land and those using the structures could be deemed at risk.

Logo by LogoInstant

Very Important Note:

This report is valid for the following periods;

- a) A maximum time of 5 years from date of preparation.
- b) The currency of the legislation referred to in Section 1 Report Brief
- c) Changes to any legislation generally that may impact on the report outcomes.
- d) Changes to vegetation, both on and off site, which may impact on the results of this report.
- e) Any other changes that may impact on the report in any manner.

THE COPYRIGHT ACT AND MORAL RIGHTS ACT PROTECT THIS REPORT.

IRRESPECTIVE OF THIS REPORT APPEARING ON A COUNCIL PD OR OTHER ONLINE SITE, THERE IS NO PERMISSION IMPLIED OR GIVEN TO ANY PARTY TO DOWNLOAD OR TO USE OR COPY THIS REPORT IN WHOLE OR IN PART IN ANY MANNER OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY PREPARED.

ANY SUCH USE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

THIS REPORT RELIES ON THE AS 3959 FOR THE CALCULATION OF CONSTRUCTION LEVELS.

ANY POSSIBLE ERRORS IN THE STANDARD ARE NOT THE RESPONSIBILITY OF THE AUTHOR.

THIS REPORT IS ONLY TO BE USED AND DISTRIBUTED AS A COMPLETE REPORT CONTAINING AS A MINIMUM SECTIONS 1,2,3,4 AND 5 (SECTIONS 5.1 & 5.2)

THIS REPORT IS NOT TO BE AMENDED IN ANY WAY BY ANY PERSONS OTHER THAN THE ORIGINAL AUTHOR.

THIS REPORT IS ONLY TO BE USED FOR PROJECTS IDENTIFIED IN THE REPORT AND REPRESENTED ON THE SITE PLAN ACCOMPANYING THE REPORT.

INTRODUCTION

This Fire Management Report has been written for the benefit of future occupants of this proposed site and developed in accordance with the requirements of:

- The Douglas Shire Council Town Plan,
- o SPP 07/2017.
- o Queensland Planning Act 2016
- "Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest" Natural Hazards, Risk and Resilience-Bushfire" published by QFES and Queensland Government.
- Natural hazards, risk and resilience-Bushfire State Planning Policy-state interest guidance material published by Queensland Government
- o Bushfire Resilient Building Guidance for Queensland Homes published by CSIRO and Queensland Government
- o Integrating Building Work in planning schemes-Guidance for local governments- Queensland Government
- The National Construction Code
- o Queensland Bushfire Plan published by Queensland Government prepared by QFES.
- Australian Standard AS3959.
- International Fire Safety Engineering Guidelines
- Australian Fire Engineering Guidelines

The report has been prepared as supporting documentation for a Material Change of Use (Building) Application.

1.1. Address:

31 Banabilla Road Degarra.

1.2. Local Authority

Douglas Shire Council

1.3. R.P.D.

Lot 7 on RP861015

1.4. Site area

7361m²

1.5. Responsible Fire Authority

Rural Fire Service Queensland via the rural fire brigade for rural fires and QFD for Structural fires.

1.6. Potential Bushfire Hazard Rating.

The draft risk rating maps prepared for the State Government show the ratings on this property as Medium It must be noted that State Government has revised the mapping and there may be changes to previously mapped areas.

1.7. Land tenure.

Freehold

1.8. Adjoining owners are:

Freehold

1.9. Current Land Use:

Residential

1.10. Fire danger Index.

FDI 20 taken from mapping prepared by CSIRO which indicates a very narrow band of 0-20 along the coast. This figure has been used as we believe that it more realistically represents the region.

FFDI 40 (nominated by AS 3959 as advised by Queensland Government Dept. of Housing and Public Works)

1.11. Topography

Plain interrupted by river embankments

1.12. Predominant Wind Direction

The predominate wind direction is from the South East. In times of severe fire weather, the wind direction will be from the North West. The Topography will create microclimates, which will cause swirling, which will modify the apparent wind direction according to primary direction and velocity.

1.13. Slope

2⁰

1.14. Aspect

West

1.15. Fuel Type

Predominate vegetation.

i reactimate v	ogotati	OIII		
REGIONAL	VHC	VHC DESCRIPTION	SURFACE	TOTAL
ECOSYSTEM			FUEL LOAD	FUEL LOAD
7.3.45b	9.2	Moist to dry eucalypt woodland on coastal lowlands	11.2	17.2
		and range		

Note . Fuel loads are based on those for South East Queensland. It is expected that those for the relevant Regional Ecosystem in FNQ will be substantially less.

1.16. Threat Vegetation Location

Subject and adjoining sies

1.17. Fire History

There is no evidence of a recent fire event.

1.18. Location of Access Tracks

The site is served by an unsealed access track from a n un sealed road system.

1.19. Location of Fire Breaks

There are no formal firebreaks.

1.20. Location of existing firefighting Infrastructure

There is no formal firefighting infrastructure.

1.21. Historical and Cultural Sites

There is no evidence of Historical and Cultural sites on the property.

1.22. Koala Habitat

The site is not located in a Koala Habitat Area

SITE AND HAZARD ASSESSMENT

2.1. **Discussion with Responsible Fire Authority**

The fires management report has not been discussed with the First Officer of the Rural Fire Brigade, due to a Commissioners Directive in relation to advice provided by Rural Fire Brigade members.

2.2. **Vegetation Types**

The vegetation type predominate to this site are as scheduled in section 1.15.

2.3. Potential Bushfire Hazard Rating.

Desktop study and assessment against the State Planning Policy Mapping Methodology generally confirms the intent of both Local Government and State Mapping in that the area is in a Potential Bushfire Hazard Area, and the relevant aspects required for Town Planning and Building are to be addressed

Building Construction 2.4.

All buildings situated within the site are in a Designated Risk Area. There is a requirement that certain Buildings within this area be constructed in accordance with the National Construction Code/Building Code of Australia, which refers to either the Australian Standard for Construction in Bushfire Prone Areas (AS 3959) or NASH Standard-Steel Framed Construction in Bushfire Areas as Deemed to Satisfy Solutions.

The levels determined effect the types and usage of materials in relation to the type of Bushfire Attack, which may occur as assessed under the Standard. The Level of Bushfire Attack is assessed taking the vegetation types, slope, and distance from vegetation into account. The most common elements affected are Windows and flyscreening, with some restrictions on cladding and timber types. A comprehensive breakdown is available in either the National Construction Code, the Australian Standard for Construction in Bushfire Prone Areas or NASH Standard-Steel Framed Construction in Bushfire Areas.

Extracts of these documents are not provided due to copyright reasons. Full details can be obtained from your building designer or certifier.

Note that the Building Code of Australia only requires Classes 1,2 and 3 buildings, certain Class 9 buildings and Class 10a building associated with those buildings to comply with the bushfire provisions of the NCC /BCA.

Building Class requirements AS 3959

2.4.1.	FDI	40
2.4.2.	Vegetation Classification	Site Specific Fuel Load
2.4.3.	Land slope	Downslope
		2 degrees

Distance of building from Predominate vegetation	Primary Bushfire Attack Level
class (m)	
(Vegetation Management Zone)	
10.7	BAL-12.5

Note:

The levels shown above have been produced using Method 2 as outlined in the AS 3959. Printouts of these calculations are included as Appendix 5.3.1. Site specific fuel loads provided by the State Government are utilised as a Performance Solution to provide more accurate site-specific loads than those provided in AS 3959.

The Vegetation management zone is described as all areas managed to a Low Threat condition encompassed by the distance between the building and threat vegetation from which construction levels are taken.

The distances shown above are horizontal distances, not measured along the slope.

ALL ELEVATIONS ARE TO BE THE SAME CONSTRUCTION LEVEL.

Construction Levels are shown as part of a comprehensive Bushfire Management Plan.

They are provided for the end user of the land and its eventual occupants.

THEY ARE NOT PROVIDED FOR ASSESSMENT BY THE LOCAL AUTHORITY, IN ACCORDANCE WITH THE PLANNING ACT 2016, THE STATE PLANNING POLICY, AND THE BUILDING ACT 1975.

The Planning Act 2016 Section 8 What are Planning Instruments (5) and (6) state;

- (5) A local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted under the Building Act.
- (6) To the extent a local planning instrument does not comply with subsection (5), the local planning instrument has no effect.

The Building Act 1975, Section 31 states;

- "(4) A local law, local planning instrument or local government resolution must not include provisions about building work, to the extent the building work is regulated under a code under subsection (3).
- (5) To the extent a local law, local planning instrument or local government resolution does not comply with subsection (4), the local law; local planning instrument or local government resolution is of no effect.
- (6) Subsections (3) to (5) are subject to sections 32 and 33."

Building Work in planning schemes-Guidance for local governments

The above references are further supported by "Integrating Building Work in planning schemes-Guidance for local governments"- Queensland Government Section 3.9 Bushfire Prone Areas, with particular reference to Section 3.9.1 Planning scheme cannot include.

Building works applications for specifies classes of buildings in a "designated bushfire prone area" are required to meet the mandatory bushfire provisions in the BCA and AS 3959-2018: Construction of buildings in Bushfire prone areas.

For building works the scheme is limited to designating the bushfire prone area, it is not the role of the scheme to include additional benchmarks for building work to mitigate bushfire hazard, such as the design of the building or setbacks/clearance requirement from vegetation.

The planning scheme provisions consequently need no and should not deal with the construction or built form of Class 1-3 buildings and class 10 structures in bushfire prone areas, such as the Bushfire attack levels (BAL) defined by AS3959-2018.

We refer also to Section 3.9.2 which states; (However the planning scheme should not include information about the construction of hardstand areas, the size of water tanks, or tank fittings, for example, as these are not matters that are assessed at planning development application stage)

We refer also to Section 3.9.2 which states; (However the planning scheme should not include information about the construction of hardstand areas, the size of water tanks, or tank fittings, for example, as these are not matters that are assessed at planning development application stage)

The National Construction Code- Volume 1 Building Code of Australia, Part G5 Construction in Bushfire Prone Areas, Performance Requirements G5P1 Bushire Resistance cites performance Requirements for

- (a) a Class 2 or 3 Building; and
- (b) a Class 9a health-care building: and
- (c) a Class 9b
 - i) early childhood centre; and
 - ii) primary or secondary school; and
- (d) a Class 9c residential care building: and
- (e) a Class 10a building or deck immediately adjacent or connected to a building of a type listed in (a) to (d). Section G5P2 addresses "Additional bushfire requirements for certain Class 9 buildings" and applies to Class 9a, 9b and 9c buildings.

G5D1 Deemed-to-Satisfy Provisions

(1) Where a Deemed-to Satisfy Solution is proposed, Performance Requirement s G5P1⁵ and subject to G5D2⁶, GfP2⁷, are satisfied by complying with G5D3⁸ and G5D4⁹

G5D3 Protection -residential buildings

In a designated bushfire prone area, the following must comply with AS 3959:

- (a) A Class 2 or 3 building
- (b) A class 10a building or deck immediately adjacent or connected to as Class 2 or 3 building.

G5D4 Protection - certain Class 9 Buildings

- (1) In a designated bushfire prone area, the following must comply with Specification 43²⁵
- a) A Class 9a health -care building
- b) A class 9b
 - i) Early childhood centre; or
 - ii) Primary or secondary school
- A Class 9c residential care building
- (2) In a designated bushfire prone area, a Class 10a building immediately adjacent or connected to a building of a type listed in (1) must comply with S43C2²⁶ and S43c13²⁷

The National Construction Code- Volume 2 Building Code of Australia, Performance Requirements H7P5 Buildings in bushfire prone areas:-

A Class 1 building or a Class 10a building or deck associated with a Class 1 building that is constructed in a designated bushfire prone area must be designed and constructed to-

- a) Reduce the risk of ignition from a *design bushfire* with an annual probability of exceedance not more that 1:50 years; and
- b) Take account of the assessed duration and intensity of the fire actions of the design bushfire; and
- c) Be designed to prevent internal ignition of the building and its contents; and
- d) Maintain the structural integrity of the building for the duration of the design bushfire.

H7D4 Construction in bushfire prone areas

- (1) The requirements of (2) only apply in a designated bushfire prone area.
- (2) Performance requirement H7P5 is satisfied for a Class 1 building , or a Class 10a building or deck associated with a Class 1 building, if it is constructed in accordance with
 - a) AS 3959; or
 - b) NASH Standard-Steel Framed Construction in Bushfire Areas.

Qld Variation to H7D4 Construction in Bushfire prone areas

(3) The requirements of (2) do not apply when, in accordance with AS 3959, the classified vegetation is group F rainforest (excluding wet sclerophyll forest types) , mangrove community=ties or grass lands under 300mm high.

Therefore, it is clear that compliance with any Construction Level of AS 3959 satisfies the Performance Requirements of Building Code of Australia, and all construction levels therefore are to be considered as mitigating risk in an equal manner.

2.5. Ecological Requirements

There are no specific ecological requirements in relation to bushfire management.

Note:

The Category of Bushfire Attack referred to in the Australian Standard is different to the Hazard/Risk area referred to above.

Extensive modification of the existing vegetation types including that on adjoining sites could result in a change of Category of Bushfire Attack and therefore variation in the Level of construction required.

It is the responsibility of the owner of each individual site to ensure that plantings after their occupation of the site do not reduce the safety of their buildings in a manner, which could require a higher level of Construction than that originally utilised.

17/04/25

3. RISK MANAGEMENT PLAN

3.1. Agencies / Persons Responsible

The responsible Fire Authority is the Rural Fire Service Queensland through the Rural Fire Brigade being responsible for Bush Fires and the Queensland Fire Department being responsible for Structural Fires It is the responsibility of the Owners of the properties to ensure that the relevant measures required by this Management Report are in place prior to inspection by the Council and the Building Certifier and to ensure that those measures are in place prior to the occupation of any buildings, which are the subject of this report. It is the responsibility of Council and Building Certifiers to ensure that relevant measures within their responsibility are in place prior to the issuance of any certification.

3.2. Bushfire Safety Objective

The objective of this report is to minimise potential risk to life and property by protecting the buildings from the effects of bushfire.

3.3. Aims

The aims to achieve this objective are to mitigate the effect of the bushfire attack mechanisms of: -

- 3.3.1. Radiant Heat
- 3.3.2. Direct Flame Contact
- 3.3.3. Wind
- 3.3.4. Ember Attack
- 3.3.5. Smoke

3.4. Functional Requirements

The functional requirements to achieve this objective are: -

- 3.4.1. The provision of safe conditions for fire fighters
- 3.4.2. The provision of safe conditions for residents
- 3.4.3. Ensure adequate and safe access to and from the property.
- 3.4.4. Ensure adequate and safe water supply to the property and the establishment of firefighting water reserves.
- 3.4.5. Provide a system of fire breaks and trails to protect the building component.
- 3.4.6. Remove vegetation that is considered dangerous and a hazard in Fire Conditions
- 3.4.7. To ascertain the required standard of construction of the buildings in accordance with the requirements of the National Construction Code and the Australian Standard for Construction in Bushfire Prone Areas or the provision of a satisfactory alternative solution
- 3.4.8. Facilitate the return to "normalcy "

3.5. Proposed Fire Fighting Infrastructure

- 3.5.1. The proposed buildings are to always have a minimum dedicated firefighting water reserve of 10,000l.
- 3.5.2. This reserve can be in the form of a Tank and must be in place at the time of completion of the new Building.
- 3.5.3. Pools and dams are not suitable for firefighting due to potential water quality, chemistry issues, and reliability of supply.
- 3.5.4. The tank, or hydrant supplied from the tank, must be located a minimum of 9m from the nearest building, have flat standing area immediately adjacent, and be no further than 20m from the building and be located between the building and the road.
- 3.5.5. The tank storage can comprise part of a larger tank providing the normal outlet is positioned to reserve 10,000l in the bottom for firefighting purposes only. Provide a 50mm male cam lock fitting outlet with isolating valve for fire brigade purposes only.
- 3.5.6. The tank is to be of non -combustible materials.
- 3.5.7. The capacity noted is a minimum required by Douglas Shire Council. In the event of a bush or structural fire this capacity will probably prove to be inadequate. It is highly recommended that a substantially greater amount be dedicated for firefighting purposes.

3.6. Construct a Fire Trail/Emergency Access track.

- 3.6.1. A new pedestrian fire trail is to be established around the building envelopes. This trail is to comply fully with the standards as set out in this Report.
- 3.6.2. All Building Envelopes are to have a 6m wide defendable space, generally complying with the requirements (except for width) of the vehicular fire trail requirements to the whole perimeter. This space is not to be obstructed by structures or landscaping.
- 3.6.3. The road access and all boundary crossings through fences to these trails can be either a gate or a fence cutting point consisting of strainer posts 3.6m apart with fencing wire between
- 3.6.4. The location shown is indicative only and can be modified to suit terrain and vegetation.
- 3.6.5. NO WORKS CAN BE CARRIED OUT ON ADJOINING PROPERTIES UNLESS FORMAL APPROVAL IN PERPETUITY IS PROVIDED AND ATTACHED TO THE LAND TITLE

3.7. Minimum Pedestrian Fire Trail Standards

The Fire/Maintenance trail has: -

- 3.7.1. A minimum width of 4m cleared of midstorey vegetation.
- 3.7.2. A minimum trafficable width of 1.5m
- 3.7.3. A maximum gradient of 25% (or stairs complying with BCA exits stair requirements) with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance.

3.8. Vegetation management

- 3.8.1. Any grass and existing mid storey vegetation within the Vegetation Management Zone shall be always kept to a maximum of 100mm or be of less flammable or rain forest species.
- 3.8.2. Existing non rainforest trees within this area are to be reduced to give a noncontinuous canopy cover between trees with a total cover of less than 30% of the area.
- 3.8.3. Generally, no trees that are of protected size are required to be removed to comply with the above requirements, subject to the comments below in relation to wind during a bushfire event.
- 3.8.4. The above vegetation management scenario will produce a Low Threat scenario like "maintained public reserves and parklands" as cited in section 2.2.3.2(f) of AS 3959.
- 3.8.5. The width of the vegetation management zone noted above has been used to calculate the required BAL.
- 3.8.6. All other grass within a further 15 m or to the boundary, whichever is lesser shall be always kept to a
- 3.8.7. All dead and damaged timber to be removed from the building envelope and the surrounding areas indicated to be fuel reduced and removed from site.

3.8.8. NO WORKS CAN BE CARRIED OUT ON ADJOINING PROPERTIES UNLESS FORMAL APPROVAL IN PERPETUITY IS PROVIDED AND ATTACHED TO THE LAND TITLE

- 3.8.9. Requirements noted above may be subject to State and Local Authority approval. Those approvals must be obtained prior to implementation of any of these measures.
- 3.8.10. Refer to Sections 14 and 19 of the Planning Act 2016 in relation to Local Authority Approval.
- 3.8.11. The management referred to above is regarded as "Essential Management "(necessary to remove or reduce the imminent risk that the vegetation poses of serious personal injury or damage to infrastructure" under the Sustainable Planning Regulation Schedule 24. It is recommended that the owner register any clearing work with www.dnrm.gld.gov.au, "Vegetation management notification form for self-assessable codes".

Under changes to **Planning Regulation 2017 effective December 13, 2019**, permitted operational work includes the following:

Schedule 6, Part 3, Section 20A - Operational work for necessary firebreaks or fire management lines

Operational work that is clearing native vegetation if-

- (a) the clearing is necessary for—
- (i) establishing or maintaining a necessary firebreak to protect infrastructure, other than a fence, road or vehicular track, and the maximum width of the firebreak is equal to 1.5 times the height of the tallest vegetation next to the infrastructure, or 20m, whichever is the wider; or
- (ii) establishing a necessary fire management line, and the maximum width of the clearing for the fire management line is 10m; and
- (b) the clearing-
 - (i) is on freehold land; or
 - (ii) is on indigenous land; or
 - (iii) is on land leased under the Land Act 1994 for agriculture or grazing purposes; or
- (iv) is on land leased under the Land Act 1994, other than for agriculture or grazing purposes, and is consistent with the purpose of the lease; or
- (v) is on trust land under the Land Act 1994, other than indigenous land, is carried out, or allowed to be carried out, by the trustee and is consistent with achieving the purpose of the trust; or
- (vi) is on unallocated State land and is carried out, or allowed to be carried out, by the chief executive of the department in which the Land Act 1994 is administered; or
- (vii) is on land that is subject to a licence or permit under the Land Act 1994 and is carried out by the licensee or permittee.

As an example, with a height of the tallest vegetation being between 30 - 35m, the width of clearing would be calculated as between 45 - 52.5m.

Under Planning (Spit Master Plan and Other Matters) Amendment Regulation 2019 (Subordinate Legislation 2019 No.243) amends Schedule 6 Part 3 stating that "Development local categorising instrument is prohibited from stating if the above operational work is assessable development".

Under Schedule 7 Part 3 this is placed in context, stating that the above operational work is accepted development.

It must be noted that the distances noted above in relation to 20m, and vegetation height are not related to distances necessary to achieve a BAL but relate more to damage that may occur from a tree falling. In relation to bushfire this could be from wind which is one of the attack mechanisms of bushfire and could be exacerbated by the drying impacts of a bushfire loosening tree roots through drying out of the soil.

This is regarded as "Clearing necessary to remove or reduce the imminent risk the vegetation poses to people or buildings and other structures"

Note. The major fire threat to this building is from ember attack from fire in vegetation outside the control of the owner located on surrounding land. As such, there is little that the owner can do to manage this.

The management is a component of the Construction Level. Therefore, the Building Certifier must ensure that the management has occurred in accordance with this report before issuing final certification.

Recent research (Project Vesta) indicates that tree canopy without mid storey and surface fuels forms an important filter for control of ember attack, which is responsible for more than 90% all bushfire related Building fires.

3.9. Effluent Disposal Areas

Where possible, effluent disposal shall be located on the downhill side of the building envelope and be maintained in a band with a minimum 6m width. Grass in this area should be kept to a maximum of 50mm and any landscaping should be of Less Flammable Vegetation

3.10. Fire Trail and Fire Break Maintenance

- 3.10.1. The existing Driveway and any proposed driveways are to be always kept in a condition suitable for 2wd Heavy Vehicles.
- 3.10.2. The fire trails are to be kept always mowed to a maximum of 50mm and to be kept in a manner to the satisfaction of the Fire Brigade.

3.11. Building Construction

All construction is to be in accordance with National Construction Code/Building Code of Australia, which refers to either the Australian Standard for Construction in Bushfire Prone Areas (AS 3959) or NASH Standard-Steel Framed Construction in Bushfire Areas as Deemed to Satisfy Solutions. and the Level of construction assessed under Section 2.4 "Building Construction."

The plans lodged for Building Certification are to be assessed on this basis by the Building Certifier.

A final stage completion certificate (Form 21) issued by the Building Certifier is to be received prior to occupation of the building.

Buildings are not to be occupied until certification is received.

<u>Buildings are to be maintained in a manner that protects the integrity of the construction and building elements as outlined in this report.</u>

3.12. Street Numbering

Numbering is to be installed in accordance with the current Street Numbering System at time of completion of building.

3.13. Less Flammable Landscaping

Any new landscaping within the vegetation management zone is to be Less Flammable, in accordance with the list enclosed as an Appendix at the rear of this Report, rainforest species, or cultivated gardens, and comply with the requirements of "Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest" Natural Hazards, Risk and Resilience-Bushfire" published by QFES and Queensland Government, and "Natural hazards, risk and resilience-Bushfire-Assessment Benchmark 5" which cite a maximum Fuel Load of 8t/ha for revegetation or rehabilitation within bushfire prone areas.

"Bushfire Resilient Building Guidance for Queensland Homes" published by Qld State Government provides a schedule of species in Appendix E.

https://www.gra.gld.gov.au/bushfireguideline

3.14. Insurance

Failure to comply with this management report may have a detrimental effect upon the Insurance of the subject Buildings.

3.15. Emergency Response Procedures

In the event of Fire Emergency, assistance is to be obtained by dialling 000.

FIRE MANAGEMENT REPORT FM 7229

3.15.1. The owner should read thoroughly the brochures contained and those recommended at the rear of this report. They contain valuable information that could assist in the saving of lives and property in a fire event!

3.16. Community Awareness Strategies

3.16.1. Each subsequent owner is to be provided with a copy of this Fire Management report with an alert placed on either Title or Council Rate searches that the Report is in existence and is to be made available to ensuing owners.

3.17. Administering Staff

It is the responsibility of the owners to ensure compliance with this Report and the Town Plan, and to ensure that each of the new owners is provided with a copy of this report.

It is the responsibility of the Council and the Building Certifier to ensure that the relevant measures required by this management report are in place prior to the final completion stage inspection of any buildings on any sites which are the subject of this report as noted in Clause 3.1 of this report.

It is the responsibility of the ensuing owners of the properties to maintain the properties in the conditions outlined in this report.

4. FIRE MANAGEMENT ACTION SUMMARY AND SCHEDULE

DEVELOPMENT REQUIREMENTS	BUILDING REQUIREMENTS	MAINTENANCE
Provision of fire access trails	Buildings to comply with the National Construction Code/Building Code of	Regular mowing and maintenance of the vegetation management areas as set out in
All dead and damaged timber to be removed from the areas indicated to	Australia."	this report.
be mowed and removed from site.	No occupation until compliance with the relevant Standard and this Management Report	Drive and fire trail access to be kept clear and accessible to satisfaction of the Fire Brigade.
	Emergency Fire Fighting supplies Of 10,000 litres	Building materials are to be maintained in "as new "condition to preserve the integrity of the relevant materials.
	Pedestrian access around Building Site	

5. APPENDICES

- 5.1. Form 15
- 5.2. Site Plans
- 5.3. Profiles
- 5.4. Supporting Information:
 - 5.4.1. Method 2 Calculation printouts
 - 5.4.2. Fuel Load Calculation

Note. These items below are referenced for information purposes only and are not to be construed as being part of the management report.

This information is generic and not provided for approval purposes.

It is only provided for end user knowledge and provided as a separate file to the report body

- 5.4.3. Clearing for Bushfire Management
- 5.4.4. Planning Regulation Fact Sheet December 2019
- 5.4.5. Prepare. Act. Survive
- 5.4.6. Rural property Fire Management Guide 2010
- 5.4.7. Notes for Landholders
- 5.4.8. Bushfire Action Guide
- 5.4.9. Bushfire Safety in Urban Fringe Areas
- 5.4.10. Water + Power -Vital for Fire fighting
- 5.4.11. Less Flammable Vegetation
- 5.4.12. Fire Retardant Native Plants
- 5.4.13. Tree selection for Fire-Prone Areas
- 5.4.14. Bushfire Resilient Building Guidance for Queensland Homes Appendix E
- 5.4.15. First Draft (specifying timber in bush fire zones)
- 5.4.16. External water spray system
- 5.4.17. Fire Retardant Coating Solutions
- 5.4.18. Archicentre Bushfire Design Guide
- 5.4.19. Section 3.8 Sign Types Fire Trail Signage of the GCCC Natural Areas Management Unit Signage (Page 16)
- 5.4.20. Trail Number and Key Point signage
- 5.4.21. Bushfire Hydrant detail
- 5.4.22. Tank detail
- 5.4.23. Recycled Water for Firefighting
- 5.4.24. Sample Easement Document
- 5.4.25. Bushfire Windows and Shutters
- 5.4.26. A guide to retrofit your home for better protection from a bushfire.
- 5.4.27. FireFly BAL-FZ System
- 5.4.28. Bushfire Planning and Design Certification Scheme Update
- 5.4.29. Eaves Water System
- 5.4.30. Aussi Ember Guard
- 5.4.31. The Australian "False Alarm: the great rainforest fire that wasn't".
- 5.4.32. Hijacking Australian 2019 Bushfire Tragedies to Fearmonger Climate Change
- 5.4.33. Bushfires have been in Australia for over 60 million years.

We also recommend that the landholder obtains and reads the following;

5.4.34. Bushfire Hazard Planning in Queensland

5.4.35. Protecting your home against Bushfire

Both available from the Dept. of Local Government and Planning, and

5.4.36. Fire in Bushland Conservation

Available from Queensland Heritage Trust.

.....

5.4.37. Bushfire Resilient Building Guidance for Queensland Homes

https://www.gra.qld.gov.au/bushfireguideline

Signed

E J Bottcher

Eldon Bottcher

Grad. Dip. DBPA (UWS) Dip. Arch. (QIT), Cert. R.F.M. (USQ), F.R.A.I.A., M.A.I.E.S. AlFireE

Architect

BPAD-L3 Practitioner



Guidelines

APPENDIX 5.1 FORM 15

Form 15

Compliance certificate for building design or specification



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

Street address (include no., street, suburb/locality, and postcode)

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

31 Banabilla Road Degarra

1. Property description

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

E.g., in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

The description must identify all land the subject of the application.

The lot and plan details (e.g., SP/RP) are shown on title documents or rates notice.

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

2. Description of aspect/s certified

Clearly describe the extent of work covered by this certificate, e.g., all structural aspects of the steel roof beam. Work as required for bushfire mitigation purposes as set out in the Bushfire Management Report FM 7229 prepared by Eldon Bottcher Architect Pty Ltd including assessment of Construction Levels assessed under AS 3959 and nominated in Section 2.4 of the report as BAL xxx

Compliance with the Bushfire Management Report FM 7229 prepared by Eldon

No certification of components covered by The Building Act 1975, The

3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules.

standards, codes of practice and other publications were relied upon.

4. Reference documentation

Clearly identify any relevant documentation, e.g., numbered structural engineering plans. Douglas Shire Council Town Plan Bushfire Management Constraint code.

Bushfire Mitigation Report FM 7229

building Code of Australia or AS 3959.

Bottcher Architect Pty Ltd

State QLD Postcode

Lot and plan details (attach list if necessary)
Lot 7 on RP861015

Local government area the land is situated in.

Douglas Shire Council

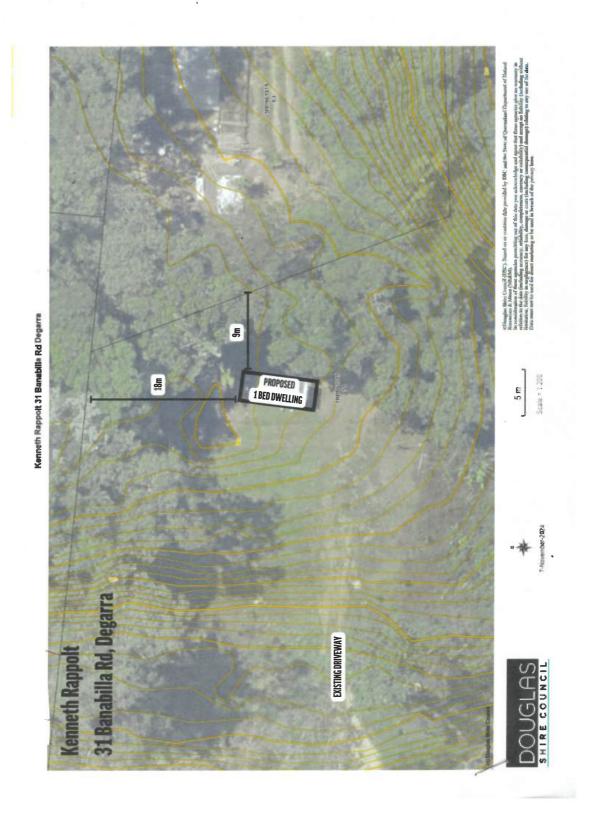
ELDON BOTTCHER ARCHITECT PTY LTD

5. Building certifier reference number and building development application	Building certifier reference number					
number	Building development application numb Not Available	er (if available)				
6. Appointed Competent person details. Under Part 6 of the Building Regulation a	Name <i>(in full)</i> Eldon John Bottcher					
person must be assessed as a competent for the type of work (design - specification) by the relevant building	Company name (if applicable) Eldon Bottcher Architect Pty Ltd	Contact person Eldon Bottcher				
certifier.	Business phone number 07 55920082	Mobile number 0412434134				
	Email address. bushfires@eb-a.com.au					
	Postal address P.O. Box 3606					
	Robina Town Centre	Postcode 4230				
	Licence Class or registration type (if app	licable)				
	Licence or registration number (if applicate	h/a)				
	Reg Architect Qld 1325					
	FPA Australia BPAD Level 3 practitione	or 16035				
7 0'	·					
7. Signature of appointed competent person						
This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.	E J Bottcher	17 April 25				

LOCAL GOVERNMENT USE ONLY

Date received	Reference Number/s	
---------------	--------------------	--

APPENDIX 5.2 SITE PLANS



APPENDIX 5.3 PROFILES

ELDON BOTTCHER

EDUCATION AND QUALIFICATIONS

Graduate Diploma in Design in Bushfire Prone Areas University of Western Sydney

Diploma in Architecture Queensland Institute of Technology

Certificate of Rural Fire Management

University of Southern Queensland Registered Architect

Queensland

A+ Architect Australian Institute of Architects

FPA Australia Certified Practitioner (BPAD-Level 3-

16935)
Bushfire Planning and Design (BPAD-LEVEL 3), Alternate Solutions & DTS

PROFESSIONAL MEMBERSHIPS

Australian Institute of Architects Member

Australian Institute of Emergency Services

Australian Institute of Engineers Society of Fire Safety

Member
Queensland Environmental Law Association.

Member Board of Experts Bushfire Building Council of Australia Associate Member

Institution of Fire Engineers

Corporate Member

Fire Protection Association of Australia

PROFESSIONAL EXPERIENCE

Eldon Bottcher Architect Pty Ltd since 1978

Bushfire Assessment and Planning Consultant since 1998 with Involvement in more than 7,000 Bushfire Mitigation Projects ranging from single dwellings to major subdivisions, burn plans and general mitigation advice.

Group Officer

Albert Rural Fire Brigades Group Queensland Fire and Rescue Service

Group Officer

Gold Coast Rural Fire Brigades Group Queensland Fire and Rescue Service

Group Officer

South East Regional Support Group Queensland Fire and Rescue Service

Planning Officer
Gold Coast Rural Fire Brigades Group
Queensland Fire and Rescue Service

Life Member Guanaba Rural Fire Brigade

Member

Clagiraba Rural Fire Brigade

Member Practice Committee AIA Qld Chapter AIA QId Chapter advisor to AIA National to NCC AIA delegate to Building Industry and Re Consultation Panel on Bushfire Hazard advising **Queensland State Bushfire Committee**

BBCA representation to Austr Committee FP20 (AS 3959 & AS 5414) Australian Standards

Research Consultant to Queensland University of Technology Scenic Rim Black Saturday Recovery Project

FPAA State Committee Member (Bushfire)

OTHER BUSHFIRE RELATED COURSES AND TRAINING I.C.S./AllMS (40 hr. course) in Incident Command Systems

Certificate 4 (Workplace Training and Assessment)

RFSQ Level 1 RFSQ Level 2 (Officer)

RFSQ Fire Management 1
RFSQ Crew Leader
Certificate II in Public Safety (Firefighting Operations)

QELA Expert Witness Workshop 2020

BUSHFIRE RELATED AWARDS

Planning Institute of Australia National Planning Award State Planning Award Gold Coast Bushfire Management Strategy

(Co-Initiator and Member of Preparation Committee)

Australian Government

National Medal

Long and Distinguished Service to Fire fighting

Queensland Fire and Rescue Service Diligent and Ethical Service Medal + Clasp

Service to Fire fighting

Queensland Government

Australia Day Medallion Services to Rural Fire Fighting Queensland Government

Year of the Volunteer Medallion

Services to Fire fighting

UDIA

Best Consultancy Team Award in 2007.

Bushfire management Reports

Bushfire Safety Engineering

Bushfire Planning and Design

Bushfire Hazard Assessment

Performance Solutions

Expert Witnessing (See Planning and Environment Court of Queensland Determination

File No. BD 624 of 2005 sections 28 to 35)

Continuing Professional Development Lectures

Tertiary Education Lectures and Tutorials

Town Planning Bushfire Codes for Local Authorities

Bushfire Burn Planning

General consultancy relating to all aspects of Bushfire

3/02/25

APPENDIX 5.4 SUPPORTING INFORMATION

(NOTE: SOME OF THIS INFORMATION IS GENERIC AND NOT PROVIDED FOR APPROVAL PURPOSES. IT IS ONLY PROVIDED FOR END USER KNOWLEDGE)

BPAD	ELDON BOT	TCHER ARCHI	TECT PTY LT	D	
Bushfire PLanning & Design	145 VARSITY PAR	RADE	PH 0755920082		
Accredited Practitioner Level 3	VARSITY LAKES		E architects@eb-	a.com.au	
	QLD. 4327				
70g / JL					
Member Australian Justifishe of	THIS ASSESSME	ENT USES AS 3959	METHOD 2		
Architects	THIO ADOLOGINE	INT COLO AD COO	METHOD 2		
PROJECT		PROPOSED RES	IDENCE		
077 1000		OL DANIABILLA D			
SITE ADDRESS	-	31 BANABILLA F	DAD		
		DEGANNA			
		DOWNSLOPE			
		VEGETATION TO	WEST		
INPUTS					
FD1					-
FDI				20	
VEGETATION TYPE	+	SEE TABLE	Site S	pecific Fuel Loads	
			Onto C		
TOTAL FUEL LOAD				17.2	tonnes/ha
SLOPE UNDER VEGETATION				2	degrees
SLOPE BETWEEN VEGETATION	AND BUILDING			2	degrees
OLOT E DET WELLIN VEGETATION	AND DOILDING	2			ucyices
FLAME WIDTH				100	m
ELEVATION OF RECEIVER	-			2.3	m
DISTANCE BETWEEN VEGETAT	ION AND BUILDIN	G		10.7	m
D.O. MICE DE MEEN FEGETAL		Ī		10.7	1116
			İ		
RESULTS					
DADIANT LICAT	-			40.00	la/m²
RADIANT HEAT				12.39	kw/m²
FLAME LENGTH				4.11	m
RATE OF SPREAD				0.31	km/hr
ATMOSPHERIC TRANSMISSIVITY	Ý.			86%	-
PEAK ELEVATION OF RECEIVER				2.3	m
TENTELL VALIDITOR OF THEOLIVERS				2.0	int:
FLAME ANGLE				81	degrees
CONSTRUCTION LEVEL REQUI	RED			BAL - 12.5	BAL
	-				









State-wide Bushfire Prone Area Mapping

Vegetation Hazard Class Descriptions and Fuel Characteristics – Jan 2017

		Potential Fuel Load (t/ha)			Pro Typ	0.00		uel nuity²			
Vegeta	tion Hazard Class	Surface	Near Surface	Elevated	Bark	Total (Remnant)	Total (<u>Non-</u> Remnant)	Remnant	Non-Remnant	Remnant	Non- Remnant
1.1	Complex mesophyll to notophyll vine forests	2.6	0.0	0.0	0.0	2.6	12.0	3	1	2	1
2.1	Complex to simple, semi-deciduous mesophyll to notophyll vine forest	3.5	0.0	0.0	0.0	3.5	12.0	3	1	2	1
3.1	Notophyll vine forest	4.5	0.0	0.0	0.0	4.5	12.0	3	1	2	1
3.3	Notophyll vine thicket	4.4	0.0	0.0	0.0	4.4	12.0	3	1	2	1
4.1	Notophyll and notophyll palm or vine forest	4.5	0.0	0.0	0.0	4.5	12.0	3	1	2	1
5.1	Notophyll to microphyll vine forests	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
5.2	Notophyll to microphyll vine forest with sparse overstorey	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
5.5	Sedgeland within Notophyll to microphyll vine forests	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
6.1	Montane Notophyll vine forest and microphyll fern forest	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
6.3	Montane Notophyll vine thicket and microphyll fern thicket	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
7.1	Semi-evergreen to deciduous microphyll vine forest	6.0	0.0	0.0	0.0	6.0	12.0	3	1	2	1
7.2	Sparse semi-evergreen to deciduous microphyll vine forest	6.0	0.0	0.0	0.0	6.0	12.0	3	1	2	1
8.1	Wet eucalypt tall open forest	28.0	3.0	2.0	2.0	35.0	35.0	1	1	1	1
8.2	Wet eucalypt tall woodland	18.0	3.1	1.7	1.0	23.8	23.8	1	1	1	1
9.1	Moist to dry eucalypt open forests on coastal lowlands and ranges	17.5	3.5	2.2	1.0	24.2	24.2	1	1	1	1
9.2	Moist to dry eucalypt woodland on coastal lowlands and ranges	11.4	3.5	1.3	1.0	17.2	17.2	1	1	1	
9.3	Shrubland within moist to dry eucalypt on coastal lowlands and ranges	7.8	3.0	1.9	0.0	12.7	12.7	1	1	1	1
10.1	Spotted gum dominated open forests	16.3	3.0	1.5	0.0	20.8	20.8	1	1	1	1
10.2	Spotted gum dominated woodlands	14.0	3.0	1.0	0.0	18.0	18.0	1	1	1	1
11.2	Moist to dry eucalypt woodlands on basalt areas	7.5	4.0	0.5	1.0	13.0	13.0	1	1	1	1
12.1	Dry eucalypt open forest on sandstone and shallow soils	15.0	3.5	1.5	1.0	21.0	21.0	1	1	1	1

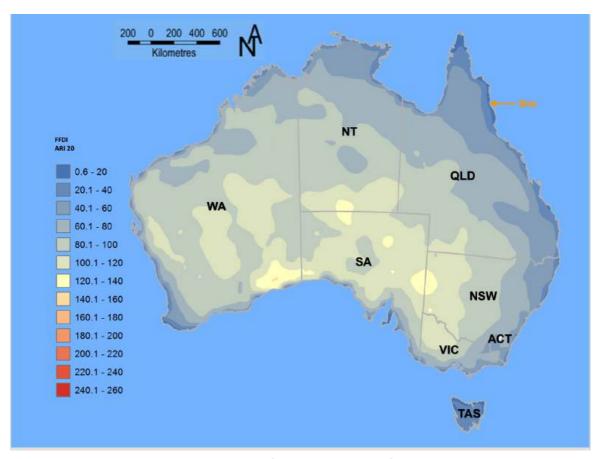
 $^{^1}$ Prone Type: 1 = Bushfire Prone, 2 = Grass Fire Prone, 3 = Low Hazard 2 Fuel Continuity: 1 = Continuous, 2 = Discontinuous

Regional ecos		- : I - £	70 45
KEGINDAI ECN	svstem det	alis tor	1.345

Regional ecosystem details for 7.3.45		
Regional ecosystem	7.3.45	
Vegetation Management Act class	Least concern	
Wetlands	Not a Wetland	
Biodiversity status	Of concern	
Subregion	1, 2, (8), (4), (6), (5), (9), (11.1), (3), (7), (9.4), (9.6), (9.3)	
Estimated extent ¹	Pre-clearing 33000 ha; Remnant 2021 11000 ha	
Short description	Corymbia clarksoniana +/- C. tessellaris +/- E. drepanophylla open forest to open woodland on alluvial plains	
Structure code	Open Forest	
Description	Corymbia clarksoniana (Clarkson's bloodwood) +/- C. tessellaris (Moreton Bay ash) +/- E. drepanophylla (ironbark) open forest to open woodland. Alluvial plains. Not a Wetland. (BVG1M: 9e). Vegetation communities in this regional ecosystem include: 7.3.45a: Eucalyptus drepanophylla, Corymbia clarksoniana, +/- E. platyphylla, +/- C. tessellaris, +/- C. dallachiana woodland to open forest. Lowland alluvial plains of southern, drier areas. Not a Wetland. (BVG1M: 9e). 7.3.45b: Corymbia clarksoniana woodland to open forest. May include small areas of Acacia leptostachya shrubland. Alluvial plains. Not a Wetland. (BVG1M: 9e). 7.3.45c: Corymbia clarksoniana and C. tessellaris +/- E. tereticornis +/- E. platyphylla +/- Lophostemon suaveolens +/- Melaleuca dealbata +/- C. dallachiana woodland. Alluvial plains. Not a Wetland. (BVG1M: 9e). 7.3.45d: Corymbia tessellaris, C. intermedia, C. clarksoniana grassy woodland, open woodland and sparse woodland occurring only on the Palm Islands. Alluvial fans. Not a Wetland. (BVG1M: 9e). 7.3.45e: Woodland with Corymbia clarksoniana in the Cowie Point and Duncans Flat area. Alluvium. Not a Wetland. (BVG1M: 9e). 7.3.45f: Corymbia clarksoniana dense open forest, with Melaleuca dealbata, Eucalyptus platyphylla, C. tessellaris, Lophostemon suaveolens, and occasionally E. pellita. Dense secondary tree layer of Alphitonia excelsa, Acacia oraria, A. mangium, A. crassicarpa, A. flavescens, Pandanus sp., and Planchonia careya. (This vegetation community is practically extinct with all remnants being below mappable size.). Fine silts possibly of marine origin forming a very flat plain. Perhaps a recent natural invasion of the former marine plain. Redbank area. Not a Wetland. (BVG1M: 9e).	







END OF REPORT