Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, Degarra Lot 2 SP123877

Dear Assessment Manager,

Please refer to *Attachment 1 DA Form 1 & 2* by Ms Sharon Anderson & Mr Alan Strange for Building Works Made Assessable against the Douglas Shire Planning Scheme 2018 (Code Assessable Development Application) to re-establish a dwelling at 113-118 Banabilla Rd, DEGARRA.

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

BACKGROUND

In December 2023, Ms Anderson and Mr Strange's home located at 113 Banabilla Rd was significantly damaged by ex-Tropical Cyclone Jasper and is no longer in a condition that is safe and habitable. Ms Anderson and Mr Strange have been living in temporary caravan housing since the ex TC Jasper event in December 2023.

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

DEVELOPMENT ASSESSMENT

State Interest Referrals

The proposed dwelling will be located outside of all mapped State interest layers, with the exception of Category B regulated vegetation mapping. The proposed house pad site is already cleared but this is not reflected in the State mapping.

Category B residential clearing exemptions are in place to establish only one single dwelling on a lot or on lots with lawful dwelling use that are 5ha or under. The subject lot is close to this benchmark at 5.796 hectares and the proposed Building Works are to replace the former primary dwelling on the lot, repositioning the residents away from future flood events on the highest ground available outside the Q100 flood mapping, as determined by a suitably qualified professional in the Degarra Flood Study.

The Douglas Shire Council Rates Department has confirmed it will no longer receipt the former home address at 113 Banabilla Rd as the primary dwelling for delivery of rates notices in Council's record systems due to damage from ex TC Jasper. This Development Application for Building Works Made Assessable Against the Douglas Shire Council Planning Scheme 2018 includes a proposal to address the new primary dwelling as 118 Banabilla Rd.

Refer to Attachment 2 State Assessment and Referral Agency (SARA) Matters of Interest Report.

Douglas Shire Council 2018 Planning Scheme

This Building Works Made Assessable against the Planning Scheme 2018 is identified as Self Assessable in the scheme, however, due to some areas of non-compliance with the Acceptable Outcomes, such as Building Work within the mapped Hillslopes Overlay and a driveway longer than 60m, it will trigger the requirement for a Code Assessable Development Application. Refer Attachment 3 Douglas Shire Council Property Report and Attachment 4 Douglas Shire Council Planning Scheme 2018 Compliance Tables & Table of Assessment.

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 an existing cleared area for housing on highest ground outside the Q100 flood mapping and existing vehicular access routes 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.

Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, Degarra Lot 2 SP123877

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. Rural zone code
 - b. Acid sulfate soils code
 - c. Bushfire hazard overlay code
 - d. Coastal environment overlay code
 - e. Flood and storm tide hazard overlay code
 - f. Hillslopes overlay code
 - g. Natural areas overlay code
 - h. Landscape values overlay code
 - i. Transport network overlay code
 - j. Dwelling house code
 - k. Access, parking and servicing code
 - I. Infrastructure works code
 - m. Filling and excavation code
 - n. Coastal communities local plan code
- 5. Site Plan and Temporary Housing Context
- 6. Council Approved Wastewater Design & Permit
- 7. Proposed Dwelling Layout and Profile
- 8. Fire Management Plan

SUMMARY OF KEY PLANNING MATTERS

Site description

Existing cleared area

The proposed dwelling will be located in an existing cleared area of approximately 500sqm on the applicant's property with sufficient space for a 60sqm 1 bedroom dwelling, onsite water and septic tank, vehicular access, parking and manoeuvring. The existing cleared house pad is approximately 100m from Banabilla Rd frontage and 30m from the nearest side boundary.

Slope

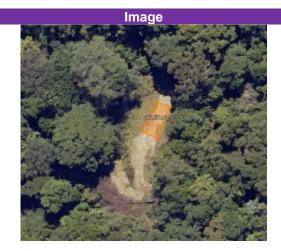
The existing cleared house pad is flat as shown in image.

Proposed dwelling location

The proposed dwelling will be located on a flat house pad, on the highest ground within the property outside the Q100 flood mapped area as confirmed by a suitably qualified professional in the Degarra Flood Study.

The proposed dwelling will provide housing for the residents currently living in temporary caravans on their driveway.

Refer to Attachment 5 Site Plan.



Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, Degarra Lot 2 SP123877



Existing vehicle access & driveway from Banabilla Rd

The existing cleared house pad has existing vehicular access from Banabilla Rd with space for on-site parking and manoeuvring.

The existing driveway gradient to the flat house pad is well formed and predominantly flat from Banailla Road with very minor undulation until it reaches a short rise to the house pad site as shown in image.



Vegetation

The proposed dwelling site on is already cleared of a small amount of vegetation, not captured in Category B mapping.

The proposal is for Building Works to establish a habitable dwelling on the lot on the highest ground outside the Q100 flood mapping area as determined by a suitably qualified professional, replacing the significantly damaged and



Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, Degarra Lot 2 SP123877

unhabitable home currently identified within the cleared Category B mapping on the lowest part of the lot. No further clearing is proposed.

Hazards & Overlays

Flood

The proposed dwelling will be located outside the Q100 flood mapping area, as determined by a suitably qualified professional in the Degarra Flood Study, with direct vehicular and pedestrian access to Banabilla Rd for evacuation.

Bushfire

Very High Potential Bushfire Intensity. A Bushfire Attack Level (BAL) of 29 will inform final building design approval and fire management strategies. Refer *Attachment 8 Fire Mitigation Plan*.



The proposed dwelling is not located within an Erosion Prone or Coastal Management District area.

Acid Sulfate Soils

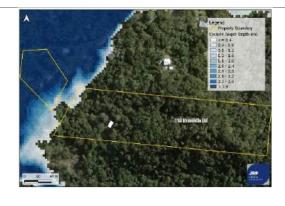
Not applicable. The proposed dwelling is located beyond the 5-20m AHD and only minor digging for a concrete slab and/or footings and septic tank is proposed.

Hillslopes Overlay

The proposed house is located within the Hillslopes overlay, but the design, colour and material scheme of the dwelling will comply with the Acceptable Outcomes.

Waterways

There is no waterway impact on the proposed dwelling.





Dwelling design

Ms Anderson and Mr Strange will choose a suitable colour and exterior finish palette to meet the Acceptable Outcome requirements for the Hillslope Overlay Code.

Local Plan

The proposed dwelling is not located within any Return to Country Local Area Plan Boundary or Precinct Areas.

Attachment 1

DA Form 1 & 2

Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, DEGARRA, Lot 2 SP123877

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

 \boxtimes No – proceed to 3)

1) Applicant details		
Applicant name(s) (individual or company full name)	Sharon Anderson & Alan Strange	
Contact name (only applicable for companies)		
Postal address (P.O. Box or street address)	113-118 Banabilla Rd	
Suburb	DEGARRA	
State	QLD	
Postcode	4895	
Country	AUSTRALIA	
Contact number		
Email address (non-mandatory)	sharonra59@gmail.com	
Mobile number (non-mandatory)	0455 732 319	
Fax number (non-mandatory)		
Applicant's reference number(s) (if applicable)		
1.1) Home-based business		
Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>		
2) Owner's consent		
2.1) Is written consent of the owner required for t	his development application?	

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



PART 2 - LOCATION DETAILS

) or 3.2), and 3.3 n for any or all p			he development	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> Forms Guide: Relevant plans.									
3.1) St	reet address	and lo	ot on pla	ın					
			-		ots must be liste				
					an adjoining (etty, pontoon. Al				premises (appropriate for development in
	Unit No.	Stree			et Name and			,	Suburb
		Bana	ıbilla Rd				DEGARRA		
a) Postcode L		Lot N	0.	Plan	Type and Nu	ımber	(e.g. RI	P, SP)	Local Government Area(s)
	4895	2		SP12	23877				DOUGLAS SHIRE COUNCIL
	Unit No.	Stree	t No.	Stree	et Name and	Туре			Suburb
1.3									
b)	Postcode	Lot N	0.	Plan	Type and Nu	ımber	(e.g. RI	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 of				e row				
					le and latitud	e.			
Longit		promo	Latitud			 Datur	m		Local Government Area(s) (if applicable)
_	3520698841	983		` ,	15158226		GS84		DOUGLAS SHIRE COUNCIL
							DA94		
						☐ Ot	ther:		
☐ Co	ordinates of p	premis	es by ea	asting	and northing				
Eastin	g(s)	North	ing(s)		Zone Ref.	Datur	n		Local Government Area(s) (if applicable)
					<u></u> 54	W	GS84		
					☐ 55	☐ G	DA94		
					<u></u> 56	Ot	ther:		
3.3) A	dditional prer	mises							
							oplicati	on and the d	etails of these premises have been
	t required	nedule	to this	deveic	opment appli	cation			
	roquirou								
4) Ider	ntify any of th	ne follo	wing tha	at appl	y to the prem	nises a	nd pro	vide any rele	vant details
☐ In c	or adjacent to	o a wat	er body	or wa	tercourse or	in or al	bove a	n aquifer	
Name	of water bod	ly, wat	ercourse	e or ac	quifer:				
On	strategic po	rt land	under th	ne <i>Tra</i>	nsport Infras	tructur	e Act 1	994	
Lot on	plan descrip	tion of	strateg	ic port	land:				
Name	Name of port authority for the lot:								
☐ In a	a tidal area								
Name of local government for the tidal area (if applicable):									
Name	of port author	ority for	tidal ar	ea (if a	pplicable)				

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

·	<u> </u>		
6.1) Provide details about the	e first development aspect		
a) What is the type of develo	pment? (tick only one box)		
☐ Material change of use	Reconfiguring a lot	Operational work	□ Building work
b) What is the approval type	? (tick only one box)		
□ Development permit	☐ Preliminary approval	☐ Preliminary approval that	t includes a variation approval
c) What is the level of assess	sment?		
	☐ Impact assessment (requir	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 Assess	sable against the Planning Scl	heme for a 12.8 x 5m brick ho	ome
e) Relevant plans Note: Relevant plans are required to Relevant plans.	to be submitted for all aspects of this o	development application. For further	information, see <u>DA Forms quide:</u>
Relevant plans of the pro	posed development are attach	ned to the development applic	cation
6.2) Provide details about the	e second development aspect		
a) What is the type of develo	pment? (tick only one box)		
☐ Material change of use	Reconfiguring a lot	Operational work	☐ Building work
b) What is the approval type	? (tick only one box)		
□ Development permit	☐ Preliminary approval	☐ Preliminary approval tha	t includes a variation approval
c) What is the level of assess	sment?		
	☐ Impact assessment (requir	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
Existing cleared house pad			
Relevant plans.	o be submitted for all aspects of this d		
I IXI Relevant plans of the pro	posed development are attach	ned to the development application	cation



6.3) Additional aspects of de	evelopment				
· ·	•	e relevant to	this development application	n and the details for the	ese aspects
that would be required u			this form have been attached		
Not required			10		
6.4) Is the application for St					
☐ Yes - Has a notice of ded ☐ No	claration bee	n given by th	ne Minister?		
M					
Section 2 – Further deve	lopment de	etails			
7) Does the proposed devel	opment appli	ication involv	ve any of the following?		
Material change of use	☐ Yes -	- complete c	livision 1 if assessable again	st a local planning instr	ument
Reconfiguring a lot	Yes -	- complete d	livision 2		
Operational work	🛚 Yes -	- complete c	livision 3		
Building work	🛛 Yes -	- complete L	DA Form 2 – Building work de	etails	
Division 1 – Material chang					
Note: This division is only required to local planning instrument. 8.1) Describe the proposed	•		e development application involves a	n material change of use asse	essable against a
Provide a general description			e planning scheme definition	Number of dwelling	Gross floor
proposed use	on or the		n definition in a new row)	units (if applicable)	area (m²) (if applicable)
8.2) Does the proposed use	involve the ι	use of existin	ng buildings on the premises	?	
Yes					
□No					
8.3) Does the proposed dev	elopment rel	ate to tempo	orary accepted development	under the Planning Reg	julation?
Yes – provide details bel	low or include	e details in a	schedule to this developme	nt application	
□No					
Provide a general description	on of the temp	oorary accer	oted development	Specify the stated pe under the Planning R	
Division 2 – Reconfiguring			dan	and the second second second	
Note : This division is only required to 9.1) What is the total number				econfiguring a lot.	
3.1) What is the total harrist	or or existing	ioto making	up the premises:		
9.2) What is the nature of th	e lot reconfic	uration? (tic	k all applicable boxes)		
Subdivision (complete 10)		(40	Dividing land into parts b	ov agreement (complete 1	1)
Boundary realignment (c	omplete 12)		Creating or changing an	easement giving acces	
			from a constructed road	(complete 13)	



10) Subdivision						
10.1) For this devel	lopment, hov	v many lots are	being crea	ted and wha	at is the intended	use of those lots:
Intended use of lots	screated	Residential	Com	mercial	Industrial	Other, please specify:
Number of lots crea	ated					
10.2) Will the subdi	vision be sta	ged?				
☐ Yes – provide a	dditional deta	ails below				
How many stages v	will the works	s include?				
What stage(s) will tapply to?	his developn	nent application	n			
11) Dividing land in parts?	to parts by a	greement – ho	w many part	s are being	g created and wha	at is the intended use of the
Intended use of par	rts created	Residential	Com	mercial	Industrial	Other, please specify:
Number of parts cre	eated					
12) Boundary realig	nment					
12.1) What are the		proposed area	s for each lo	ot comprisin	a the premises?	
12.1) What are the	Current		5 101 0d011 10	x comprion		posed lot
Lot on plan descrip		rea (m²)		Lot on plan description		Area (m²)
		,			·	
12.2) What is the re	eason for the	boundary real	ignment?			
40) \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\						1/
(attach schedule if there			y existing ea	asements b	eing changed and	d/or any proposed easement?
Existing or proposed?	Width (m)	Length (m)	Purpose of pedestrian a	of the easer	nent? (e.g.	Identify the land/lot(s) benefitted by the easement
Division 3 – Operat	ional work					
Note : This division is only		completed if any pa	art of the develo	opment applica	ation involves operatio	onal work.
14.1) What is the n	ature of the o	operational wo	rk?			
Road work			Stormwat		_	nfrastructure
		☐ Earthwork ☐ Signage	(S		e infrastructure g vegetation	
Other – please s	specify:	Existing clea		ad .	⊠ olcanii	y vegetation
14.2) Is the operation		ű	•		w lots? (e.a. subdivi	ision)
Yes – specify nu		-			(3.956.56)	
⊠ No						



14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$0	

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:
Contaminated land (unexploded ordnance)
Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government)
Fisheries – aquaculture
Fisheries – declared fish habitat area
Fisheries – marine plants
Fisheries – waterway barrier works
Hazardous chemical facilities
Heritage places – Queensland heritage place (on or near a Queensland heritage place)
☐ Infrastructure-related referrals – designated premises
☐ Infrastructure-related referrals – state transport infrastructure
☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure-related referrals – near a state-controlled road intersection
☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
☐ Koala habitat in SEQ region – key resource areas
Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
Ports – Brisbane core port land – environmentally relevant activity (ERA)
Ports – Brisbane core port land – tidal works or work in a coastal management district
Ports – Brisbane core port land – hazardous chemical facility
Ports – Brisbane core port land – taking or interfering with water
Ports – Brisbane core port land – referable dams
Ports – Brisbane core port land – fisheries
Ports – Land within Port of Brisbane's port limits (below high-water mark)
SEQ development area
SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and
recreation activity
SEQ regional landscape and rural production area or SEQ rural living area – community activity
SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
SEQ regional landscape and rural production area or SEQ rural living area – urban activity
SEQ regional landscape and rural production area or SEQ rural living area – combined use
SEQ northern inter-urban break – tourist activity or sport and recreation activity



 □ SEQ northern inter-urban break – community activity □ SEQ northern inter-urban break – indoor recreation □ SEQ northern inter-urban break – urban activity □ SEQ northern inter-urban break – combined use □ Tidal works or works in a coastal management district □ Reconfiguring a lot in a coastal management district or for a canal □ Erosion prone area in a coastal management district □ Urban design □ Water-related development – taking or interfering with water □ Water-related development – removing quarry material (from a watercourse or lake) □ Water-related development – referable dams □ Water-related development – levees (category 3 levees only) □ Wetland protection area 			
Matters requiring referral to the local government: Airport land			
☐ Environmentally relevant activities (ERA) (only if the ERA h ☐ Heritage places – Local heritage places	as been devolved to local government)		
Matters requiring referral to the Chief Executive of the dis Infrastructure-related referrals – Electricity infrastructure	-	on entity:	
 Matters requiring referral to: The Chief Executive of the holder of the licence, if reference The holder of the licence, if the holder of the licence Infrastructure-related referrals – Oil and gas infrastructure Matters requiring referral to the Brisbane City Council: Ports – Brisbane core port land 	is an individual		
Matters requiring referral to the Minister responsible for a Ports – Brisbane core port land (where inconsistent with the E Ports – Strategic port land			
Matters requiring referral to the relevant port operator , if applicant is not port operator: Ports – Land within Port of Brisbane's port limits (below high-water mark)			
Matters requiring referral to the Chief Executive of the rel 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 (in	_		
Matters requiring referral to the Queensland Fire and Eme Tidal works or work in a coastal management district (interpretation)	- -	perths))	
18) Has any referral agency provided a referral response for	or this development application?		
☐ Yes – referral response(s) received and listed below are☑ No	e attached to this development a	application	
Referral requirement	Referral agency	Date of referral response	
Identify and describe any changes made to the proposed d referral response and this development application, or inclu (if applicable).			

PART 6 - INFORMATION REQUEST

19) Information request under th	o DA Rules			
		sary for this development annu	ication	
	 ✓ 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 			
	rmation request I, the applicant, acknowle	•		
that this development application was application and the assessment m	• 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			
Part 3 under Chapter 1 of the DA I	Rules will still apply if the application is ar	n application listed under section 11.3	of the DA Rules or	
•	Rules will still apply if the application is for	r state facilitated development		
Further advice about information reques	ts is contained in the <u>DA Forms Guide</u> .			
PART 7 – FURTHER DE	ETAILS			
20) Are there any associated de	velopment applications or curren	t approvals? (e.g. a preliminary ap	proval)	
☐ Yes – provide details below o ☐ No	or include details in a schedule to	this development application		
List of approval/development application references	Reference number	Date	Assessment manager	
☐ Approval				
Development application				
☐ Approval				
☐ Development application				
21) Has the portable long servic operational work)	e leave levy been paid? (only appl	icable to development applications in	olving building work or	
☐ Yes – a copy of the receipted	d QLeave form is attached to this	development application		
assessment manager decide give a development approval	vide evidence that the portable losts the development application. It only if I provide evidence that the	acknowledge that the assessne portable long service leave I	nent manager may	
	and construction work is less tha			
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)	
\$				
22) Is this development application notice?	ion in response to a show cause	notice or required as a result o	of an enforcement	
Yes – show cause or enforce	ment notice is attached			
⊠ No				

23) Further legislative require	23) Further legislative requirements			
Environmentally relevant a	ctivities			
23.1) Is this development app Environmentally Relevant A	olication also taken to be an application for an environmental authority for an Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994?</i>			
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.gov.au</u> . An ERA to operate. See <u>www.business.gld.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 faciliti	<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 the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?				
 Yes – this development application includes written confirmation from the chief executive of the <i>Vegetation Management Act 1999</i> (s22A determination) No 				
 Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development. 2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination. 				
Environmental offsets				
23.4) Is this development app	olication taken to be a prescribed activity that may have a significant residual impact on matter under the Environmental Offsets Act 2014?			
having a significant residu	an environmental offset must be provided for any prescribed activity assessed as al 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 Regio	<u>n</u>			
	application involve a material change of use, reconfiguring a lot or operational work nent under Schedule 10, Part 10 of the Planning Regulation 2017?			
Yes – the development ap	plication involves premises in the koala habitat area in the koala priority area plication 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 <u>www.resources.gld.gov.au</u> 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 <u>www.daf.qld.gov.au</u> for further information.
Quarry materials from a watercourse or lake
23.9) Does this development application involve the 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.gld.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: NOD CHICARDO MATORIAIS AT WWW. FORGUTORS OIG COV ALL FOR TURBOR INFORMATION

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

Water resources



Tidal work or development	within a coastal manageme	ent district		
23.12) Does this development application involve tidal work or development in a coastal management district?				
 Yes – the following is included with this development application: Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work) A certificate of title No Note: See guidance materials at www.desi.qld.gov.au for further information. 				
Queensland and local herit	age places			
		oment on or adjoining a place en nent's Local Heritage Register		
No Note: See guidance materials at www. For a heritage place that has cultura under the Planning Act 2016 that lin	al heritage significance as a local heri nit a local categorising instrument fron neritage significance of that place. Se	able below uirements regarding development of Qu tage place and a Queensland heritage p in including an assessment benchmark e guidance materials at www.planning.s	place, provisions are in place about the effect or impact of,	
Name of the heritage place:		Place ID:		
Decision under section 62	of the <i>Transport Infrastruct</i>	ure Act 1994		
		hanged access to a state-control	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 ui	nder Schedule 12A of the Plan	nning Regulation	
	nt application involve reconfigues), where at least one road is	uring a lot into 2 or more lots in created or extended?	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 <u>wi</u>	ww.planning.statedevelopment.qld.go	<u>w.au</u> for further information.		
PART 8 – CHECKLIS		DECLARATION		
24) Development application				
I have identified the assessm requirement(s) in question 17 Note: See the Planning Regulation 2		nd all relevant referral	⊠ Yes	
		ent, Parts 4 to 6 of <u>DA Form 2 –</u> this development application	⊠ Yes ☐ Not applicable	
development application Note: This is a mandatory requirement and any technical reports required by	y the relevant categorising instrumen ate Development Assessment Provision	tes under question 23, a planning repor ts (e.g. local government planning	t ⊠ 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 assessment manager, any relevant referral agency and/or which may be engaged by those entities) while processing All information relating to this development application map published on the assessment manager's and/or referral agency and information will not be disclosed for a purpose un Regulation 2017 and the DA Rules except where:	r building certifier (including any professional advisers g, assessing and deciding the development application. by be available for inspection and purchase, and/or gency's website.	
 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	ber(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)	Sharon Anderson & Alan Strange
Contact name (only applicable for companies)	
Postal address (PO Box or street address)	113-118 Banabilla Rd
Suburb	DEGARRA
State	QLD
Postcode	4895
Country	AUSTRALIA
Contact number	
Email address (non-mandatory)	sharonra59@gmail.com
Mobile number (non-mandatory)	0455 732 319
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	
OTHER TO.	113-118	Banabilla Road	DEGARRA	
Postcode	Lot No.	Plan Type and Number (e.g. RP,		ment Area(s)
4895	2	SP123877		HIRE COUNCIL
2.2) Additional		01 120077	DOUGLAGO	IIIVE OOOIVOIE
		vant to this development applicat	ion and the details of the	oso promisos havo boon
		s development application	ion and the details of the	sse premises have been
	d			
3) Are there ar	ny existing easem	nents over the premises?		
		Queensland and are to be identified corre elopment, see the <u>DA Forms Guide</u>	ctly and accurately. For furthe	r information on easements and
		s, types and dimensions are inclu	ded in plans submitted y	with this development
application		s, types and dimensions are more	ded in plans submitted t	viiii iiiis developinent
⊠ No				
PART 3 – F	URTHER DI	ETAILS		
4) Is the applic	ation only for bui	lding work assessable against the	e building assessment p	rovisions?
	eed to 8)			
□ No	,			
5) Identify the	assessment man	ager(s) who will be assessing this	s development application	n
DOUGLAS SH	IRE COUNCIL			
		reed to apply a superseded planr	_	elopment application?
	•	notice is attached to this develop		
attached	overnment is take	en to have agreed to the superse	ded planning scheme re	quest – relevant documents
⊠ No				
7) Information	request under Pa	art 3 of the DA Rules		
□ I agree to record a	eceive an informa	ation request if determined neces	sary for this developmer	t application
☐ I do not agr	ee to accept an i	nformation request for this develo	pment application	
		rmation request I, the applicant, acknowle	-	
		will be assessed and decided based on th anager and any referral agencies relevant		
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 <u>DA Forms Guide</u> .				
O) A - 11				
		elopment applications or current	approvals?	
☐ Yes – provi ☑ No		or include details in a schedule to	this development applic	cation
⊠ No			this development applic	Assessment manager
No List of approva	de details below	or include details in a schedule to		l -
No List of approval application Approval	de details below	or include details in a schedule to		l -
No List of approval application Approval	de details below	or include details in a schedule to		l -

_				
9) Has the portable long servi	ce leave levy been paid?			
Yes – a copy of the receip	ted QLeave form is attached to	this deve	elopment application	
No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid				
⊠ Not applicable (e.g. buildir	ng and construction work is les	s than \$15	50,000 excluding GST)	
Amount paid	Date paid (dd/mm/yy)		QLeave levy number (A	A, B or E)
\$				
10) Is this development applic notice?	cation in response to a show ca	ause notic	e or required as a resu	llt of an enforcement
☐ Yes – show cause or enfor ☒ No	rcement notice is attached			
11) Identify any of the followir application	ng further legislative requireme	ents that ap	oply to any aspect of th	is development
government's Local Herita	nt is on a place entered in the cage Register. See the guidand the development of a Queens	ce provide	d at www.des.qld.gov.a	
Name of the heritage place:		Plac	ce ID:	
PART 4 – REFERRAL DETAILS				
12) Does this development ap	oplication include any building	work aspe	cts that have any refer	ral requirements?
 ✓ Yes – the Referral checklist for building work is attached to this development application ✓ No – proceed to Part 5 				
13) Has any referral agency p	provided a referral response for	r this deve	lopment application?	
☐ Yes – referral response(s) received and listed below are attached to this development application ☐ No				
Referral requirement		Referral a	gency	Date referral response
				·
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)				

PART 5 – BUILDING WORK DETAILS

14) Owner's details			
☐ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.			
Name(s) (individual or company full name)	Sharon Anderson and Alan Strange		
Contact name (applicable for companies)			
Postal address (P.O. Box or street address)	113-118 Banabilla Rd		
Suburb	DEGARRA		
State	QLD		

Country	AUSTRALIA			
Contact number				
Email address (non-mandatory)	5	sharonra59@gm	nail.com	
Mobile number (non-mandatory)	(0455 732 319		
Fax number (non-mandatory)				
	1			
15) Builder's details				
☐ Tick if a builder has not yet b following information.	een engaged t	o undertake the	work and proceed	to 16). Otherwise provide the
Name(s) (individual or company full na	ame)	To be advised		
Contact name (applicable for compa	anies)			
QBCC licence or owner – builde	er number			
Postal address (P.O. Box or street a	address)			
Suburb				
State				
Postcode				
Contact number				
Email address (non-mandatory)				
Mobile number (non-mandatory)				
Fax number (non-mandatory)				
*				
16) Provide details about the pro-	oposed building	g work		
What type of approval is being s	sought?			
Development permit				
☐ Preliminary approval				
b) What is the level of assessme	ent?			
Impact assessment (requires p				
c) Nature of the proposed building	ng work (tick a	II applicable box		
New building or structure ■				rs, alterations or additions
☐ Change of building classification (involving bu		ilding work)	_	ming pool and/or pool fence
☐ Demolition ☐ Relocation or removal			ation or removal	
d) Provide a description of the work below or in an attached schedule.				
Building Works Made Assessab	_	Planning Schem	e for a 1 bedroom	12.8m x 5m
e) Proposed construction materi	ials			
	Double br		Steel	Curtain glass
External walls	Brick vene		☐ Timber	☐ Aluminium
	Stone/con	icrete	Fibre cement	Other
Frame	☐ Other		∐ Steel	☐ Aluminium
Floor			Timber	Other
	Slate/cond	crete	Tiles	Fibre cement
Roof covering Aluminia			⊠ Steel	☐ Other
f) Existing building use/classification? (if applicable)				

4895

Postcode

g) New building use/classification? (if applicable)				
h) Relevant plans				
Note: Relevant plans are required to b	ne submitted for all aspects of this development ap	pplication. For further information, see <u>DA Forms Guid</u>	<u>de:</u>	
Relevant plans.				
Relevant plans of the propo	sed works are attached to the developm	nent application		
	e of the proposed building work?			
\$100,000				
	arranty Scheme Insurance been paid?			
Yes – provide details below				
No No		Τ=		
Amount paid	Date paid (dd/mm/yy)	Reference number		
\$				
PART 6 – CHECKLIST	AND APPLICANT DECLARA	ATION		
19) Development application c	hecklist			
The relevant parts of Form 2 -	Building work details have been comple	eted 🛛 Yes		
•	ncludes a material change of use, recon	ofiguring a lot or —		
	panied by a completed Form 1 – Develo	nment Les		
application details				
Relevant plans of the developr	ment are attached to this development ap	pplication		
	pe submitted for all aspects of this development ap	pplication. For further X Yes		
The particular long continuation long	·	he noid before Vee		
a development permit is issued	e levy for QLeave has been paid, or will l	be paid before ☐ Yes ☐ Not applicable		
a development permit is leaded	. (666.5)	☐ Not applicable		
20) Applicant declaration				
	t application, I declare that all information	on in this development application is true ar	nd	
correct				
Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written				
information is required or permitted pursuant to sections 11 and 12 of the Electronic Transactions Act 2001				
Note: It is unlawful to intentionally prov				
	n collected in this form will be used by th			
		luding any professional advisers which may	У	
,	while processing, assessing and decidin	• • • • • • • • • • • • • • • • • • • •		
	levelopment application may be available manager's and/or referral agency's webs			
•		ne <i>Planning Act 2016</i> , Planning Regulation		
2017 and the DA Rules except		, J		
		ccess to documents contained in the Plann	ning	
	Regulation 2017, and the access rules r	nade under the <i>Planning Act</i> 2016 and		
Planning Regulation 2017;		2000), or		
	n (including the <i>Right to Information Act</i>	2009); 01		
 otherwise required by law. This information may be stored 	I in relevant databases. The information	collected will be retained as required by th	16	
This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>				

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

Date received: Reference numbers:					
For completion by the building	a certifier				
Classification(s) of approved					
Name		QBCC Certification Licence number	e QBCC Insurance receipt number		
		Hamber	Hamber		
		I			
Notification of engagement of	alternative assessm	ent manager			
Prescribed assessment mana	ager				
Name of chosen assessment	manager				
Date chosen assessment ma	nager engaged				
Contact number of chosen as					
Relevant licence number(s) o manager	f chosen assessmen	t			
manager					
Additional information require	d by the local govern	ment			
Confirm proposed construction	<u> </u>				
	Double brick	☐ Steel	☐ Curtain glass		
External walls	☐ Brick veneer	Timber	Aluminium		
	Stone/concret	<u> </u>	_		
Frame	☐ Timber ☐ Other	☐ Steel	☐ Aluminium		
Floor	Concrete	Timber	Other		
	☐ Slate/concrete		Fibre cement		
Roof covering	Aluminium	☐ Steel	☐ Other		
QLeave notification and paym					
Note: For completion by assessment Description of the work	manager II арріісаріе				
QLeave project number					
Amount paid (\$)		Date paid (dd/mm/	vv)		
Date receipted form sighted by assessment manager			,,,,		
Name of officer who sighted t	•				
Additional building details required for the Australian Bureau of Statistics					
Existing building use/classification	ation? (if applicable)				
New building use/classificatio	n?	Dwelling			
Site area (m²)		Floor area (m²)			

Attachment 2

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

Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, DEGARRA, Lot 2 SP123877

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

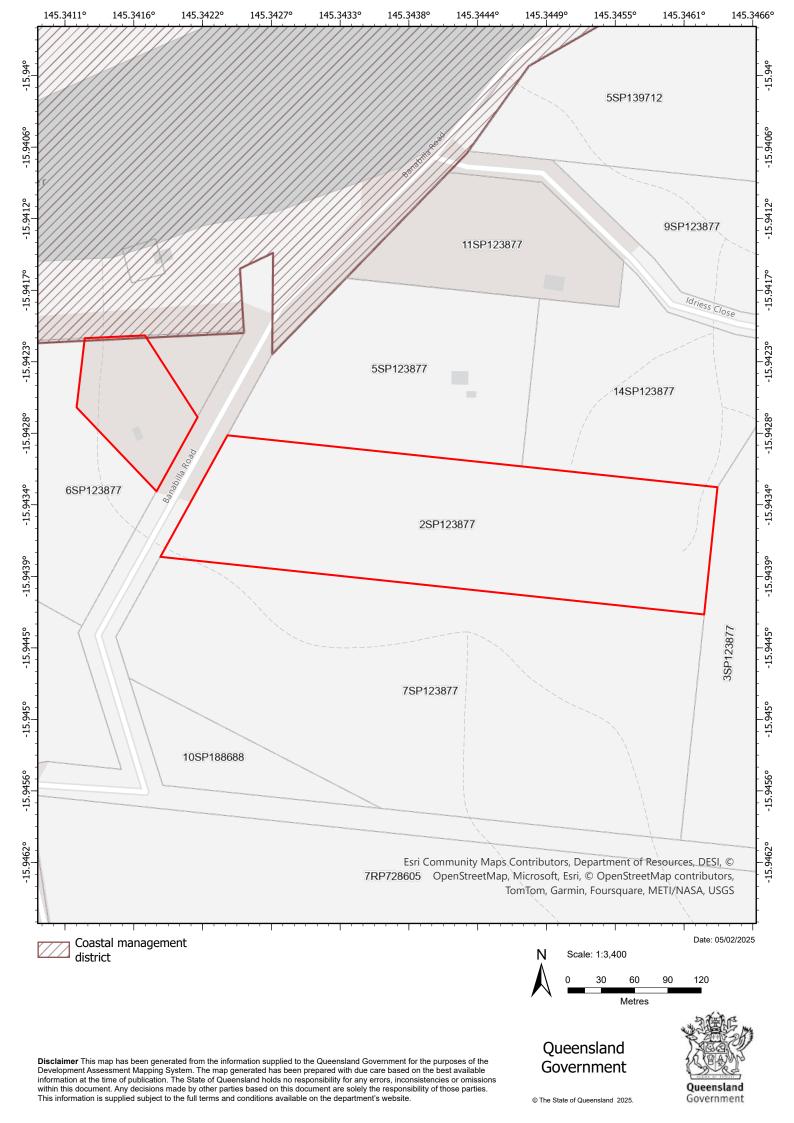
Lot Plan: 2SP123877 (Area: 57950 m²)

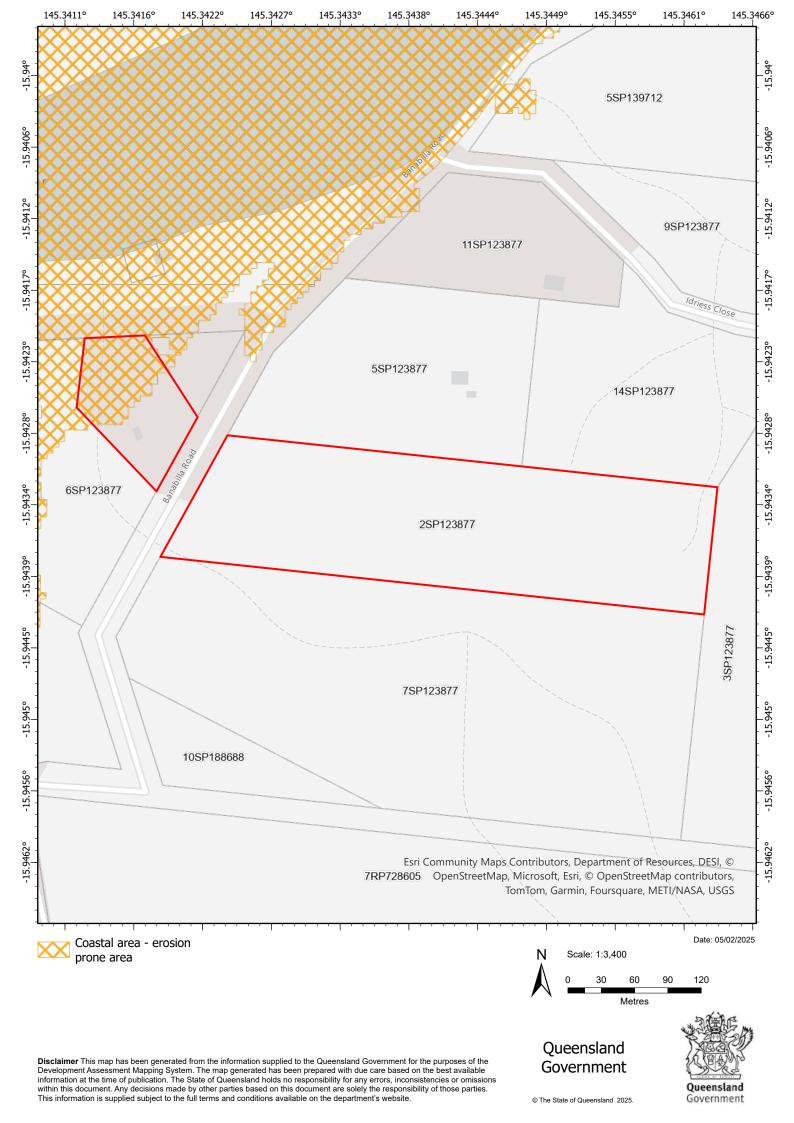
Coastal management district Coastal area - erosion prone area

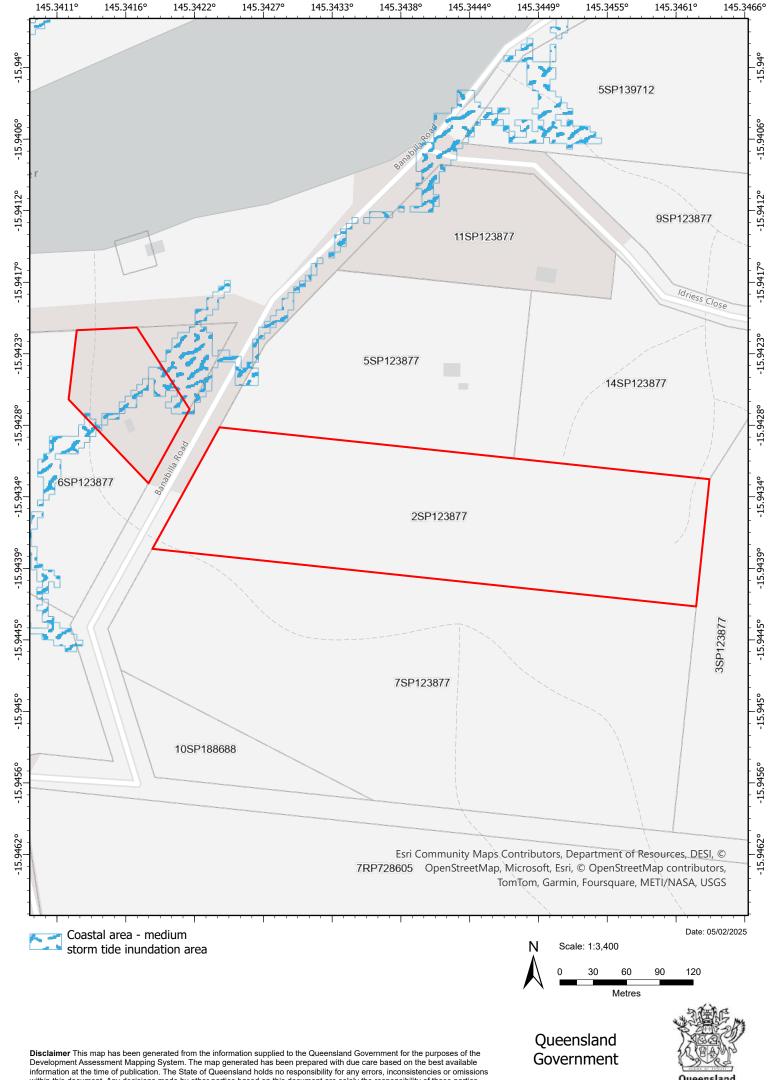
Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

Regulated vegetation management map (Category A and B extract)



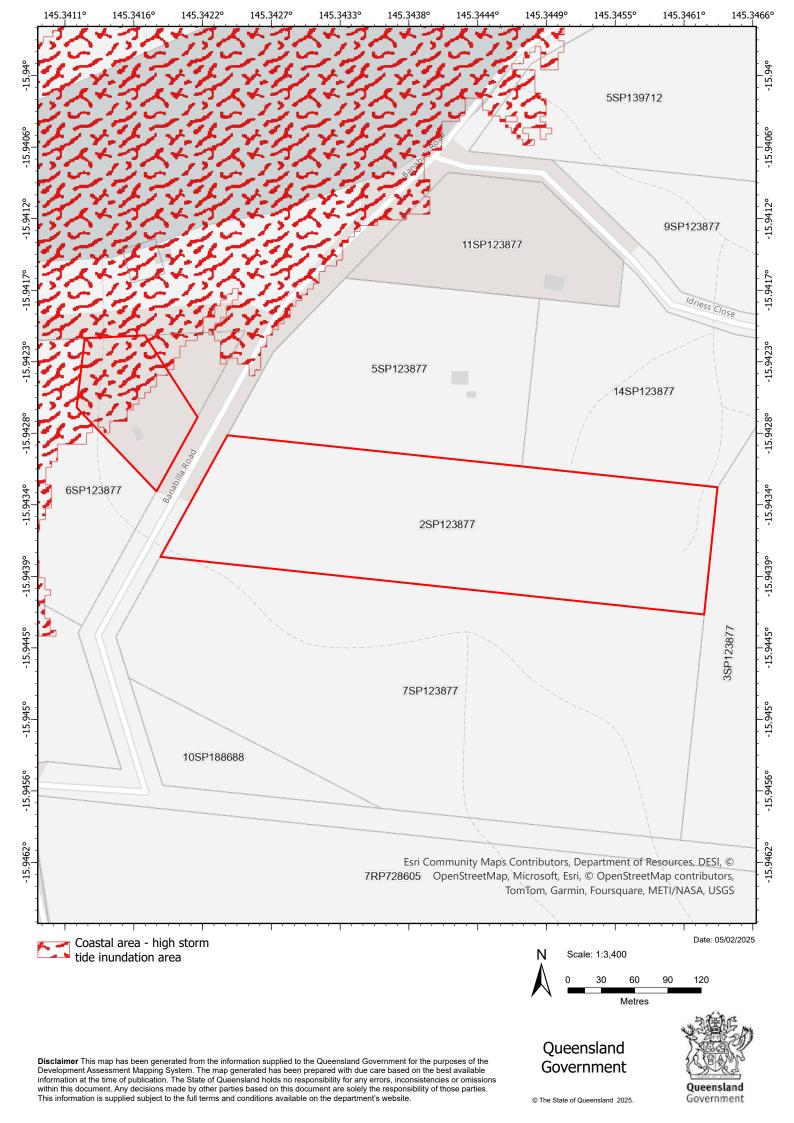


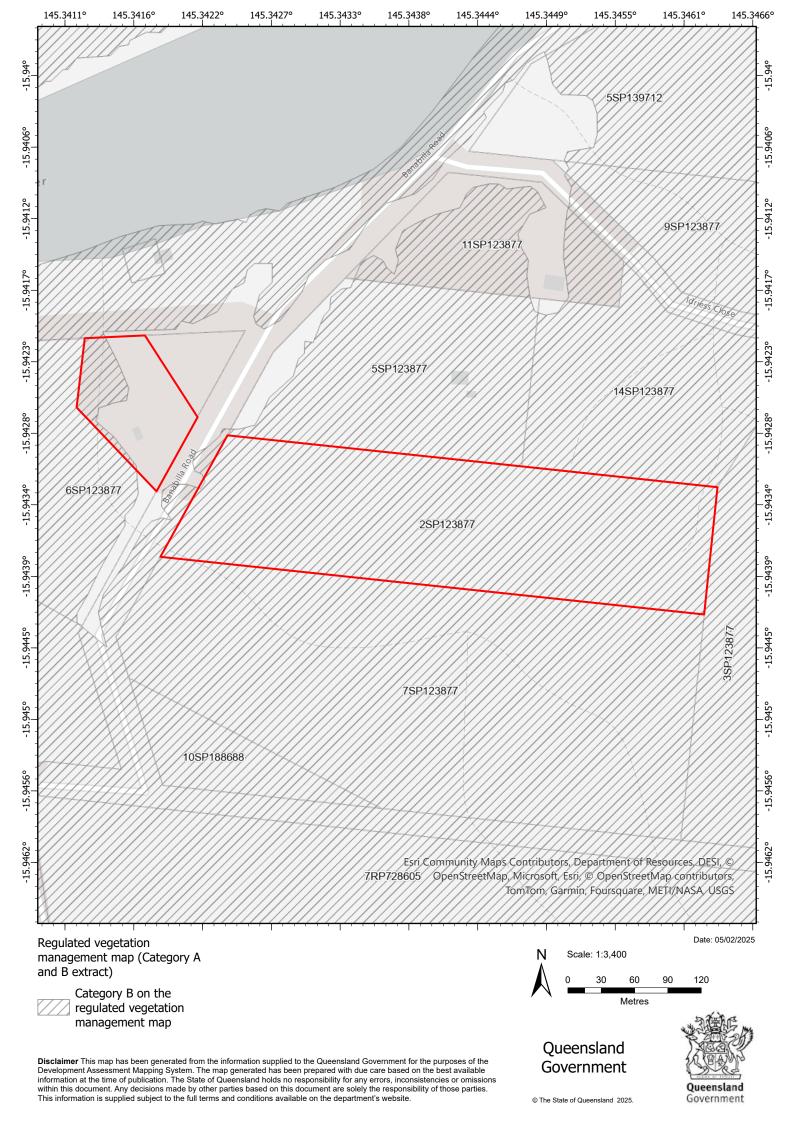


Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland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



Government





Attachment 3

Douglas Shire Council Property Report

Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, DEGARRA, Lot 2 SP123877

02/09/2024, 10:01 2SP123877

Search for a Property

Jump to

<u>Property Information</u>

Summary

Lot Plan 2SP123877

Acid Sulfate Soils

Zoning

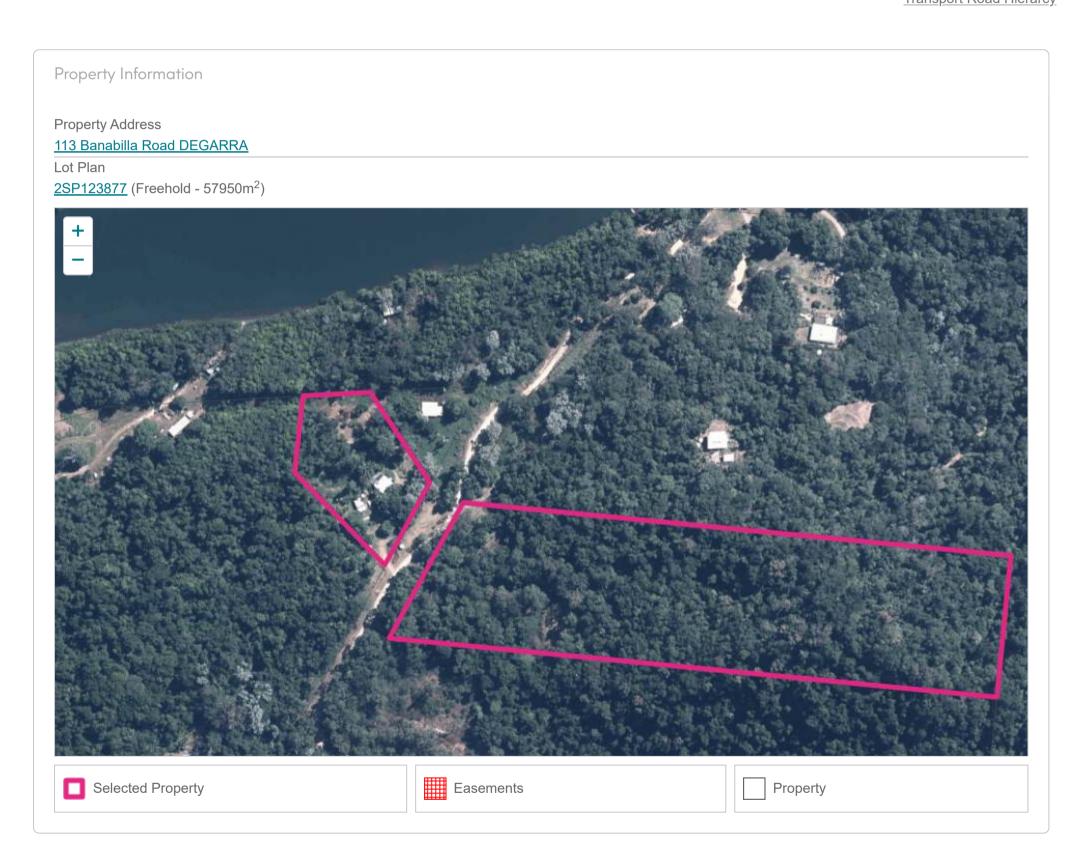
2018 Douglas Shire Council Planning Scheme Property Report

Bushfire Hazard

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

For more information and to determine if the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included a separation of the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not included a separation of the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: 07 4099 9444 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 under <u>Natural Resources</u>, <u>Mines and Mines and</u>



02/09/2024, 10:01 2SP123877

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

Summary

<u>Zonin</u>g

Acid Sulfate Soils

Bushfire Hazard

Coastal Processes

Flood Storm

Hillslopes

Landscape Values

Transport Road Hierardy

Natural Areas

Zoning

Applicable Zones

Environmental Management

Rural

More Information

- <u>View Section 6.2.4 Environmental Management Zone Code</u>
- View Section 6.2.4 Environmental Management Zone Compliance table
- <u>View Section 6.2.4 Environmental Management Zone Assessment table</u>
- View Section 6.2.10 Rural Zone Code
- View Section 6.2.10 Rural Zone Compliance table
- View Section 6.2.10 Rural Zone Assessment table

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

Potential Impact Buffer

Very High Potential Bushfire Intensity

High Potential Bushfire Intensity

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

Coastal Management District

Erosion Prone Area

More Information

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

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 Hillslopes

Applicable Precinct or Area

Area Affected by Hillslopes

More Information

- View Section 8.2.5 Hillslopes Overlay Code
- View Section 8.2.5 Hillslopes Overlay Compliance table

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

02/09/2024, 10:01 2SP123877

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.

Matural Areas

Applicable Precinct or Area

MSES - Regulated Vegetation (Intersecting a Watercourse)

MSES - Wildlife Habitat

MSES - Regulated Vegetation

More Information

- <u>View Section 8.2.7 Natural Areas Overlay Code</u>
- View Section 8.2.7 Natural Areas Overlay Compliance table

Transport Road Hierarcy

Applicable Precinct or Area

Unformed Road

More Information

- View Section 8.2.10 Transport Network Overlay Code
- <u>View Section 8.2.10 Transport Network Overlay Compliance table</u>

⋮ Jump to

Property Information

Summary

Zoning

Acid Sulfate Soils

Bushfire Hazard

Coastal Processes

Flood Storm

Hillslopes

Natural Areas

Landscape Values

Transport Road Hierarcy

Zoning

Applicable Zones

Environmental Management

Rural

More Information

- <u>View Section 6.2.4 Environmental Management Zone Code</u>
- <u>View Section 6.2.4 Environmental Management Zone Compliance table</u>
- View Section 6.2.4 Environmental Management Zone Assessment table
- View Section 6.2.10 Rural Zone Code
- View Section 6.2.10 Rural Zone Compliance table
- <u>View Section 6.2.10 Rural Zone Assessment table</u>



Selected	Property

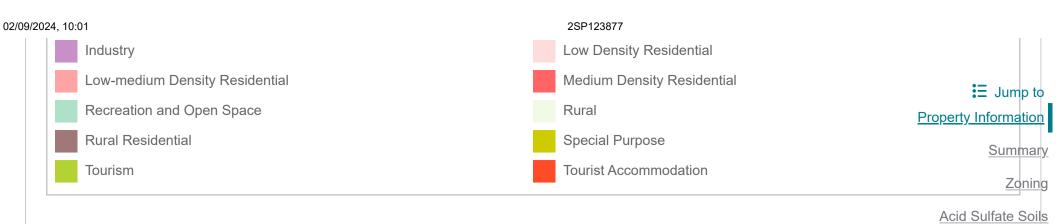
Zoning

Centre

Conservation

Community Facilities

Property



Bushfire Hazard

Coastal Processes

Flood Storm

Hillslopes

Landscape Values

Natural Areas

Transport Road Hierarcy

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



Bushfire Hazard

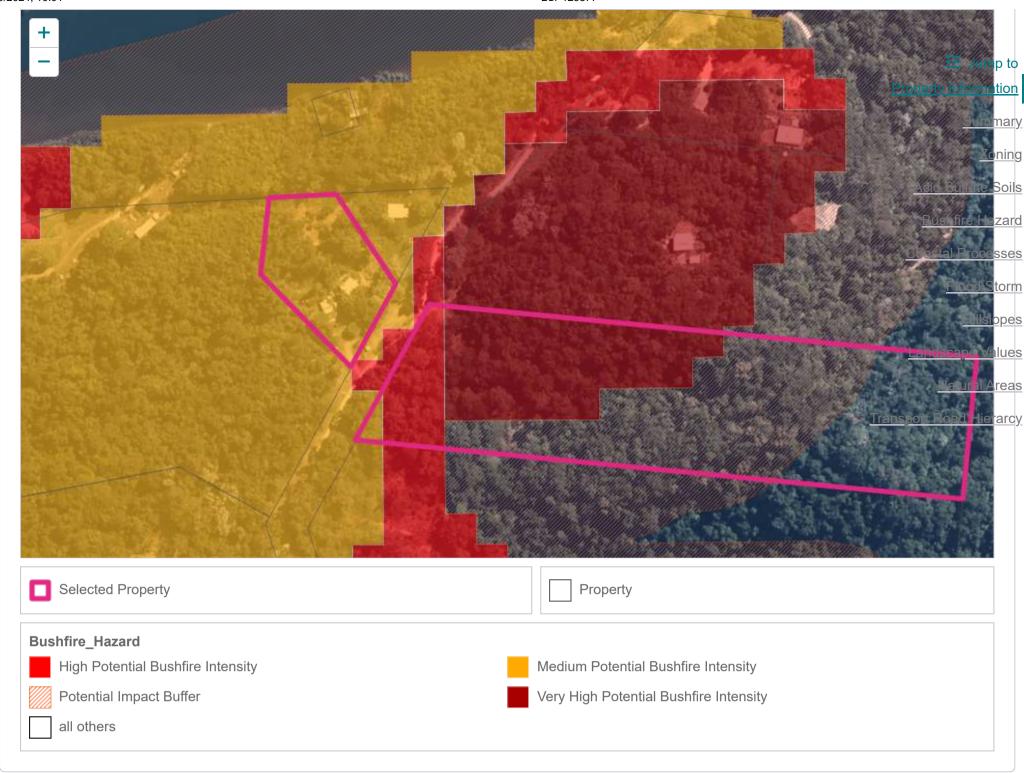
Applicable Precinct or Area

Potential Impact Buffer Very High Potential Bushfire Intensity High Potential Bushfire Intensity 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

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Coastal Processes

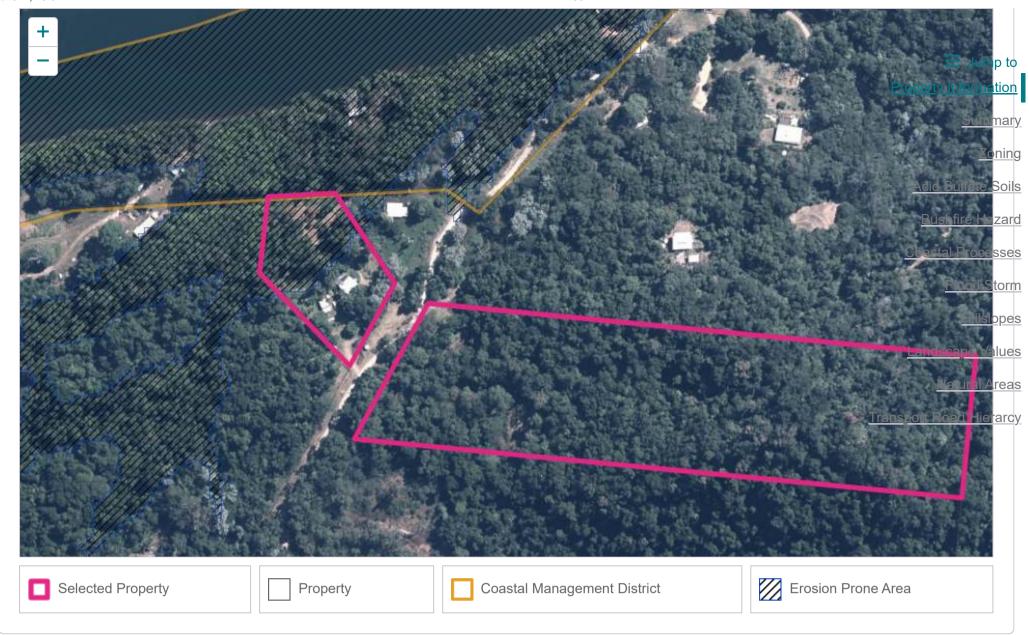
Applicable Precinct or Area

Coastal Management District

Erosion Prone Area

More Information

- <u>View Section 8.2.3 Coastal Environment Overlay Code</u>
- <u>View Section 8.2.3 Coastal Environment Overlay Compliance table</u>



Flood Storm

Applicable Precinct or Area

Medium Storm Tide Hazard High Storm Tide Hazard

Floodplain Assessment Overlay (Daintree River)

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



Hillslopes

100 Year ARI - Mossman Port Douglas and Daintree Flood Studies

Floodplain Assessment Overlay

⋮ Jump to

Property Information

Summary

Zoning

Acid Sulfate Soils

Bushfire Hazard

Coastal Processes

Flood Storm

Area Affected by Hillslopes

Applicable Precinct or Area

More Information

- View Section 8.2.5 Hillslopes Overlay Code
- <u>View Section 8.2.5 Hillslopes Overlay Compliance table</u>

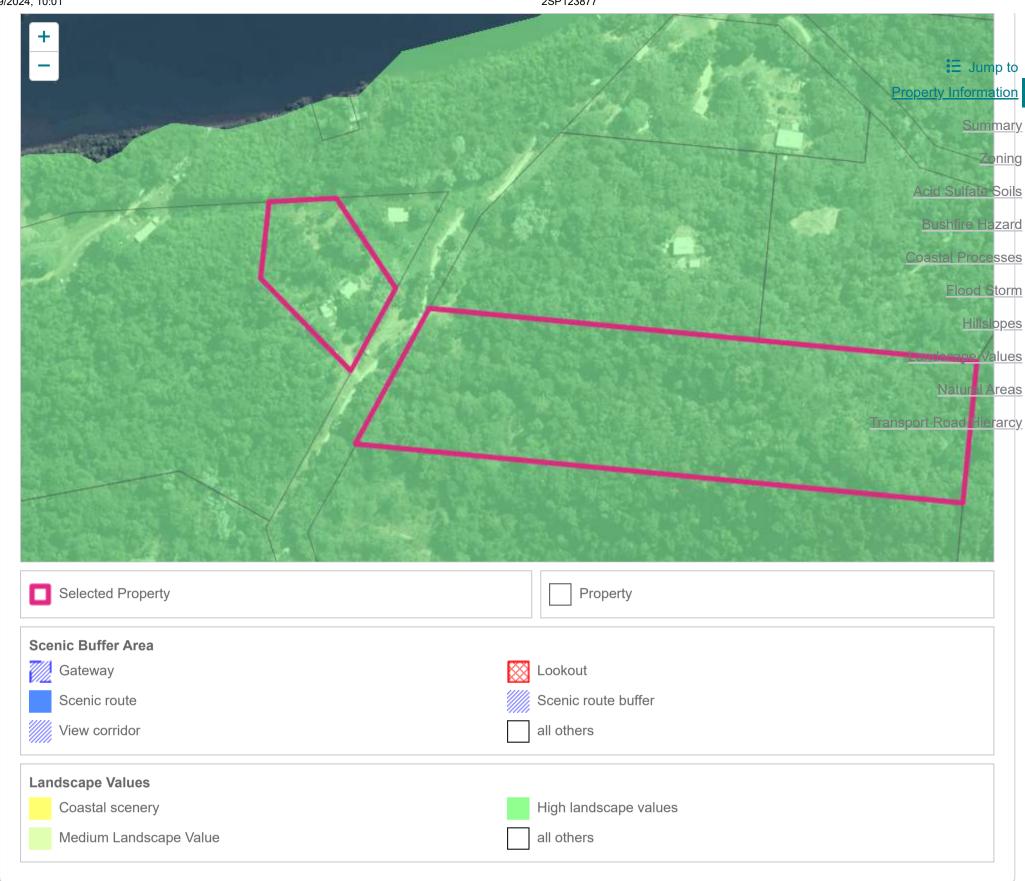


Landscape Values

Landscape Values

High landscape values

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



Natural Areas

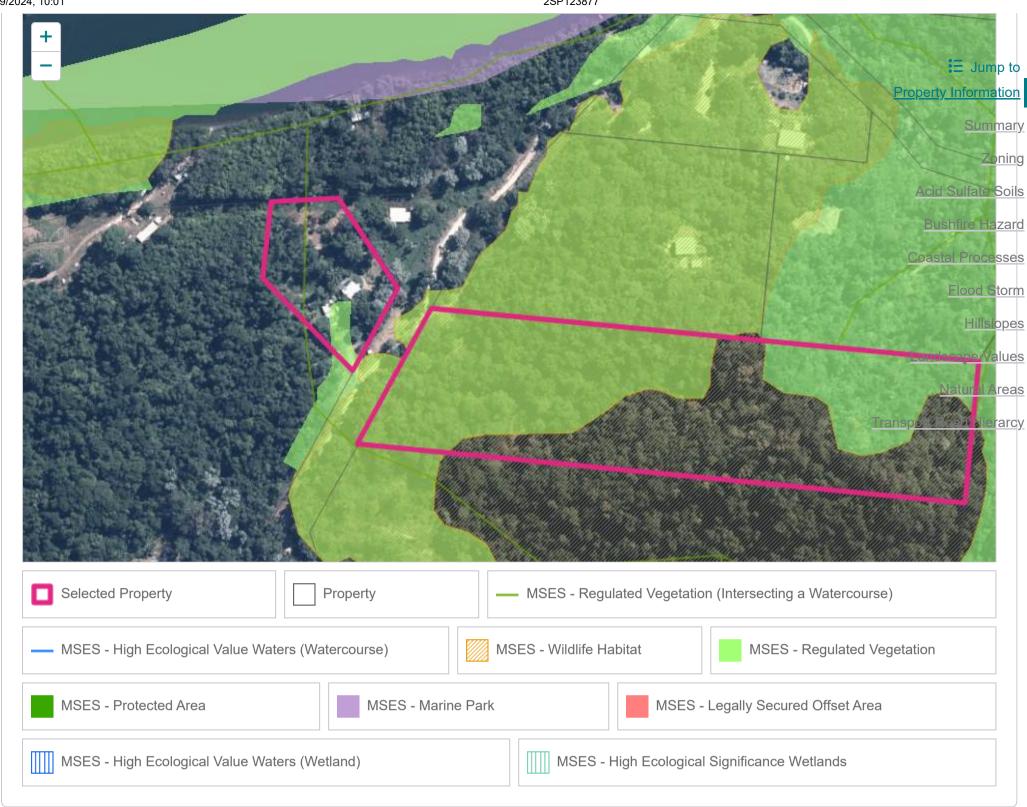
Applicable Precinct or Area

MSES - Regulated Vegetation (Intersecting a Watercourse)

MSES - Wildlife Habitat

MSES - Regulated Vegetation

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

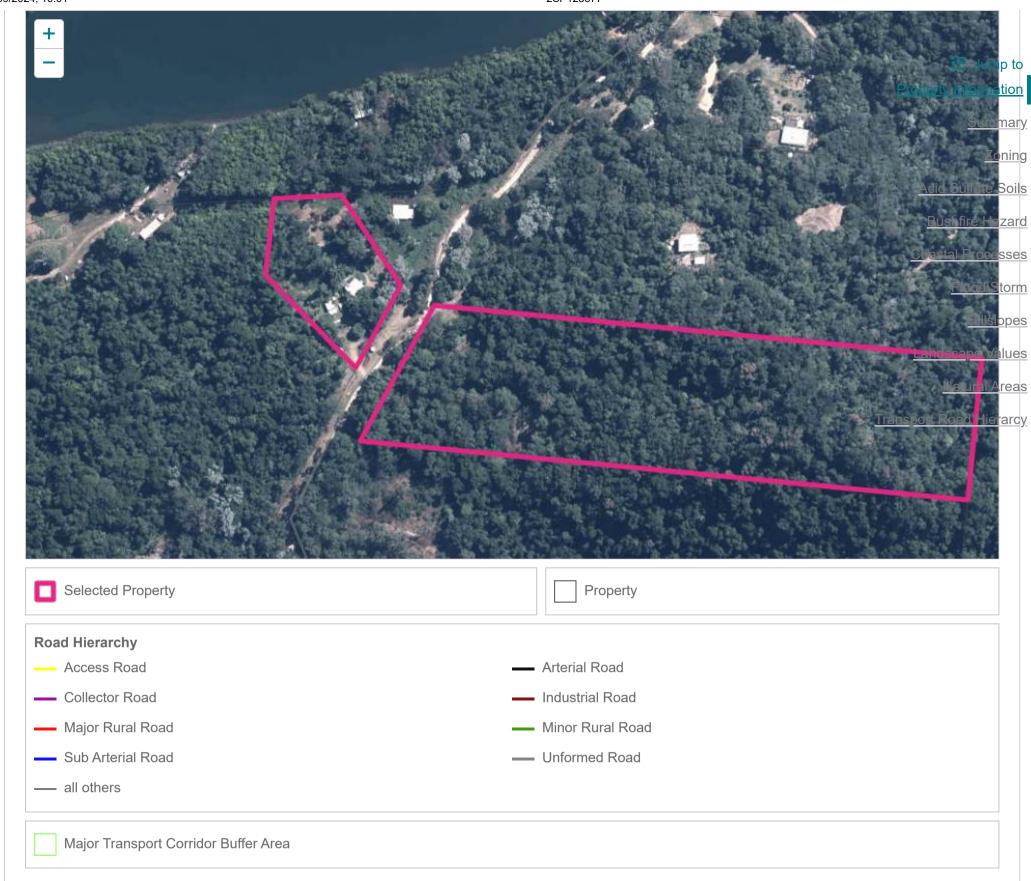


Transport Road Hierarcy

Applicable Precinct or Area

Unformed Road

- <u>View Section 8.2.10 Transport Network Overlay Code</u>
- View Section 8.2.10 Transport Network Overlay Compliance table



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.

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Attachment 4

Douglas Shire Planning Scheme Compliance Tables & Table of Assessment

Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, DEGARRA, Lot 2 SP123877



Table 5.6.j – Rural zone

Column 1	Column 2																	Coli	ımn 3																	Column 4
Development	Level of																Ass	sessm		iteria																Notes
	Assessment																																			
		Whole of the Douglas Shire Planning Scheme	Rural 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 *	Animal keeping code	Caretaker's accommodation code	Community residence code	Dwelling house code	Home based business code	Forestry for wood production code	Rural activities code	Telecommunications facility code	Access, parking and servicing code $^{ imes}$	Advertising devices code ^x	Environmental performance code $^{\times}$	Filling and excavation code $^{\times}$	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	ed pollutants recept	Vegetation management code ^x	Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. * Applicable overlay codes are identified by reference to the overlay maps in schedule 2. * 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) o Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.
Material change of use																							ı		ı								ı			& Rural activities consist of the
Animal keeping Caretaker's	C S		a		a		a		a		a		a		а		a	а	а			-					а		а		а	а			a	following land uses: Animal husbandry
accommodation	3		а		а	а	а		а	а	а	а	а			а	а			а							а			а					а	Cropping
Community residence	S		а		а	а	а		а	а	а	а	а			а	а				а						а			а					а	Function facility small scale
Dwelling house	S		а		а	а	а		а	а	а	а	а		а		а	а			<u></u>	а		L	<u> </u>		а			а						Roadside stall
IF within the Places of	С		а		а	а	а		а	а	а	а	а		а	а	а	а				а					а			а					а	Rural industry
Significance overlay and involving building work																																				Tourist attraction (small scale)Tourist park (small scale)
except for internal work																																				Hourist park (small scale)Wholesale nursery
that does not affect the																																				Wholesale nursery
significance of the place																																				Note: A farm machinery shed
Environment facility	С		а		а	а	а		а	а	а	а	а		а	а	а	а									а		а	а	а	а			а	is considered to be a Rural activity
IF less than 50m ² of	S		а		а	а	а		а		а	а	а		а	а	а			1			1				а			а	а	а			а	·
enclosed GFA																																				** Operational works on a State-
Home based business	S		а																				а				а									controlled road require approval
Park	E																					<u> </u>	<u> </u>		<u> </u>											under the <i>Transport Infrastructure</i> Act 1994 from the Department of
Major electricity	С		а		а	а	а		а	а	а	а	а	а	а	а	а	а									а		а	а	а	а			а	Transport and Main Roads.
infrastructure Rural activities ^{&}	S		а		а	а	а		а	а	а	а	а		а	а	а	а				1	 		а		а		а	а	а	а			а	Transport and Main Noaus.
IF Cropping for forestry	C		a		a	а	a		a	a	a		a	а	a		a	a				+		а	а		а		a		a	a			a	
for wood production					a	a	a		u		a		_ a		a	a	a	- "						a			"		u	u	4				•	E Exempt
IF for Intensive	С		а		а	а	а		а	а	а	а	а	а	а	а	а	а							а		а		а	а	а				а	S Self assessable
horticulture																																				C Code assessable
Substation	С		а		а	а	а		а	а	а	а	а	а	а	а	а	а									а		а	а	а	а			а	Impact assessable
Telecommunications	С		а		а	а	а		а	а	а	а	а	а	а	а	а	а								а	а		а	а	а	а			а	IIU Impact assessable
facility																						-														(Inconsistent use)
Utility installation	С		а		а	а	а		а	а	а	а	а	а	а	а	а	а				-	<u> </u>		 		а		а	а	а	а			а	a Applicable code
All other land uses not identified as		а																																		
inconsistent uses ⁰										1																										
				1	1		1			+	 		 	 	-	 	-	1	+	+	1	+	 	 	1	1										
	IIU	а																										J								
All other land uses identified as	IIU	а																																		
All other land uses	IIU	а																	L																	





Table 5.6.j – Rural zone (continued)

Column 1	Column 2																	Co	lumn 3																	Column 4
Development	Level of																As		nent C																	Notes
	Assessment																																			
		Whole of the Douglas Shire Planning Scheme	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 *	Animal keeping code	Caretaker's accommodation code	Community residence code	Dwelling house code	Home based business code	Forestry for wood production works code	Rural activities code	Telecommunications facility code	Access, parking and servicing code $^{ imes}$	Advertising devices code ^x	Environmental performance code $^{\times}$	Filling and excavation code ^X	Infrastructure works code [×]	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2. Applicable overlay codes are identified by reference to the overlay maps in schedule 2. 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply) Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.
Reconfiguring a lot							<u>l</u>					<u>l</u>										l			<u> </u>											** Operational works on a State-
Reconfiguring a lot	С		а		а	а	а		а	а	а	а	а	а	а	а	а	а									а		а	а	а	а	а		а	controlled road require approval under the <i>Transport Infrastructure</i>
Operational work																				_	1	1		-	1	•								1	1	Act 1994 from the Department of
Operational work **	C		а		а	а	а		а		а	а	а		а		а	а							1				а		а	а				Transport and Main Roads.
IF for Advertising	1	а																																		Transport and main reduce
devices not being a																																				
Third party advertising																																				E Exempt
device															1						1										ļ					S Self assessable
IF for advertising	IIU	а																																		C Code assessable
devices being a Third																																				I Impact assessable
part advertising device																				_	-											-				IIU Impact assessable
If for Filling and	S		а						а		а	а	а		а		а												а	а						(Inconsistent use)
excavation less than 50m ³ or less																																				a Applicable code
			_																		1															Applicable code
IF for Filling and	С		а		а	а	а		а		а	а	а		а	а	а												а	а						
excavation greater than 50m ³																																				
IF for Vegetation	S		а												а				+	+	1	+	1	1	1	+						1		1	а	1
Damage	3		a												а																				a	
IF for works on a local	С		а		а	а	а		-	-		1	<u> </u>	+			+	+	+		1	1	+	+	1	1			а		а	+	1	+		1
II IOI WOING OII a local	•		u		u	a	a										1												a		a					
government road																																			1	
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Building work			2	Ī					1		1 .		_								1	1	1	1	1	1		ı		1	1					
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government road Building work Building work IF within the Places of significance overlay	S C		a a		a a	a a	a			a a	a a	a a	a			а	a																			
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Building work Building work IF within the Places of significance overlay and where affecting							_				_		_			а																				
Building work Building work IF within the Places of significance overlay and where affecting the significance of the							_				_		_			а																				
Building work Building work IF within the Places of significance overlay and where affecting the significance of the place							_				_		_			а																				
Building work Building work IF within the Places of significance overlay and where affecting the significance of the place IF for demolition or		а					_				_		_			а																				
Building work Building work IF within the Places of significance overlay and where affecting the significance of the place		а					_				_		_			а																				

REVIEW OF APPLICABLE CODES	
(BUILDING WORK)	



6.2.10 Rural zone code

6.2.10.1 Application

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

6.2.10.2 Purpose

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

Criteria for assessment

Table 6.2.10.3.a – Rural zone code assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1	AO1.1	Complies with AO1.1
The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height.	Proposed dwelling will not be more than 8.5m and two storeys in height, inclusive of roof height.
	AO1.2	Not applicable
	Rural farm sheds and other rural structures are not more than 10 metres in height.	Proposal does not include a rural farm shed.
Setbacks		
PO2	AO2	Complies with AO2
Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.	Proposed dwelling is 100m from the Banabilla Rd frontage and 30m from the nearest side boundary.
PO3	AO3	Complies with AO3
Buildings/structures are designed to maintain the rural character of the area.	White and shining metallic finishes are avoided on external surfaces of buildings.	Proposed dwelling design will avoid white and shining metallic finishes on external surfaces of buildings.

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO4	A04	Complies with AO4
The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	Uses identified in Table 6.2.10.3.b are not established in the Rural zone.	Proposed dwelling is consistent with the Rural zone.
Performance outcomes	Acceptable outcomes	Applicant response
PO5	AO5	Complies with AO5
Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	No acceptable outcomes are prescribed.	Proposed dwelling is consistent with the Rural zone.
P06	AO6	Complies with AO6
Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	No acceptable outcomes are prescribed.	Proposed dwelling is on an existing cleared house pad, with existing cleared property and driveway access, on-site car parking and manoeuvring so no further native vegetation clearing is proposed. The proposed dwelling is not located in proximity to existing watercourses onsite.
P07	A07	Not applicable
The minimum lot size is 40 hectares, unless	No acceptable outcomes are prescribed.	

Perf	ormance outcomes	Acceptable outcomes	Applicant response
(a)	the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or		The proposal does not include reconfiguring of a lot.
(b)	the reconfiguration is limited to one additional lot to accommodate:		
	(i) Telecommunications facility;		
	(ii) Utility installation.		

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

Inconsistent uses		
 Adult store Bar Brothel Car wash Child care centre Club Community care centre Community residence Detention facility, Dual occupancy Dwelling unit Food and drink outlet Hardware and trade supplies Health care services High impact industry 	 Hotel Indoor sport and recreation Low impact industry Medium impact industry Multiple dwelling Nightclub entertainment facility Non-resident workforce accommodation Office Outdoor sales Parking station Permanent plantation Port services Relocatable home park Renewable energy facility, being a wind farm 	 Residential care facility Resort complex Retirement facility Rooming accommodation Sales office Service station Shop Shopping centre Short-term accommodation Showroom Special industry Theatre 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.

Criteria for assessment

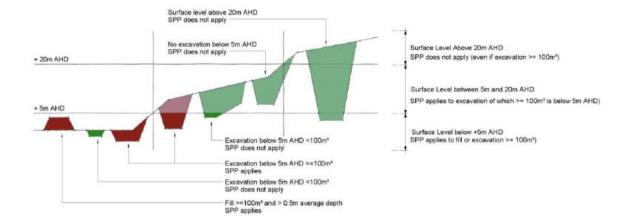
Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		

Performance outcomes	Acceptable outcomes	Applicant response
PO1	AO1.1	Not applicable
The extent and location of potential or actual acid sulfate soils is accurately identified.	No excavation or filling occurs on the site. or	The proposed dwelling is located just outside the Acid Sulfate Soils Overlay Mapping area.
	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	AO2.1	Not applicable
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.	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.	The proposed dwelling is located just outside the Acid Sulfate Soils Overlay Mapping area.
	or AO2.2	
	The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an	

Performance outcomes	Acceptable outcomes	Applicant response
	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;	
	(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	AO3	Not applicable
No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	No acceptable outcomes are prescribed.	The proposed dwelling is located just outside the Acid Sulfate Soils Overlay Mapping area.

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.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable developme	ent	
Compatible development		
P01	A01	Complies with AO1
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.	The proposed dwelling use is not a vulnerable use.
P02	AO2	Not applicable
Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	Proposed dwelling is not an Emergency Service or use.
PO3	AO3	Not applicable
	The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	Proposed dwelling is not development involving hazardous materials manufacture and storage.

Performance outcomes	Acceptable outcomes	Applicant response
Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.		
Development design and separation from bushfire h	nazard – reconfiguration of lots	
PO4.1	AO4.1	Not applicable
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 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.	No new lots are created within a bushfire hazard subcategory. or AO4.2 Lots are separated from hazardous vegetation by a distance that: (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.	Proposed dwelling does not involve reconfiguration of lots.
PO5	AO5.1	Not applicable
Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between	Lot boundaries are separated from hazardous vegetation by a public road which:	Proposed dwelling does not involve reconfiguration of lots.

Performance outcomes	Acceptable outcomes	Applicant response
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.	 (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. 	
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.	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	Not applicable Proposed dwelling does not involve reconfiguration of lots.

Performance outcomes	Acceptable outcomes	Applicant response
The access is available for both fire fighting and maintenance/hazard reduction works.	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	
	(I) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
P07	A07	Not applicable
Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot	Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:	Proposed dwelling does not involve reconfiguration of lots.

Performance outcomes	Acceptable outcomes	Applicant response
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.	 (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; (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 	
PO8	and Emergency Services. AO8	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	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 hourglass 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	Proposed dwelling does not involve reconfiguration of lots.
PO9 Critical infrastructure does not increase the potential bushfire hazard.	AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	Not applicable Proposed dwelling does not involve reconfiguration of lots.

Performance outcomes	Acceptable outcomes	Applicant response	
Development design and separation from bushfire hazard – material change of use			
PO10	AO10	Not applicable	
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.	Proposed dwelling does not involve a Material Change of Use, however, a BAL assessment has been conducted to assist with Building Works (Building Design) Class 1a approval.	
PO11	AO11	Not applicable	
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;	Proposed dwelling does not involve a Material Change of Use. A Fire Management Strategy has been prepared see <i>Attachment 8 Fire Management Strategy</i> that the residents will adhere to help reduce bushfire risk.	

Performance outcomes	Acceptable outcomes	Applicant response
	(d) a minimum of 4.8m vertical clearance;	
	(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;	
	(f) a maximum gradient of 12.5%;	
	(g) a cross fall of no greater than 10 degrees;	
	 (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; 	
	(i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m;	
	(j) designated fire trail signage;	
	(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and	
	(I) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
All development		
PO12	AO12	Complies with 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%;	The proposed dwelling has direct frontage to Banabilla Rd for firefighting purposes and will utilise an existing cleared property access and driveway to service the proposed dwelling.

Performance outcomes	Acceptable outcomes	Applicant response
	 (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. 	
Performance outcomes	Acceptable outcomes	Applicant response
PO13	AO13	Complies with 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;	A new water tank 11,500L has been purchased using government recovery grants to provide water to the dwelling, to assist with recovery costs. An additional water tank can be purchased to increase water tank supply for fire fighting purposes and/or relocated from the former primary dwelling area if suitable and safe for re-use.

Performance outcomes	Acceptable outcomes	Applicant response
	(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.	
PO14	AO14	Not applicable
Landscaping does not increase the potential bushfire risk.	Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	Landscaping is not included in this proposal.

Performance outcomes	Acceptable outcomes	Applicant response
PO15	AO15	Complies with AO15
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).	Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	A bushfire assessment has been undertaken for the proposed dwelling. See <i>Attachment 8 Fire Mitigation Strategy</i> that the residents will adhere to. Recommended bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality eg. 6m defence zone around the proposed dwelling can include tall trees.

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.

8.2.5 Hillslopes overlay code

8.2.5.1 Application

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

8.2.5.2 **Purpose**

- (1) The purpose of the Hillslopes overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 2 Environment and landscape values: Element 3.5.5 Scenic amenity.
 - (b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development on hillslopes is safe, serviceable and accessible;
 - (b) the ecological values, landscape character and visual quality of the hillslopes are protected from development so as to retain the scenic backdrop to the region;
 - (c) Development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;
 - (d) Development responds to the constraints of the site including gradient and slope stability;
 - (e) Works do not involve complex engineering solutions.

Criteria for assessment

Table 8.2.5.3.a - Hillslopes overlay code -assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable development		

Performance outcomes	Acceptable outcomes	Applicant response
PO1	AO1.1	Complies with PO1
The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	Development is located on parts of the site that are not within the Hillslopes constraint sub-category as shown on the Hillslopes overlay Maps contained in schedule 2.	The proposed dwelling design will retain the landscape character and visual amenity quality of the hillslopes, by using complimentary colours and avoiding white or highly reflective materials. The proposed dwelling will be screened from Banabilla Rd with an existing 100m native vegetation buffer.
For assessable development		
PO2	AO2.1	Complies with AO2.1
The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic	Development does not occur on land with a gradient in excess of 1 in 6 (16.6%)	The proposed dwelling is on a flat house pad.
backdrop to the region.	or	
	AO2.2	
	Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.	
	AO2.3	Complies with AO2.3
	Access ways and driveways are:	The proposed dwelling uses an existing
	(a) constructed with surface materials that blend with the surrounding environment;	driveway that will be improved with natural appearing and complimentary natural gravel materials and erosion control measures.
	(b) landscaped with dense planting to minimise the visual impact of the construction;	materials and discising sention moderation.
	(c) provided with erosion control measures immediately after construction.	Complies with AO2.4
	AO2.4	

Performance outcomes	Acceptable outcomes	Applicant response
	The clearing or disturbance of vegetation is limited to clearing and disturbance that: (a) is necessary for the construction of driveways;	The proposed dwelling and improvement of existing driveway does not involve any additional clearing or disturbance to vegetation.
	(b) is necessary to contain the proposed development;	
	(c) minimises canopy clearing or disturbance;(d) minimises riparian clearing or disturbance.	
	AO2.5	Not applicable
	On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).	The proposed dwelling is on a flat house pad.
	AO2.6 Development does not alter the sky line.	Complies with AO2.6 The proposed dwelling is not visible from Banabilla Rd due to an existing 100m native vegetation buffer or from nearby roads across
	AO2.7 Buildings and structures:	the Bloomfield River in Cook Shire. Complies with AO2.7
	(a) are finished predominantly in the following exterior colours or surfaces:	The proposed dwelling will utilise a suitable colour scheme and material selection to comply
	(b) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or	with the Code.
	(c) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;	
	(d) are not finished in the following exterior colours or surfaces:	

Performance outcomes	Acceptable outcomes	Applicant response
	(e) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape;	
	(f) reflective surfaces.	
	AO2.8	Complies with AO2.8
	Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features	The proposed dwelling will utilise a suitable colour scheme and material selection to comply with the Code.
	AO2.9	Not applicable
	Areas between the first floor (including outdoor deck areas) and ground level are screened from view.	The proposed dwelling is single storey.
	AO2.10	
	Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land:	Not applicable The proposed dwelling does not feature recreational or ornamental features such as
	(a) with a gradient of 1 in 6 (16.6%) or more;	tennis courts, ponds or swimming pools.
	(b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks	
PO3	AO3	Not applicable
Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site	Excavation or fill:	The proposed dwelling does not involve any excavation or fill.
or adjoining premises through:	(a) is not more than 1.2 metres in height for each batter or retaining wall;	
(a) loss of privacy;(b) loss of access to sunlight;	(b) is setback a minimum of 2 metres from property boundaries;	

Perfo	ormance outcomes	Acce	eptable outcomes	Applicant response
(c) (d)	intrusion of visual or overbearing impacts; complex engineering solutions.	(c)	is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;	
		(d)	does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot.	

Performance outcomes	Acceptable outcomes	Applicant response
Lot reconfiguration		
PO4	AO4.1	Not applicable
For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.	 The frontage and depth of all lots is of sufficient width to: (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve. AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code. AO4.3 	The proposal does not involve a reconfiguring of a lot.

Performance outcomes	Acceptable outcomes	Applicant response
	Development does not alter ridgelines.	
	AO4.4	
	Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	

8.2.4 Flood and storm tide hazard overlay code

8.2.4.1 Application

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

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

8.2.4.2 **Purpose**

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

- (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
- (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

Criteria for assessment

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

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

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.3	Complies with AO1.3
	New buildings are:	Proposed dwelling is located outside of the
	(a) not located within the overlay area;	Q100 flood mapping area as determined by a suitably qualified professional in the Degarra

Performance outcomes	Acceptable outcomes	Applicant response
	 (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. 	Flood Study, on the highest part of the site with clear and direct pedestrian and vehicle evacuation routes off the site.
	AO1.4	Complies with 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.	Proposed dwelling is located in excess of 100m from nearest waterway traversing the lot.
For assessable development		
PO2	AO2	Not applicable
The development is compatible with the level of risk associated with the natural hazard.	The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility;	Proposed dwelling is not a retirement facility, community care facility or child care centre.
	(c) Child care centre.	
PO3	For Material change of use	Not applicable
Development siting and layout responds to flooding potential and maintains personal safety	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.	Proposed dwelling does not involve a Material Change of Use.

Performance outcomes	Acceptable outcomes	Applicant response
Performance outcomes	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 time until flash flooding subsides or people can be evacuated. or AO3.3	Applicant response
	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:	Not applicable Proposed dwelling does not involve reconfiguring of a lot.
	(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).	

Performance outcomes	Acceptable outcomes	Applicant response
	Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i> .	
	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	
	(b) by direct and simple routes to main carriageways.	
	AO3.6	
	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)	Not applicable

sign and layout of buildings used for residential es minimise risk from flooding by providing:	Proposed dwelling does not involve a Material Change of use.
parking and other low intensive, non-habitable uses at ground level; ne high-set 'Queenslander' style house is a resilient low-density solution in floodplain areas. Higher density residential nent should ensure only non-habitable rooms (e.g. garages, s) are located on the ground floor.	
sidential buildings and structures allow for the flow of flood waters on the ground floor. usinesses should ensure that they have the necessary necy plans in place to account for the potential need to relocate prior to a flood event (e.g. allow enough time to transfer stock stairs level of a building or off site). The relevant building assessment provisions under the Building property to all building work within the Hazard Area and need to account the flood potential within the area. The are stored on-site: The are those that are readily able to be moved in a flood event; Where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.	Not applicable Proposed dwelling does not involve a Material Change of use for non-residential uses.
	parking and other low intensive, non-habitable uses at ground level; the high-set 'Queenslander' style house is a resilient low-density solution in floodplain areas. Higher density residential ment should ensure only non-habitable rooms (e.g. garages, e.g.) are located on the ground floor. Iterial change of use (Non-residential uses) Sidential buildings and structures allow for the flow of flood waters on the ground floor. Issinesses should ensure that they have the necessary necy plans in place to account for the potential need to relocate prior to a flood event (e.g. allow enough time to transfer stock stairs level of a building or off site). The relevant building assessment provisions under the Building apply to all building work within the Hazard Area and need to account the flood potential within the area. The stored on-site: The are stored on-site: The are those that are readily able to be moved in a lood event; Where capable of creating a safety hazard by being shifted by flood waters, are contained in

Performance outcomes	Acceptable outcomes	Applicant response
	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	For Operational works	Not applicable
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.	AO5.1 Works in urban areas associated with the proposed development do not involve:	Proposal dwelling does not involve any operational works, the proposed house pad location is already cleared.
	(a) any physical alteration to a watercourse or floodway including vegetation clearing; or	
Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	(b) a net increase in filling (including berms and mounds).	
	AO5.2	
	Works (including buildings and earthworks) in non urban areas either:	
	(a) do not involve a net increase in filling greater than 50m ³ ; 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;	

Performance outcomes	Acceptable outcomes	Applicant response
	(ii) loss of/changes to flow paths;(iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere	
	on the flood plain.	

Performance outcomes	Acceptable outcomes	Applicant response
	For Material change of use	
	AO5.3	Not applicable
	Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development	The proposed dwelling does not involve a Material Change of Use.
	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. 	
	For Material change of use and Reconfiguring a lot	Not applicable
	AO5.4	The proposed dwelling does not involve a
	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.	Material Change of Use or Reconfiguring of a Lot.

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
P06	For Material change of use	Not applicable
Development avoids the release of hazardous materials into floodwaters.	AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;	The proposed dwelling does not involve a Material Change of Use.
	or	
	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	

Performance outcomes	Acceptable outcomes	Applicant response
	the relevant building assessment provisions under the <i>Building Act</i> 1975 for requirements related to the manufacture and storage of hazardous materials.	
P07	A07	Complies with AO7
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.	The proposed dwelling maintains the current number of residents on this lot and does not impact the ability of traffic to use evacuation routes or unreasonably increase traffic volumes on evacuation routes.
PO8	AO8.1	Not applicable
Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; retains essential site access during a flood event; is able to remain functional even when other infrastructure or services may be compromised in a flood event.	The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). or AO8.2	Proposed dwelling is not one of the identified uses and does not involve community infrastructure.

Performance outcomes	Acceptable outcomes	Applicant response
	The following uses are not located on land inundated during a 1% AEP flood event:	
	(a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is conducted,	
	(b) community centres;	
	(c) meeting halls;	
	(d) galleries;	
	(e) libraries.	
	The following uses are not located on land inundated during a 0.5% AEP flood event.	
	(a) emergency shelters;	
	(b) police facilities;	
	(c) sub stations;	
	(d) water treatment plant	
	The following uses are not located on land inundated during a 0.2% AEP flood event:	
	(a) correctional facilities;	
	(b) emergency services;	
	(c) power stations;	
	(d) major switch yards.	
	and/or	

AO8.3 The following uses have direct access to low hazard evacuation routes as defined in	
Table 8.2.4.3.c: (a) community residence; and (b) emergency services; and (c) hospitals; and (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	

Performance outcomes	Acceptable outcomes	Applicant response
	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	Uses and elements of activities acceptable
levels)	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	Fit adults can wade. (Generally, safe wading	Fit adults would have difficulty wading. (Generally, safe	Wading is not an option.

	velocity depth product is less than 0.25)	velocity depth product is less than 0.4)	wading velocity depth product is less than 0.6)	
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.

8.2.3 Coastal environment overlay code

8.2.3.1 Application

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

8.2.3.2 **Purpose**

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

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
P01	AO1.1	Not applicable
No works other than coastal protection works extend seaward of the coastal building line.	Development (including all buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line.	Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area, and does not involve any coastal protection works.
	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.	

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO2	AO2	Not applicable
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.	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
For assessable development		
Erosion prone areas		
PO3	AO3	Not applicable
Development identifies erosion prone areas (coastal hazards).	No acceptable outcomes are prescribed.	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
PO4	AO4.1	Not applicable
Erosion prone areas are free from development to allow for natural coastal processes.	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	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
	(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)	

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.2	Not applicable
	Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by:	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
	(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.	
Coastal management districts		
PO5	PO5.1	Not applicable
Natural processes and protective functions of landforms and vegetation are maintained.	Development within the coastal management district: (a) maintains vegetation on coastal land forms where its removal or damage may: (i) destabilise the area and increase the potential for coastal erosion, or (ii) interrupt the natural sediment trapping	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
	(ii) Interrupt the natural sediment trapping processes or dune or land building processes; (b) maintains sediment volumes of dunes and nearshore 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;	

Performance outcomes	Acceptable outcomes	Applicant response
	 (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. 	

Performance outcomes	Acceptable outcomes	Applicant response
	PO5.2	Not applicable
	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	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
	PO5.3	
	Development involving reclamation:	Not applicable
	 (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; 	Proposal does not involve reclamation.
	(b) is located outside active sediment transport area, or otherwise maintains sediment transport	

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
P06	AO6.1	Not applicable
Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.	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.	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area, and does not involve coastal protection work or marine development.
	And	
	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;	
	and	
	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	

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
P07	A07.1	Not applicable
Development is to maintain access to and along the foreshore for general public access.	Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms.	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area, and does not involve any
	and	boardwalks, viewing platforms or access roads or tracks.
	AO7.2	
	Development provides for regular access points for vehicles including approved roads and tracks.	
	or	
	A07.3	
	Development demonstrates an alternative solution to achieve an equivalent standard of performance.	
PO8	AO8.1	Not applicable
Public access to the coast is appropriately located, designed and operated.	Development maintains or enhances public access to the coast.	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district

Performance outcomes	Acceptable outcomes	Applicant response
	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	or erosion prone area, and does not involve any boardwalks, viewing platforms or access roads or tracks.
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.	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 near overlay mapping areas, ie. coastal management district or erosion prone area, and does not involve any boardwalks, viewing platforms or access roads or tracks.

Performance outcomes	Acceptable outcomes	Applicant response
	(ii) vehicles via access points including approved roads or tracks.	
	AO9.2	
	Development adjacent to state coastal land or tidal water:	
	(a) is located and designed to:	
	(i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, for example through the provision of esplanades or easement corridors to preserve future access;	
	(ii) ensure emergency vehicles can access the area near the development.	
	or	
	(b) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to:	
	(i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and	
	(ii) ensure emergency vehicles can access the area near the development.	
AO10	AO10.1	Not applicable
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	Development complies if consideration of public access demand from a whole-of-community basis and the	Proposed dwelling does not involve reconfiguring a lot for urban purposes.

Performance outcomes	Acceptable outcomes	Applicant response
basis and the maintenance of coastal landforms and coastal habitat.	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.	
PO11	AO11	Not applicable
Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.	Private marine access structures and other structures such as decks or boardwalks for private use do not attach to or extend across State coastal land that is situated above high water mark	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
PO12	AO12	Not applicable
Development in connection with an artificial waterway enhances public access to coastal waters.	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.	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
Coastal landscapes, views and vistas		
PO13	AO13	Complies with PO13
Development maintains and / or enhances natural coastal landscapes, views and vistas.	No acceptable outcomes are prescribed.	Proposed dwelling does not impact natural coastal landscapes, views and vistas.
PO14	AO14	Not applicable
Coastal settlements are consolidated through the concentration of development within the existing	No acceptable outcomes are prescribed.	

Performance outcomes	Acceptable outcomes	Applicant response
urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.		Proposed dwelling not located within an existing urban area.
Private marine development		
PO15	AO15	Not applicable
Private marine development is to avoid attaching to, or extending across, non-tidal State coastal land.	Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across, State coastal land that is situated above high water mark. Note – For occupation permits or allocations of State land, refer to the Land Act 1994.	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area, and does not involve private marine development.
PO16	AO16	Not applicable
The location and design of private marine development does not adversely affect the safety of members of the public access to the foreshore.	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.	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area, and does not involve private marine development.
PO17	AO17	Not applicable
Private marine development is of a height and scale and size compatible with the character and amenity of the location.	Private marine development has regard to: (a) the height, scale and size of the natural features of the immediate surroundings and locality; (b) the height, scale and size of existing buildings or other structures in the immediate surroundings and the locality; (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.	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area, and does not involve private marine development.

Perf	ormance outcomes	Acceptable outcomes	Applicant response
		Note – The prescribed tidal works code in the Coastal Protection and Management Regulation 2003 outlines design and construction requirements that must be complied with.	
PO1	8	AO18	Not applicable
	ate marine development avoids adverse impacts pastal landforms and coastal processes.	Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area, and does not involve private marine development.
For	dry land marinas and artificial waterways		
PO1	9	AO19	Not applicable
Dry I	and marinas and artificial waterways:	No acceptable solutions are prescribed.	Proposed dwelling is not located near overlay
(a)	avoid impacts on coastal resources;		mapping areas, ie. coastal management district or erosion prone area, and does not involve dry
(b)	do not contribute to the degradation of water quality;		land marinas or artificial waterways.
(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		

Performar	nce outcomes	Acceptable outcomes	Applicant response
(iii)	strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or		Not applicable Proposed dwelling is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
(iv)	coastal protection works or works necessary to protect coastal resources and processes.		

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:
 - 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 a	For assessable development				
Deve	elopment in a High landscape value area				
PO1		AO1.1	Complies with AO1.1		
ident	elopment within High landscape value areas ified on the Landscape values overlay maps ained in Schedule 2:	Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of roof height.	Proposed dwelling will not be more than 8.5m and two storeys in height, inclusive of roof height.		
(a) (b)	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;	AO1.2 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 AO1.2 Proposed dwelling is not located less than 50m from a ridgeline or peak. Complies with AO1.3 Proposed dwelling is not visible from Banabilla Rd and will be effectively screened from Banabilla Rd as part of a 100m natural existing vegetation buffer.		
(c)	retains existing vegetation and incorporates new landscaping to enhance existing	AO1.4	Not applicable		

Perf	ormance outcomes	Acceptable outcomes	Applicant response
	vegetation and visually soften built form elements;	Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:	Proposed dwelling is located on a flat house pad, accessed by a short driveway with minimal
(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;	(b) 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	slope.
(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	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.	
	and other on-ground or in-ground	AO1.5	Complies with AO1.5
(f)	infrastructure; avoids detrimental impacts on landscape	The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.	Proposed dwelling will feature non-reflective and subdued colours.
(-)	values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers,	Note - Examples of suitable colours include shades of green, olive green, blue green, green green blue, indigo, brown, blue grey, and green yellow.	
	poles and lines and other tall infrastructure;	AO1.6	Complies with AO1.6
(g)	extractive industry operations are avoided.	No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).	Proposed dwelling is to be located on an existing cleared and flat house pad.
	A visual impact assessment is undertaken in accordance	AO1.7	Not applicable
	Planning scheme policy SC6.6 – Landscape values in order to performance outcomes.	Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values.	Proposed development does not involve accommodation activities or reconfiguring of a lot.
		Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required. AO1.8	Not applicable

Perf	ormance outcomes	Acceptable outcomes	Applicant response
		Advertising devices do not occur.	Proposed development does not involve advertising devices.
Deve	elopment within the Medium landscape value ar	ea	
PO2		AO2.1	Not applicable
ident	elopment within Medium landscape value areas cified on the Landscape values overlay maps ained in Schedule 2: avoids detrimental impacts on the landscape	Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height.	Proposed development is located within High landscape value area, not the Medium landscape value area.
(a)	values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;	AO2.2 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.	
(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;	AO2.3 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the	
(c)	retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;	site; (b) buildings are split level or suspended floor construction, or a combination of the two;	
(d)	incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;	(c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre	
(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,	cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs. AO2.4	

Perfo	rmance outcomes	Acceptable outcomes	Applicant response
(f) (g)	roads, driveways, retaining walls and other onground or in-ground infrastructure; 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; extractive industry operations are avoided, or where they cannot be avoided, are screened from view.	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. AO2.5 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%). AO2.6	
with Pla satisfy	A visual impact assessment is undertaken in accordance anning scheme policy SC6.6 – Landscape values in order to performance outcomes. Iopment within a Scenic route buffer / view cor	Advertising devices do not occur. ridor area	
corrid	opment within a Scenic route buffer / view or area as identified on the Landscape values by maps contained in Schedule 2: retains visual access to views of the surrounding landscape, the sea and other water bodies; retains existing vegetation and incorporates landscaping to visually screen and soften built	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 No clearing of native vegetation is undertaken within a Scenic route buffer area.	Not applicable Proposed development is located within High landscape value area, not within the Scenic route/buffer view corridor area.
	form elements whilst not impeding distant views or view corridors;	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

incorporates building materials and external

finishes that are compatible with the visual

amenity and the landscape character;

Perfo	ormance outcomes	Acceptable outcomes	Applicant response
(d)	minimises visual impacts on the setting and views in terms of:	at least 10 metres and landscaped in accordance with the requirements of the landscaping code.	
(e)	the scale, height and setback of buildings;	AO3.4	
(f)	the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways;	Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.	
(g)	the scale, extent and visual prominence of advertising devices.		
with P	A visual impact assessment is undertaken in accordance anning scheme policy SC6.6 – Landscape values in order to performance outcomes.		
Deve	elopment within the Coastal scenery area		
PO4		AO4.1	Not applicable
identi conta	andscape values of the Coastal scenery zone as ified on the Landscape values overlay maps sined in Schedule 2 are managed to integrated imit the visual impact of development.	The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.	Proposed development is located within High landscape value area, not within the Coastal scenery area.
		AO4.2	
with P	A visual impact assessment is undertaken in accordance lanning scheme policy SC6.6 – Landscape values in order to performance outcomes.	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	

Performance outcomes	Acceptable outcomes	Applicant response
	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, 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	AO5	Not applicable
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.	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	Proposed development is located within High landscape value area, not within the Coastal scenery area.
Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.		

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	For self-assessable and assessable development			
Protection of matters of environmental significance	•			
P01	AO1.1	Complies with AO1.1		
Development protects matters of environmental significance.	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.	Proposed new dwelling avoid significant impact on the relevant environmental values by using an existing cleared and flat house pad area. The remainder of the lot will be retained as natural vegetation. The proposed dwelling is more than 100m from the nearest waterway that traverses the corner of the lot.		

Performance outcomes	Acceptable outcomes	Applicant response
Management of impacts on matters of environmenta	al significance	
P02	AO2	Complies with AO2
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	Proposed new dwelling avoid significant impact on the relevant environmental values by using an existing cleared and flat house pad area. The remainder of the lot will be retained as natural vegetation. The proposed dwelling is more than 100m from the nearest waterway that traverses the corner of the lot.
PO3	movement of fauna through the site. AO3.1	Not applicable
An adequate buffer to areas of state environmental significance is provided and maintained.	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	The site does not include wetland protection areas.

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
PO4	AO4.1	Not applicable
Wetland and wetland buffer areas are maintained, protected and restored.	Native vegetation within wetlands and wetland buffer areas is retained.	The site does not include wetland protection areas.
	AO4.2	
Note – Wetland buffer areas are identified in AO3.1.	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	AO5.1	Not applicable
Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	Development avoids the introduction of non-native pest species. AO5.2	Proposal does not include landscaping.
	The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	
Ecological connectivity		
P06	AO6.1	Complies with PO6
Development protects and enhances ecological connectivity and/or habitat extent.	Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and	Proposed new dwelling avoid significant impact on the relevant environmental values by using an existing cleared and flat house pad area.

Performance outcomes	Acceptable outcomes	Applicant response
	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.	The remainder of the lot will be retained as natural vegetation. Proposed new dwelling is not located within an ecological or conservation corridor. The proposed house pad is located on the edge of the MSES Regulated Vegetation mapping area. The vast space of MSES Wildlife Habitat area located behind the proposed dwelling toward the back of the lot will not be cleared or disturbed. The proposed dwelling is more than 100m from the nearest waterway that traverses the corner of the lot.
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 AO7.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	Complies with AO7.1 Proposed new dwelling avoid significant impact on the relevant environmental values by using an existing cleared and flat house pad area. The remainder of the lot will be retained as natural vegetation. Complies with AO7.2 Proposed dwelling is located more than 100m from the nearest waterway that traverses the corner of the lot.
Waterways in an urban area		
PO8	AO8.1	Not applicable
Development is set back from waterways to protect and maintain: (a) water quality;	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	Proposed dwelling is located more than 100m from the nearest waterway that traverses the corner of the lot. Proposed development is not within an urban area.

Perf	ormance outcomes	Acceptable outcomes	Applicant response
(b)	hydrological functions;	AO8.2	
(c)	ecological processes;	Development does not occur on the part of the site	
(d)	biodiversity values;	affected by the waterway corridor.	
(e)	riparian and in-stream habitat values and connectivity;	Note – Waterway corridors are identified within Table 8.2.7.3.b.	
(f)	in-stream migration		
Wate	erways in a non-urban area		
PO9		AO9	Complies with AO9
	elopment is set back from waterways to protect maintain:	Development does not occur on that part of the site affected by a waterway corridor.	Proposed dwelling is located more than 100m from the nearest waterway that traverses the
(a)	water quality;		corner of the lot.
(b)	hydrological functions;	Note – Waterway corridors are identified within Table 8.2.7.3.b.	
(c)	ecological processes;		
(d)	biodiversity values;		
(d) (e)	biodiversity values; riparian and in-stream habitat values and connectivity;		

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.	

8.2.10 Transport network overlay code

8.2.10.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Transport network (Road Hierarchy) overlay sub-categories:
 - (i) State controlled road sub-category;
 - (ii) Sub-arterial road sub-category;
 - (iii) Collector road sub-category;
 - (iv) Access road sub-category;
 - (v) Industrial road sub-category;
 - (vi) Major rural road sub-category;
 - (vii) Minor rural road sub-category;
 - (viii) Unformed road sub-category;
 - (ix) Major transport corridor buffer area sub-category.
 - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:
 - (i) Principal route;
 - (ii) Future principal route;
 - (iii) District route;
 - (iv) Neighbourhood route;
 - (v) Strategic investigation route.

8.2.10.2 **Purpose**

- (1) The purpose of the Transport network overlay code is to:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
 - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
 - (b) enable an assessment of whether development is suitable on land within the Transport network overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development provides for transport infrastructure (including active transport infrastructure);
 - (b) development contributes to a safe and efficient transport network;
 - (c) development supports the existing and future role and function of the transport network;
 - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

Criteria for assessment

Table 8.2.10.3 a - Transport network overlay code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1	AO1.1	Complies with AO1.1
Development supports the road hierarchy for the region.	Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.	Proposed dwelling is compatible with intended role and function of Banabilla Rd which is an unformed road in Council's road hierarchy.
Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO1.2 Development does not compromise the safety and efficiency of the transport network.	Complies with AO1.2 Proposed dwelling to be located on private property access 100m from Banabilla Rd which is an unformed road in Council's road hierarchy.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	Complies with AO1.3 Proposed dwelling to be located on private property access 100m from Banabilla Rd using an existing property access that is safe and practicable. Banabilla Rd is an unformed road in Council's road hierarchy.
PO2 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan. Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	Proposed dwelling maintains existing access and population to local road which is an unformed road in Council's road hierarchy. There is no public transport infrastructure on this road.
PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use. PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor. AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors.	Not applicable Proposed development does not involve sensitive land uses within a major transport corridor buffer area. Not applicable Proposed development is not located adjacent to a major transport corridor.

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.2	Not applicable
	Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	Proposed development is not located adjacent to a major transport corridor.

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.3	Not applicable
	Intersection and access points associated with major transport corridors are located in accordance with:	Proposed development is not located adjacent to a major transport corridor.
	(a) the Transport network overlay maps contained in Schedule 2; and	
	(b) any relevant Local Plan.	
	AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.	Not applicable Proposed development is not located adjacent to a major transport corridor.
PO5	AO5	Not applicable
Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	No acceptable outcomes are prescribed.	Proposed development is not located adjacent to a major transport corridor.

Performance outcomes	Acceptable outcomes	Applicant response
P06	AO6.1	Not applicable
Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks	Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.	Proposed development is not located adjacent to an identified pedestrian and cycle movement network.
	AO6.2	
	The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.	

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 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;	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.	Complies with AO1 The proposed new 1 bedroom dwelling will have a total gfa of up to 60sqm and will be occupied by 2 members of the same household as the original dwelling house which was

Performance outcomes	Acceptable outcomes	Applicant response
(d) do not cause adverse impacts on adjoining properties.		significantly damaged by ex TC Jasper. The proposed new dwelling will become the primary dwelling replacing the current dwelling on the lower part of the lot which was significantly damaged from ex TC Jasper and is currently unhabitable.
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 dwelling will provide an onsite carparking area and access for up to 2 occupants only using the existing cleared house pad area and driveway access.
 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 will comply with acceptable outcomes for building bulk and scale in the Rural Zone.

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	AO1.1	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
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.	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.	Proposal does not involve works on a local government road.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	
	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 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.	

Performance outcomes	Acceptable outcomes	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.	Proposal does not involve works on a local government road. Banabilla Rd is an unformed road in Council's road hierarchy and does not currently provide footpaths and proposed dwelling uses an existing property access from Banabilla Rd.
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.

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	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. The applicant has purchased an 11,500L water tank using government recovery grants to be

Performance outcomes	Acceptable outcomes	Applicant response
	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.	located adjacent to the proposed dwelling. Additional water tank storage can be purchased or relocated from the former dwelling site in future as part of ongoing recovery and rebuild efforts.
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.
	AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002).</i>	Complies with AO4.2 Proposed dwelling will feature a compliant wastewater design approved by Douglas Shire Council's Plumbing Inspector. See Attachment 6 Council Approved Wastewater Design & Permit.

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:	AO5.1 A connection is provided from the premises to Council's drainage system; or	

Perf	ormance outcomes	Acceptable outcomes	Applicant response
(a) (b) (c)	achieving stormwater quality objectives; protecting water environmental values; maintaining waterway hydrology.	AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies with PO5 Proposed dwelling will feature a compliant stormwater drainage design on-site.
		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 on-site. Complies with AO5.4 The construction company for the proposed dwelling will feature an erosion and sediment control plan.

Performance outcomes	Acceptable outcomes	Applicant response
	AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.	Complies with AO5.4 The construction company for the proposed dwelling will feature an erosion and sediment

Performance outcomes	Acceptable outcomes	Applicant response
	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.	control plan. Proposed dwelling will feature a compliant stormwater drainage design on-site.
Non-tidal artificial waterways		
Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	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 (b) any tidal flow alteration does not adversely impact on the tidal waterway; or	Not applicable Proposed development does not involve non-tidal artificial waterways.

Performance outcomes	Acceptable outcomes	Applicant response
	 (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 AO7.1 Proposed dwelling will feature a compliant wastewater drainage design approved by Douglas Shire Council's Plumbing Inspector. See Attachment 6 Council Approved Wastewater Design & Permit.

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.	Complies with AO7.2 Proposed dwelling will feature a compliant wastewater drainage design approved by Douglas Shire Council's Plumbing Inspector. See Attachment 6 Council Approved Wastewater Design & Permit.
		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. A07.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;	Complies with AO7.3 Proposed dwelling will feature a compliant wastewater drainage design approved by Douglas Shire Council's Plumbing Inspector. See Attachment 6 Council Approved Wastewater Design & Permit. Complies with AO7.4 Proposed dwelling will feature a compliant wastewater drainage design approved by Douglas Shire Council's Plumbing Inspector. See Attachment 6 Council Approved Wastewater Design & Permit.

Performance outcomes	Acceptable outcomes	Applicant response
	(b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release;	

Performance outcomes	Acceptable outcomes	Applicant response
Electricity supply	(iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	
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 Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	Complies with PO8 Proposed dwelling will include a suitable off-grid solar power source to meet its energy needs.

Performance outcomes	Acceptable outcomes	Applicant response
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.	Not applicable Proposal does not include pad-mounted electricity.
	AO9.2	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response	
	Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.	Proposal does not include pad-mounted electricity.	
	Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.		
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.	Not applicable Written confirmation has been received from Telstra confirms damaged telecommunications infrastructure in Banabilla Rd as a result of ex TC Jasper that will not be replaced by Telstra.	
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.	Not applicable Written confirmation has been received from Telstra confirms damaged telecommunications infrastructure in Banabilla Rd as a result of ex TC Jasper that will not be replaced by Telstra.	
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.	Proposed development will utilise an existing well formed driveway access to Banabilla Rd, which is an unformed road in Council's road hierarchy. Banabilla Rd does not currently provide footpaths and kerb and channel.	

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.	Not applicable Banabilla Rd does not have existing road, kerb and channel as a rural road. Proposed dwelling house does not involve road construction and utilises existing Banabilla Rd access.
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Not applicable Proposed dwelling house does not require or 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 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.	Not applicable Proposed dwelling house does not require or involve alterations and repairs to public utility services.

Performance outcomes	Acceptable outcomes	Applicant response
Construction management		
PO15	AO15 Works include, at a minimum:	Complies with AO15

Performance outcomes	Acceptable outcomes	Applicant response
Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	 (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. 	The construction company will provide a construction management plan that complies with AO15.
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	Not applicable There are no repairs to infrastructure included in this proposed dwelling proposal.
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	Not applicable Proposed dwelling house does not involve construction of high speed telecommunications infrastructure which are damaged and will not be repaired by Telstra.

Performance outcomes	Acceptable outcomes	Applicant response
Trade waste		
PO18	AO18 No acceptable outcomes are prescribed.	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
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.		Proposed dwelling house does not involve trade waste.
Fire services in developments accessed by commo	n 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.	Not applicable Proposed dwelling house does not involve fire services in developments accessed by a common private title.
	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.	

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

Performance outcomes	Acceptable outcomes	Applicant response
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'.		

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

Issue	Design objectives
Drainage control	(a) Design life and design storm for temporary drainage works:
(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	(a) Minimise exposure of disturbed soils at any time.
(Erosion control measures)	(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	(a) Determine appropriate sediment control measures using:
(sediment control measures, design storm for	(i) potential soil loss rate; or
sediment control basins, Sediment basin dewatering)	(ii) monthly erosivity; or
	(iii) average monthly rainfall.
	(b) Collect and drain stormwater from disturbed soils to sediment basin for design storm event:

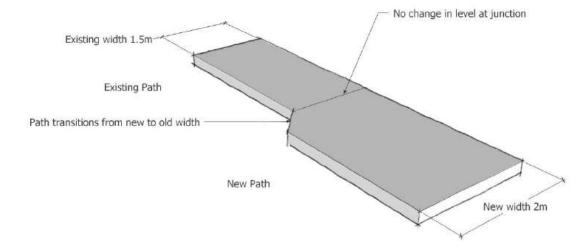
Issue	Design objectives		
	(c) design storm for sediment basin sizing is 80th% five-day event or similar.		
	(d) Site discharge during sediment basin dewatering:		
	(i) TSS < 50mg/L TSS;		
	(ii) Turbidity not > 10% receiving water's turbidity;		
	(iii) pH 6.5-8.5.		
Water quality	(a) Avoid wind-blown litter; remove grass pollutants.		
(Litter and other waste, hydrocarbons and	(b) Ensure there is no visible oil or grease sheen on released waters.		
other contaminants)	Dispose of waste containing contaminants at authorised facilities.		
Waterway stability and flood flow management	(c) 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.		
(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	s in mean annual load	from unmitigated d	evelopment (%)	
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	
80	60	40	90	Development for urban purposes

			Excludes development that is less than 25% pervious.
			In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of contributing catchment area.
Water stability management (d) Limit peak 100% AEP event discharge within the receiving waterway to the predevelopment peak 100% AEP event discharge.		Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability.	
			For peak flow for the 100% AEP event, use co-located storages to attenuate site discharge rate of stormwater.

Figure 9.4.5.3.a – New footpath sections



9.4 Other development codes

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

Perfor	mance outcomes	Acceptable outcomes	Applicant response					
For se	For self-assessable and assessable development							
the am general particular (a) (b) (c) (d) (e) (f) (g) (h)	ent on-site car parking is provided to cater for rount and type of vehicle traffic expected to be ated by the use or uses of the site, having alar regard to: the desired character of the area; the nature of the particular use and its specific characteristics and scale; the number of employees and the likely number of visitors to the site; the level of local accessibility; the nature and frequency of any public transport serving the area; whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building whether or not the use involves a heritage building or place of local significance; 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.	Complies with PO1 Proposed dwelling will provide 1-2 on-site car parking spaces for the same number of residents currently residing on the lot, suited to the existing cleared house pad area and driveway.					

Performance outcomes	Acceptable outcomes	Applicant response
Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).	ACCESS is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. AO3.3 Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;	Proposed dwelling will provide 1-2 on-site car parking spaces, suited to the existing cleared house pad area and driveway which provides only one existing access crossover for the lot. The driveway will be improved with natural gravel that reflects the character of the Rural zone area.

Performance outcomes	Acceptable outcomes	Applicant response
	(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.	
	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	AO4	Not applicable
Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	Private dwelling use only, not required in Table 9.4.1.3.b.
PO5	AO5	Not applicable
Access for people with disabilities is provided to the building from the parking area and from the street.	Access for people with disabilities is provided in accordance with the relevant Australian Standard.	Private dwelling use only, not required in Table 9.4.1.3.b.
PO6	AO6	Not applicable
Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	Private dwelling use only, not required in Table 9.4.1.3.b.

Performance out	comes	Acceptable outcomes	Applicant response
PO7 Development prov	ides secure and convenient bicycle	AO7.1 Development provides bicycle parking spaces for	Not applicable
parking which:	·	employees which are co-located with end-of-trip facilities	Private dwelling use only, not required in Table
\ \ \ \	s obvious and located close to the ain entrance;	(shower cubicles and lockers);	9.4.1.3.b.
	es is conveniently located to	AO7.2	
the bicycle	ure and convenient access between storage area, end-of-trip facilities n area of the building;	Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	

Performance outcomes	Acceptable outcomes	Applicant response
(c) is easily and safely accessible from outside the site.	AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	
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 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.	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; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	Not applicable Private dwelling use only, not required in Table 9.4.1.3.b.
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, 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, 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-	Not applicable Private dwelling use only, not required in Table 9.4.1.3.b.

Performance outcomes	Acceptable outcomes	Applicant response
	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. AO10.2 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

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)
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
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 1500m ² : 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
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; or 2 spaces per three bedroom unit.	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)
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
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	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)
	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.			
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
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.	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)

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 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.			
Office	1 space per 25m ² 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 50m ² 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
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:	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:	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)
	4 spaces per tee on the course. Note - Use standard for Club for clubhouse component.	1 space per 15m ² of GFA 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. For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	Use standard for relevant standard for each component. For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	n/a	RCV
Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units;	n/a	n/a	LRV

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)
	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.			
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m ² 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 25m ² 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 50m ² 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. 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.	1 space per 200m ² GFA.	Required for all shopping centres with a GFA greater than 2000m ² .	See Table 9.4.1.3.d
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.	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)
	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.			
	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: RCV Other: 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)
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			
	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	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 parking 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

Performance outcomes	Acceptable outcomes	Applicant response			
For self-assessable and assessable development	For self-assessable and assessable development				
Filling and excavation - General					
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion	AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.	Not applicable			

Performance outcomes	Acceptable outcomes	Applicant response
potential or visual amenity of the site or the surrounding area.	Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting. AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation. AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible. AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces. AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained. AO1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.	Proposed development does not involve any filling and excavation work, only the construction of dwelling house with concrete slab/footings and on-site septic tank, with minimal environmental impact on an existing cleared, flat house pad area.
Visual Impact and Site Stability		
PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and	AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m² whichever is the lesser,	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
the privacy and stability of adjoining properties is not compromised.	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.	Proposed development does not involve any filling and excavation work, only the construction of dwelling house with concrete slab/footings and on-site septic tank, with minimal environmental impact on an existing cleared, flat house pad area.
Flooding and drainage		
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.	Proposed development does not involve any filling and excavation work, only the construction of dwelling house with concrete slab/footings and on-site septic tank, with minimal environmental impact on an existing cleared, flat house pad area.

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.	
Water quality		
PO4	AO4	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
Filling and excavation does not result in a reduction of the water quality of receiving waters.	Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Proposed development does not involve any filling and excavation work, only the construction of dwelling house with concrete slab/footings and on-site septic tank, with minimal environmental impact on an existing cleared, flat house pad area.
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.	Proposed development does not involve any filling and excavation work, only the construction of dwelling house with concrete slab/footings and on-site septic tank, with minimal environmental impact on an existing cleared, flat house pad area, clear of the zone of influence of public utilities.

7.2.5 Return to Country Local Plan Code

7.2.5.1 Application

- (1) This code applies to assessing development within the Return to Country local plan area as identified in the Return to Country local plan maps contained in Schedule 2.
- (2) When using this code reference should be made to Part 5.

7.2.5.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the Statutory Instruments Act 1992 and is intended to assist in the interpretation of the Return to Country local plan code.

The intent of the Return to Country local plan is to break new ground and position Douglas Shire as a leader in recognising Traditional Owners in a local government planning scheme. The Eastern Kuku Yalanji People's Native Title rights and Aboriginal Freehold land are part of a broad package contained in 15 ILUAs agreed in 2007 between the eastern Kuku Yalanji People and other parties including the State of Queensland, local governments, service providers and leaseholders. The ILUAs cover an area of 230,000ha, including the area over which Native Title rights have been determined and the Aboriginal Freehold land. Jabalbina was established through the ILUAs as the Eastern Kuku Yalanji People's Registered Native Title Body Corporate under the *Native Title Act 1993* and primary Land Trust holding Aboriginal Freehold land under the *Queensland Aboriginal Land Act 1991*.

The Return to Country local plan area is predominantly located north of the Daintree River and reflects areas of Aboriginal freehold land (under the Aboriginal Land Act 1991), known as the 'Pink Zone'. The extent of the Eastern Kuku Yalanji Aboriginal Freehold Pink Zone reflects the final negotiated position reached in the 2007 Eastern Kuku Yalanji ILUAs following 14 years of negotiation between the Eastern Kuku Yalanji People, Queensland Government, Wet Tropics Management Authority and Douglas and Cook Shire Councils. Of the 63,000ha handed back to the Eastern Kuku Yalanji as Aboriginal Freehold land, 48,000ha is dedicated as a nature refuge under the *Nature Conservation Act 1992* and has no effective development potential except for uses ancillary to conservation. The remaining 15,000ha of Aboriginal Freehold land is the Pink Zone, the area made available for residential and economic development for the benefit of the eastern Kuku Yalanji People. The Eastern Kuku Yalanji People negotiated this outcome based on the belief that they would be able to return to country to live and to derive economic benefit from this land.

As Trustees of the Eastern Kuku Yalanji People's traditional estate, Jabalbina's vision is to be caring custodians of bubu so Bama benefit culturally, economically, academically and socially, while enhancing Eastern Kuku Yalanji tribal lore and cultural values.

Note - Throughout this code, Eastern Kuku Yalanji people's terms have been used and are defined below:

Bubu - Eastern Kuku Yalanji land

Bama- Eastern Kuku Yalanji people

Bayan – Dwellings which are either conventional or unconventional in design and may include communal living, cooking, cleaning and ablution facilities. Where communal facilities are provided, the number of bayans is equivalent to the number of sleeping structures.

7.2.5.3 **Purpose**

(1) The purpose of the Return to Country local plan is to facilitate social and economic opportunities for Indigenous people to return to their country so that Bama can live on their Bubu and manage their environment, land and culture.

Note – Where development is impact assessable, this code is to be read in conjunction with the remainder of the Planning Scheme. Where there is any conflict between the provisions of this code and other relevant codes of the Planning Scheme, the provisions of this code will prevail.

- (2) The overall outcomes sought for the Return to Country Local Plan are to:
 - (a) ensure further development opportunities for economic and social growth are facilitated within each of the Return to Country precincts;
 - (b) each Return to Country precinct is developed in consultation with local clan groups to identify specific development opportunities within each precinct;
 - (c) minimise on-site vegetation removal, and filling and excavation to the greatest extent possible;
 - (d) provide an appropriate level of on-site infrastructure and services reflecting the special needs of Bama;
 - (e) ensure adverse impacts on the amenity of adjoining or surrounding sites is avoided or appropriately mitigated;
 - (f) ensure adverse impacts on conservation, biodiversity, ecological and scenic amenity values of the site and surroundings are avoided;
 - (g) ensure development is responsive to on-site constraints and avoids areas of potential natural hazard;
 - (h) ensure development is light-weight and low scale in design and construction and is visually unobtrusive and where necessary, landscaped buffers are provided for screening.

Precinct 3 – Buru Precinct

Note - Work is continuing on the development of each individual precinct for the Return to Country Local Plan and will be the subject of future Planning Scheme Amendments as the work is progressed.

Criteria for assessment

Table 7.2.5.4.a - Return to Country local plan - assessable development

Perfor	mance outcomes	Acceptable outcomes	Applicant response
All development in the Return to Country local plan		area	
PO1		AO1	Not applicable
	opment does not result in a demand which ds the capacity of:	No acceptable outcomes are prescribed.	The proposed dwelling is not located within a Return to Country precinct.
(a)	the Daintree River ferry crossing;		
(b)	Alexandra Range Road;		
(c)	the local road network.		

Performance outcomes	Acceptable outcomes	Applicant response
PO2	AO2.1	Not applicable
Development provides a suitable standard of self-sufficient service for: potable water; water for fire fighting purposes; electricity supply for permanent resident housing.	Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be: (a) fitted with a 50mm ball valve and camlock fitting; (b) installed and connected prior to occupation; (c) sited so as to be visually unobtrusive. AO2.2 Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects. AO2.3 An environmentally acceptable and energy efficient power supply for permanent resident housing is constructed, installed and connected prior to occupation and sited so as to be screened from the road.	The proposed dwelling is not located within a Return to Country precinct.
PO3	AO3	Not applicable
On-site waste water does not adversely impact on the environmental quality of the water and soil resources or amenity of residents, through the implementation of best environmental practice.	No acceptable outcomes are prescribed.	The proposed dwelling is not located within a Return to Country precinct.
PO4	AO4.1	Not applicable
The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	If groundwater is to be used, development is limited to one bore per site and the bore is: (a) not located within 100 metres of a septic disposal trench (on the site or adjoining sites);	The proposed dwelling is not located within a Return to Country precinct.

Performance outcomes	Acceptable outcomes	Applicant response
	(b) not located within 100 metres of another bore.	

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.2	Not applicable
	Surface water is to be used for domestic purposes only.	The proposed dwelling is not located within a Return to Country precinct.
PO5	AO5	Not applicable
Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.	No acceptable outcomes are prescribed	The proposed dwelling is not located within a Return to Country precinct.
PO6	A06	Not applicable
Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional according to environmental circumstances.	No acceptable outcomes are prescribed	The proposed dwelling is not located within a Return to Country precinct.
P07	A07	Not applicable
Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.	No acceptable outcomes are prescribed.	The proposed dwelling is not located within a Return to Country precinct.
Additional requirements self assessable and assess	able development, IF an Outstation, being Indigenous b	ush-living
PO8	AO8.1	Not applicable
Development is located on site to avoid: (a) areas of natural hazard;	Buildings, structures, infrastructure, driveways, services and ancillary clearing do not occur on slopes exceeding 1 in 4 (25%).	The proposed dwelling is not located within a Return to Country precinct.

Performance outcomes	Acceptable outcomes	Applicant response
(b) areas of ecological or biodiversity significance;	AO8.2	Not applicable
(c) areas of native vegetation or fauna habitat.	Buildings, structures, infrastructure, driveways, services and ancillary clearing are located:	The proposed dwelling is not located within a Return to Country precinct.
	(a) a minimum of 20 metres away from the high bank of a wetland, watercourse or tidal area;	
	(b) away from overland flow paths;	
	(c) above 5 metres AHD with all rooms associated with a bayan a minimum of 1.5 metres above the highest known flood level.	
	AO8.3	Not applicable
	Buildings, structures, infrastructure, driveways and services are located within an existing cleared area.	The proposed dwelling is not located within a Return to Country precinct.
	or	
	All clearing is kept to the minimum amount possible to facilitate buildings, structures, access ways, infrastructure and services.	
PO9	AO9	Not applicable
Development is setback from the boundaries of the site to maintain the character and amenity of the area.	Development is setback a minimum of: (a) 25 metres from a road; (b) 20 metres from side and rear boundaries.	The proposed dwelling is not located within a Return to Country precinct.
PO10	AO10.1	Not applicable
Fencing is designed to not impeded the movement of fauna through the site.	Corridors of bush for wildlife to move through are maintained.	The proposed dwelling is not located within a Return to Country precinct.
	AO10.2	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
	Fencing for the containment of domestic animals is only located around bayans and associated cleared areas.	The proposed dwelling is not located within a Return to Country precinct.
PO11	AO11	Not applicable
Development provides a suitable standard of self- sufficient service for wastewater disposal.	Development is provided with septic and compost toilets.	The proposed dwelling is not located within a Return to Country precinct.
Additional requirements for Precinct 1 – Bulban pred	cinct	
PO12	AO12	Not applicable
Provisions to be developed in consultation with clan groups.	To be further developed via sub-precincts.	The proposed dwelling is not located within a Return to Country precinct.
Additional requirements for Precinct 2 – Dawnvale p	precinct	
PO13	AO13	Not applicable
Provisions to be developed in consultation with clan groups.	To be further developed via sub-precincts.	The proposed dwelling is not located within a Return to Country precinct.
Additional requirements for Precinct 3 – Buru precin	nct	
PO14	AO14	Not applicable
Provisions to be developed in consultation with clan groups	To be further developed via sub-precincts.	The proposed dwelling is not located within a Return to Country precinct.
Additional requirements for Precinct 4 – Zig Zag Yar	ds Camp precinct	
PO15	AO15	Not applicable
Provisions to be developed in consultation with clan groups.	To be further developed via sub-precincts.	The proposed dwelling is not located within a Return to Country precinct.

Performance outcomes	Acceptable outcomes	Applicant response		
Additional requirements for Precinct 5 – Degarra precinct				
PO16	O16 AO16 Not applicable			
Provisions to be developed in consultation with clan groups.	To be further developed via sub-precincts.	The proposed dwelling is not located within a Return to Country precinct.		
Additional requirements for Precinct 6 – Kalkandam	al precinct			
PO17	AO17	Not applicable		
Provisions to be developed in consultation with clan groups.	To be further developed via sub-precincts.	The proposed dwelling is not located within a Return to Country precinct.		
Additional requirements for Precinct 7 – Kaba Kada	precinct			
PO18	AO18	Not applicable		
Provisions to be developed in consultation with clan groups.	To be further developed via sub-precincts.	The proposed dwelling is not located within a Return to Country precinct.		
Additional requirements for Precinct 8 – Daintree precinct				
PO19	AO19	Not applicable		
Provisions to be developed in consultation with clan groups.	To be further developed via sub-precincts.	The proposed dwelling is not located within a Return to Country precinct.		

Table 7.2.5.4.b - Extent of development

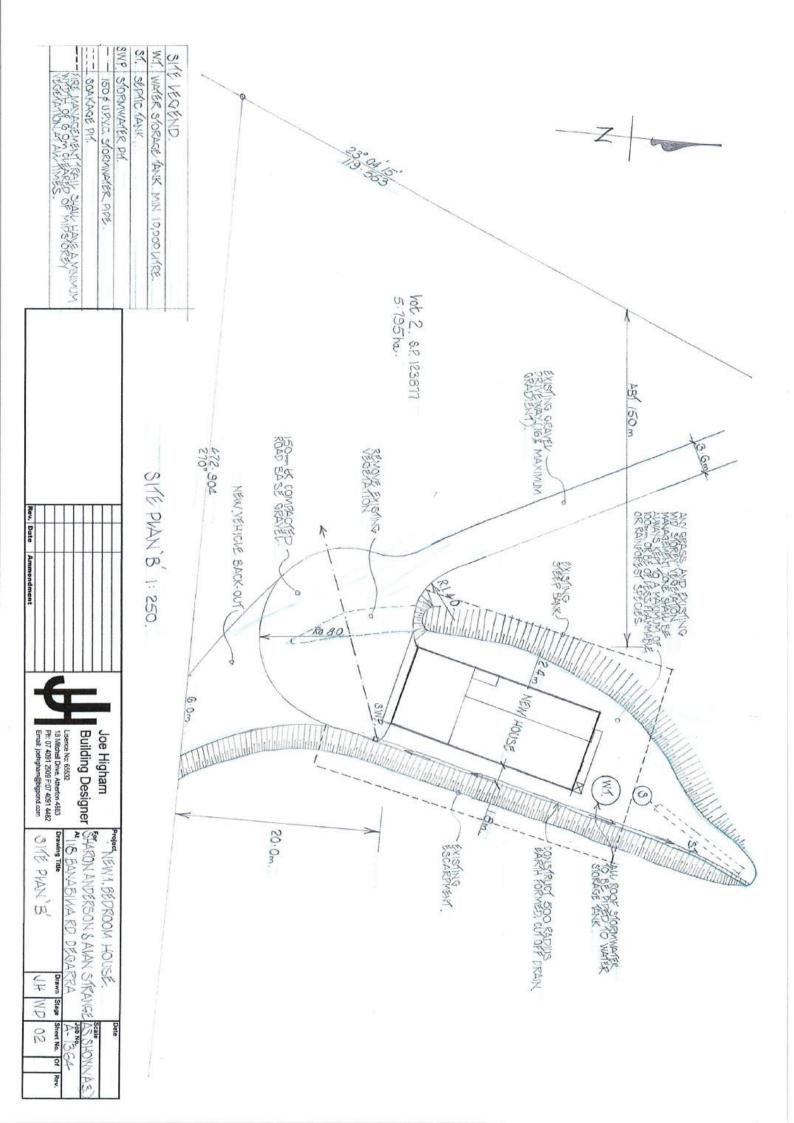
Sites located within Precincts	Extent of development	
Precinct 1 : Bulban precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 2 : Dawnvale precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 3; Buru precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 4 : Zig Zag Yards Precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 5 : Degarra precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 6 : Kalkandamal precinct	Sub-precinct 6a : Topside sub-precinct Sub-precincts to be developed in consultation with Clan groups.	Community Shed and a Caretaker's cabin (maximum 8.5 metres and two storeys in height). To be further developed.
	Sub-precinct 6b : Bottomside sub-precinct Sub-precincts to be developed in consultation with Clan groups.	Maximum of four bayan's and a Caretaker's cabin (maximum 8.5 metres and two storeys in height). To be further developed.
Precinct 7 : Kaba Kada	Sub-precinct 7a : Cow Bay sub-precinct Sub-precincts to be developed in consultation with Clan groups.	Maximum of five bayan's (maximum 8.5 metres and two storeys in height). To be further developed.
Precinct 8 : Daintree precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.

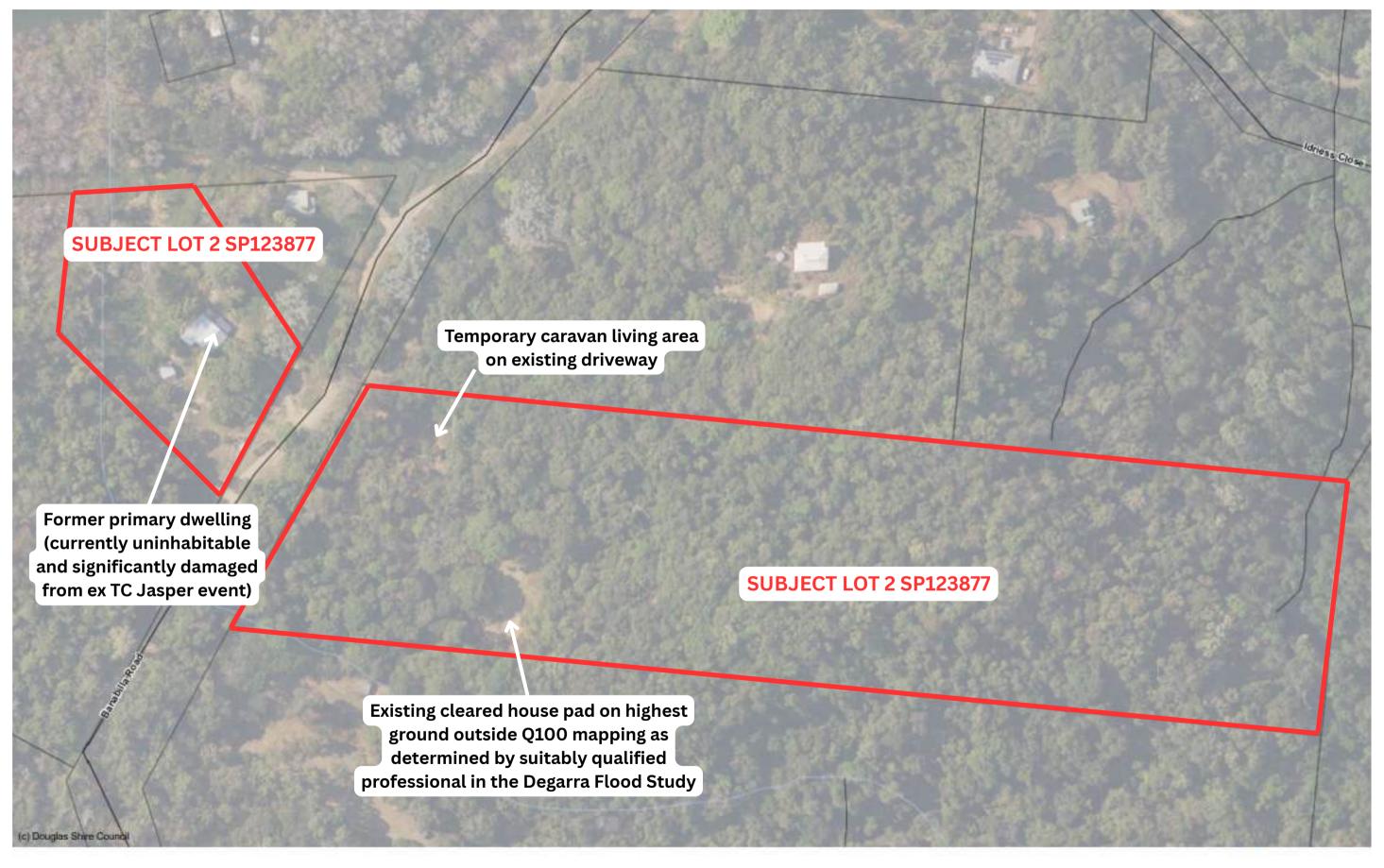
Attachment 5

Site Plan

Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, DEGARRA, Lot 2 SP123877

SOIL CHASSIFICATION CHASS P SOIL REPORT BY, FARTH TEST, REPORT NO SIT45-25. EM. 7831 BUSHISH MARAGON RAPORT BUSH FIRE ACACK VEYED PROPERTY DESCRIPTION WIND CVASSIFICATION -NON NO BUILDING CHASS DESIGN CRIVERIA VOT 2 ON S.P. 123877 RURAV. A SANABILLA ROAD SITE PVANIA 1:1000 270° SHOO HILLIAN 6.00m STANCE SOAKAGE RENCH Building Designer SHARON ANDERSON & AVAN STRANGE Lisence No: 65532 18 Mitchell Drive, Athenton 4883 Ph: 07 4091 2909 F:07 4091 4482 Joe Higham S ROAKINGA 5-795 ha. Not. 2. S.P. 123877 58P123877 NAME OF SACK ON AREA NEW 1 BEDROOM HOUSE SITE PLAN 20-00m 7 Q







50 m

Scale = 1:1500

SITE PLAN CONTEXT
CURRENT TEMPORARY LIVING ARRANGEMENT
113-118 BANABILLA RD, DEGARRA
LOT 2 SP123877

Attachment 6

Council Approved Wastewater Design & Permit

Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, DEGARRA, Lot 2 SP123877



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

Drainage Regulation 2019 (PDF	s to be used for the purposes of sections 4 R).	o(a) and o-(a) of the Flambling and		
1. Description of land	Street address (include number, street, suburb/locality and postcode)			
The description must identify all	113 Banabilla Road DEGARRA 4895			
land the subject of the				
application. The lot and plan details (e.g. SP/RP) are shown	Lot and plan:			
on title documents or a rates	LOT: 2 SP: 123877			
notice.				
	Shop/tenancy number Storey/level	Local government area		
		Douglas Shire Council		
	(if applicable) (if applicable)			
2. Owner details	Owner's name	Phone number:		
	S R Anderson & A R Strange			
	Postal address:			
	Southside BLOOMFIELD QLD 4895			
	Email address> owner email < ### Invalid Field Defi	nition ###		
2 Applicant details		Contact person:		
3. Applicant details The applicant need not be the	S R Anderson	Contact person.		
owner of the land.		Mobile:		
	Email address of applicant:			
	Note: If ladging this application, the applicant is response	ible for ensuring the information provided is correct		
	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 gove			
	following decision in relation to the application f	or a permit as described above.		
	Tick the relevant boxes:			
	Application refused			
	Permit approved			
	Permit approved - with conditions	\square		
	Permit approved - to amend an existing permit			
	Permit approved – to extend the term of an existing permit □			
	Permit number	5661/2025		
	Date of issue	21 May 2025		
	Date of expiry	21/05/2027		
	Issued by	Paul Wrobel		
	,	Plumbing Inspector		
F Attack words		Douglas Shire Council		
5. Attachments Local government or public	Conditions of permit	$\overline{\checkmark}$		
sector entity may attach additional documentation to this	Approved plans and specifications			
form.	Details of any alternative/performance solution	n \square		
	Information notice			
	Provide further comments (if applicable):			
	The state of the state of approach of			

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: 113 Banabilla Road DEGARRA 4895

Permit No:

Decision

On 21 May 2025, Douglas Shire Council considered the above application and decided to issue a permit subject to the following conditions:

1. Wastewater treatment system must be installed as per soil report submitted with application.

Reason for the Decision

The reasons for imposing the conditions are that:

1. Site and soil conditions. Queensland Plumbing and Wastewater code.

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: 21 May 2025

Neil Beck

A/Manager Environment and Planning



As Constructed Sewer Plan

PROPERTY DETAILS

Property Title:	LOT: 2 SP: 123877 Parcel No.		10696
Property No:	10345 Assessment No: 919621		
Property Address:	113 Banabilla Road DEGARRA 4895		
Application No:	2025 / 5661	Responsible Person:	To Be Advised
Plumbing Inspector:	Paul Wrobel	Connection Date:	



Site Classification

And

Wastewater Management System

For

A. Strange & S. Anderson

At

118 Banabilla Road

Degarra



INTRODUCTION:

Earth Test has been engaged by A. Strange & S. Anderson to assess, design and report on Site Classification and a Domestic Wastewater Management System at 118 Banabilla Road, Degarra.

Real Property Description:-

Lot 2, on SP123877

Local Authority: Tablelands Regional Council.

It is understood the intention is to construct a new dwelling at the site.

A site and soil evaluation was carried out in February 2025.

SITE FACTORS:

The site was identified by its site address, a photo was taken to confirm the sites identity. The lot has an area of about 57950 square metres.

Three Dynamic Cone Penetrometer tests were performed at locations DCP1, DCP2 and DCP3, three boreholes BH1, BH2 and BH3, and one constant head soil permeability test P1 as shown on the site plan.

Atterberg Limits tests were performed on a disturbed sample from Borehole1.



Site testing at 118 Banabilla Road, Degarra

Ph: 4095 4734 Page 1 17 March 2025 SI 145-25Report



SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: A. Strange & S. Anderson.

DATE SAMPLED: 19/02/2025

PROJECT: 118 Banabilla Road, Degarra. Sampled by: G. Negri

REPORT DATE: 17/03/2025

BOREHOLE No: BH1

DEPTH (m)	DESCRIPTION	COMMENTS		
0.0-0.4	Sandy Gravelly CLAY, Yellow - Brown, FILL	Disturbed sample 0.6-0.8m.		
0.4-1.5	Sandy Gravelly CLAY, Brown, FILL	Watertable not encountered.		

BOREHOLE No:BH2

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.3	Sandy Gravelly CLAY, Yellow - Brown, FILL	Watertable not encountered.
0.3-1.5	Sandy Gravelly CLAY, Brown, FILL	

BOREHOLE No:BH3

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.6	Sandy Silty CLAY, with Gravel	Watertable not encountered.
0.6	Refusal	
0.6	Refusal	

Ph: 4095 4734 Page 2 17 March 2025 SI 145-25Report



ATTERBERG LIMITS TEST REPORT

CLIENT: A. Strange & S. Anderson SAMPLE No: SI 145-25

PROJECT: 118 Banabilla Road, Degarra **DATE SAMPLED:** 19/02/2025

SAMPLE DETAILS: BH1 0.6-0.8m **Sampled by:** G. Negri

REPORT DATE: 17/03/2025 **Tested By:** K. Hodgson

TEST METHOD	RESULT	
Liquid Limit: AS 1289.3.9.2	33%	
Plastic Limit: AS 1289.3.2.1	20%	
Plasticity Index: AS 1289.3.3.1	13%	
Linear Shrinkage: AS 1289.3.4.1	7.0%	
Length Of Mould:	125mm	
Cracking, Crumbling, Curling, Number Of Breaks:	Nil	
Sample History:	Oven Dried	
Preparation Method:	Dry Sieved	
Insitu Moisture Content:	13.1%	
% Passing 0.075mm:		

Ph: 4095 4734 Page 3 17 March 2025 SI 145-25Report



DYNAMIC CONE PENETROMETER REPORT AS 1289.6.3.2

CLIENT: A. Strange & S. Anderson. SAMPLE No: SI 145-25

PROJECT: 118 Banabilla Road, Degarra. **DATE SAMPLED:** 19/02/2025

SAMPLE DETAILS: Sites "DCP1 & DCP2." as per site **Tested By:** G. Negri

plan.

REPORT DATE: 17/03/2025

DEPTH	Site: DCP1	Site: DCP2	Site: DCP3
(Metres)	No Blows	No Blows	No Blows
0.0 - 0.1	5	4	4
0.1 - 0.2	8	6	8
0.2 - 0.3	12	6	16
0.3 – 0.4	12	8	22/80mm
0.4 - 0.5	10	11	
0.5 – 0.6	8	8	
0.6 - 0.7	7	7	
0.7 - 0.8	4	5	
0.8 – 0.9	3	4	
0.9 – 1.0	2	2	
1.0 – 1.1	2	1	
1.1 – 1.2	2	2	
1.2 – 1.3	2	2	
1.3 – 1.4	2	2	
1.4 – 1.5	2	2	
1.5 – 1.6	2	4	
1.6 – 1.7	2	5	
1.7 – 1.8	3	4	
1.8 – 1.9	4	3	
1.9 – 2.0			



SITE CLASSIFICATION

118 Banabilla Road, Degarra.

The Dynamic Cone Penetrometer test results at DCP1 and DCP2 indicate adequate extremely soft values to approximately 1.7m, DCP3 indicates allowable bearing pressure to 1.5m.

The Atterberg Limits test results indicate a slightly reactive soil.

Un-Controlled Deep Fill exists at the site.

Due to the presence of soft conditions and "Un-Controlled Deep Fill >0.4m", the site must be classified <u>CLASS-"P"</u>.

To comply with the "Building Services Board Subsidence Policy" advice should be sought from a Registered Professional Engineer for footing design.

All site works must be carried out in accordance with AS 3798-2007 "Guidelines on earthworks for commercial and residential developments"

If the depth of any cut exceeds 0.5m or uncontrolled fill exceeds 0.4m the classification shall be reconsidered.

Because this investigation is limited in scope and extent, it is possible that areas may exist which differ from those shown on the test hole records and used in the site classification. Should any variation from the reported conditions be encountered during excavation work, this office must be notified immediately so that reappraisal of the classification can be made.

Gavin Negri Earth Test

Ph: 4095 4734 Page 5 17 March 2025 SI 145-25Report



SITE AND SOIL EVALUATION

118 Banabilla Road, Degarra.

The site and soil evaluation carried out on 19/02/2025 provided the following results.

Site Assessment

Site Factor	Result
Slope	Level Pad
Shape	Linear Planar
Aspect	Nil
Exposure	Good
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not on lot
Vegetation	Grass
Watercourse	Not in area affected by Land Application Area.
Water table	Not encountered during investigation.
Fill	Some encountered in LAA
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Soft, Moist
Other site specific factors	

Soil Assessment

Soil Property	Result
Colour	Brown
Texture	Clay-Loam with Gravel
Structure	Moderate
Coarse Fragments	2-10%
Measured Permeability Ksat (m/d)	Indicative Permeability 0.5-1.5
Dispersion	Slakes
Soil Category	3-4
Resultant Design Load Rating, DLR (mm/d)	25

Ph: 4095 4734 Page 6 17 March 2025 SI 145-25Report



WASTEWATER MANAGEMENT SYSTEM

An "All-Waste" septic tank discharging into conventional trenches is considered suitable for this site.

This system has been designed to conform to the requirements of the following codes, acts, regulations and standards. All work to be carried out in accordance with the following codes.

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2018.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2019.
- Queensland PLUMBING AND WASTEWATER CODE.

SYSTEM SIZING FACTORS.

A population equivalent of two (2) persons has been chosen for the proposed dwelling.

Standard water-reduction fixtures <u>must</u> be used to ensure the integrity of the system. They shall include:-

- Dual flush 6/3 litre water closets.
- Shower-flow restrictors.
- Aerator faucets (taps).
- Water-conserving automatic washing machines.

Note: - Garbage grinders are not permitted.

The water supply for the site is from a bore onsite.

As per AS/NZ 1547:2012 Appendix H, Table H1 the "Typical wastewater design flow" for a "Reticulated water supply" gives a flow allowance of 150 L/Person/day.

The daily flow for the dwelling (2 persons @ 150 L/person/day) will be 300 L/day.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is 3000 L.

The tank must be fitted with an effective outlet filter.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

From AS/NZ 1547:2012 APPENDIX L, L4 DESIGN AREA SIZING, L4.2 Sizing

L = Q / (DLRxW)

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

L = 300/25*1.5

= 10.0

<u>Use one 10m long by 1.2m wide conventional bed for land application area.</u> *See plan and detail cross-section.*

1kg gypsum per m² shall be applied to the base before laying the aggregate

SYSTEM INSTALLATION

Avoid compaction by keeping people and machinery off the finished trench or bed floor. The Land Application Area is not able to withstand traffic and must not be driven on. The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations, local government requirements and the relevant Australian Standards.

Operation and Maintenance

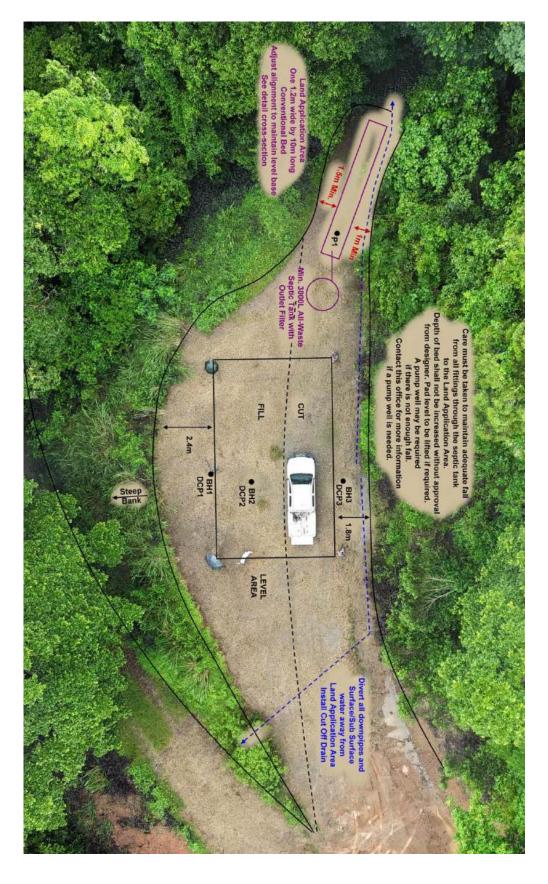
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

Gavin Negri Earth Test

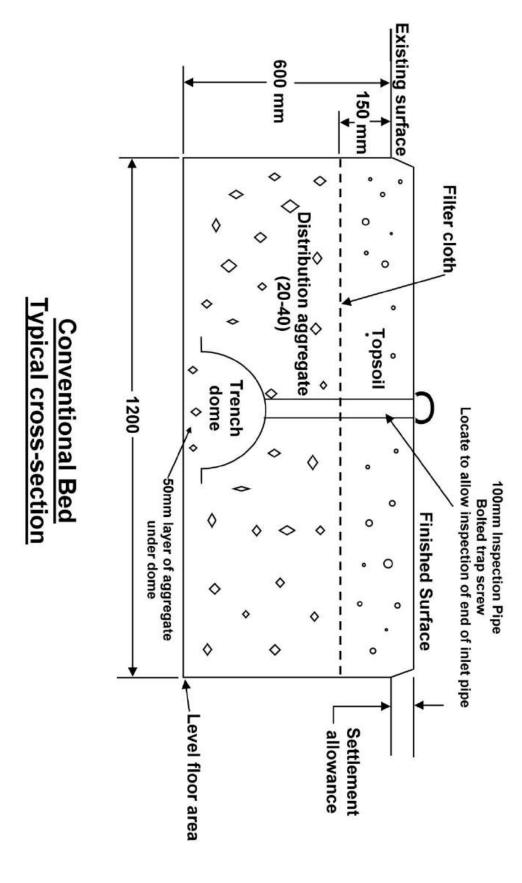


Consoil Solutions Pty. Ltd. T/A Earth Test QBCC #. 15092731

SITE PLAN 118 Banabilla Road, Degarra. NOT TO SCALE



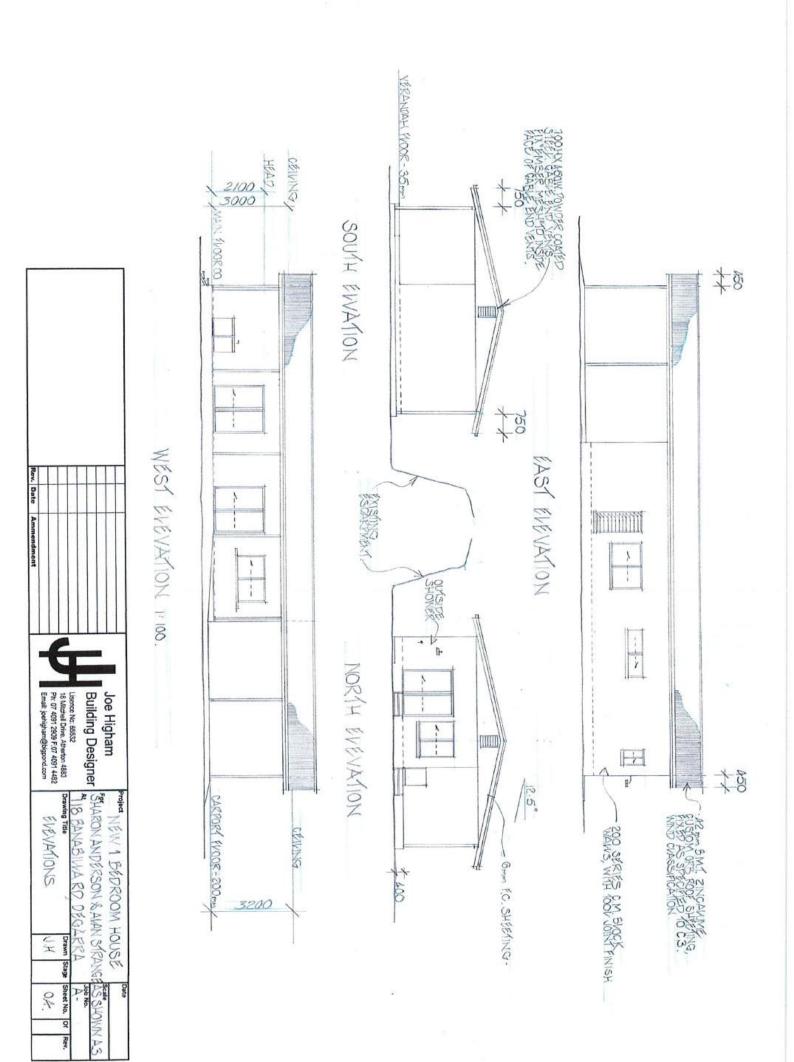


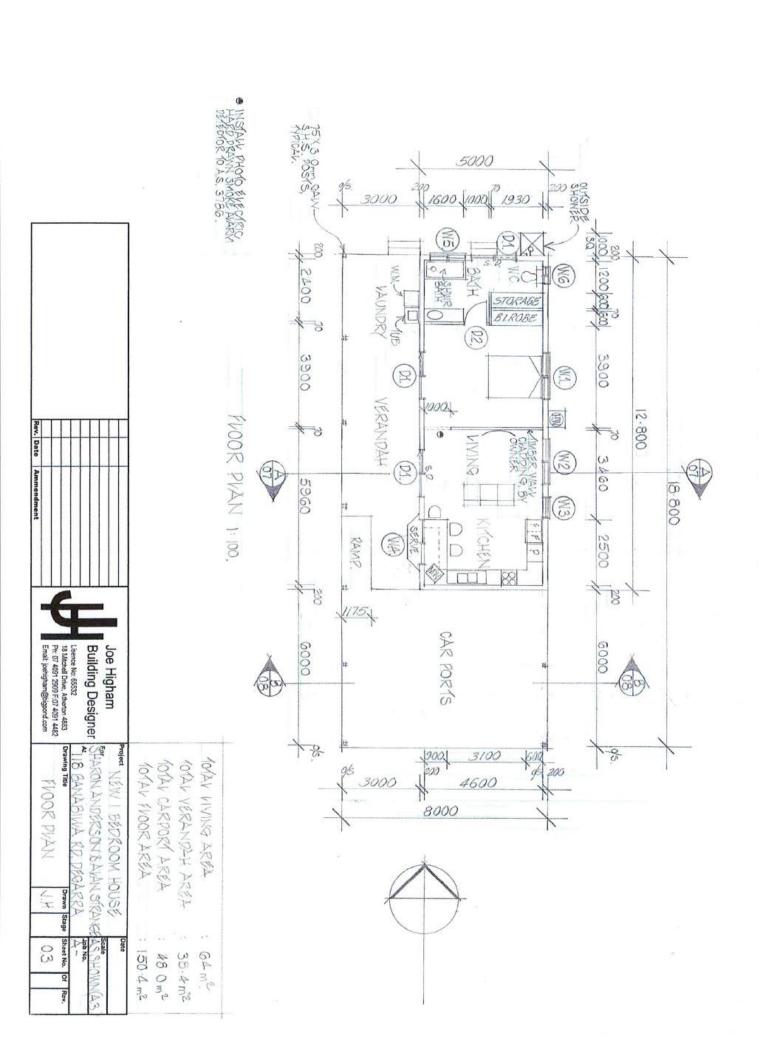


Attachment 7

Proposed Dwelling Layout and Profile

Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, DEGARRA, Lot 2 SP123877

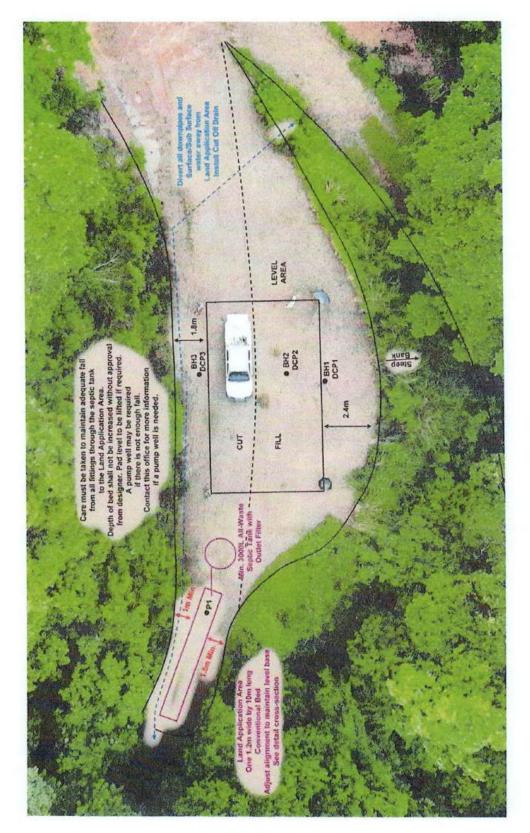






Consoil Solutions Pty. Ltd. T/A Earth Test QBCC #. 15092731

113 Banabilla Road, Degarra, NOT TO SCALE SITE PLAN



Attachment 8

Fire Management Plan

Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, DEGARRA, Lot 2 SP123877



BUSHFIRE MITIGATION REPORT
FM 7231
for
A STRANGE
at
113 (118) BANABILLA ROAD
DEGARRA

PREPARED BY
ELDON BOTTCHER ARCHITECT PTY LTD
145 VARSITY PARADE
VARSITY LAKES
PH 07 55920082
EMAIL bushfires@eb-a.com.au
10/04/2025





TABLE OF CONTENTS DISCLAIMER

1. INTRODUCTION

1.1.	Address
1.2.	Local Authority
1.3.	R.P.D.
1.4.	Site Area

Responsible Fire Authority 1.5. Potential Bushfire Hazard Rating. 1.6.

1.7. Land Tenure Adjoining Owners 1.8. Current Land Use 1.9. Fire Danger Index 1.10. Topography 1.11.

Predominant Wind Direction 1.12.

1.13. Slope 1.14. Aspect Fuel Type 1.15.

Threat Vegetation Location 1.16.

Fire History 1.17.

Location of access tracks 1.18. 1.19. Location of fire breaks

1.20. Location of existing firefighting infrastructure

1.21. Historical and cultural sites

1.22. Koala Habitat

2. SITE AND HAZARD ASSESSMENT

2.1. Discussion with Responsible Fire Authority

Vegetation Types 2.2.

Potential Bushfire Hazard Rating. 2.3.

Building Construction 2.4. **Ecological Requirements** 2.5.

3. **RISK MANAGEMENT PLAN**

3.1. Agencies / Persons Responsible 3.2. **Bushfire Safety Objectives**

3.3. Aims

Functional Requirements 3.4.

Proposed Fire Fighting Infrastructure 3.5.

Construct a Fire Trail/Emergency Access Trail 3.6. 3.7. Minimum Pedestrian Fire Trail Standards 3.8. Minimum Vehicular Fire Trail Standards

Vegetation Management 3.9.

Fencing 3.10.

Effluent Disposal Areas 3.11.

3.12. Fire Trail and Fire Break Maintenance

Building Construction 3.13. 3.14. Street Numbering

3.15. Less Flammable Landscaping

3.16. Insurance

Emergency Response Procedures 3.17. Community Awareness Strategies 3.18.

Administering Staff 3.19.

FIRE MANAGEMENT ACTION SUMMARY AND SCHEDULE

5. **APPENDICES**

5.1. Form 15 Site Plans 5.2. 5.3. **Profiles**

Supporting Information 5.4.

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.

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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:

- o The Douglas Shire Council Town Plan,
- o SPP 07/2017.
- 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.
- o International Fire Safety Engineering Guidelines
- o Australian Fire Engineering Guidelines

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

1.1. Address:

113 (118) Banabilla Road

Degarra.

1.2. Local Authority

Douglas Shire Council

1.3. R.P.D.

Lot 2 on SP123877

1.4. Site area

Xxxxxxxxxxxxxxm²

1.5. Responsible Fire Authority

Rural Fire Service Queensland via the x 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 ranging from Low to Very High and being in a bushfire hazard buffer area.

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:

Rural 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

Gorges and Mountains

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.

10/04/25

1.13. Slope

-15⁰ upslope to east

12⁰ downslope to west

1.14. **Aspect**

North West

1.15. Fuel Type

Predominate vegetation.

	9			
REGIONAL ECOSYSTE M	VHC	VHC DESCRIPTION	SURF ACE FUEL LOAD	TOTAL FUEL LOAD
7.11.18g	13.2	Dry to moist eucalypt woodlands on undulating metamorphics and granite	9.4	14.4

Note that these fuel loads are based on South East Queensland . It is expected that they are less for Far North Queensland

1.16. Threat Vegetation Location

Subject and adjoining sites

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 an unsealed 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

•

2. 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.

2.4. Building Construction

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	J

2.4.2. Vegetation Classification Site Specific Fuel Loads

2.4.3. Land slope Downslope 12 degrees

Distance of building from Predominate vegetation	Primary Bushfire Attack Level
class (m)	
(Vegetation Management Zone)	
6	BAL-29

2.4.4. Land slope Upslope -15 degrees

Distance of building from Predominate vegetation	Primary Bushfire Attack Level
class (m)	
(Vegetation Management Zone)	
2.7	BAL-29

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 DUE TO VEGETATION MASS DISTRIBUTION.

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)

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
- c) 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.

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 site and a vehicular fire trail established to the building site. This trail is to comply fully with the standards as set out in this Report.
- 3.6.2. 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
- 3.6.3. The location shown is indicative only and can be modified to suit terrain and vegetation.
- 3.6.4. 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. Minimum Vehicular Fire Trail Standards

The Fire/Maintenance trail has: -

- 3.8.1. A minimum width of 6m cleared of midstorey vegetation.
- 3.8.2. A minimum trafficable width of 4m.
- 3.8.3. A minimum height of 4.8m
- 3.8.4. A maximum gradient of 16% or one that has been satisfactorily test driven with the type of Fire Service Appliance that would be utilised on the site during a fire event with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance.

3.9. Vegetation management

- 3.9.1. 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.
- 3.9.2. 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.
- 3.9.3. 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.
- 3.9.4. 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.
- 3.9.5. The width of the vegetation management zone noted above has been used to calculate the required BAL.
- 3.9.6. 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.

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

- 3.9.8. 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.
- 3.9.9. Refer to Sections 14 and 19 of the Planning Act 2016 in relation to Local Authority Approval.
- 3.9.10. 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.qld.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.

3.10. Fencing

Any new boundary fencing located adjoining bushland, or a fire access trail is to be.

3.10.1. 3-4 strand wire rural fencing

or

- 3.10.2. A maximum of 1000mm high
- 3.10.3. At least 75 % transparency
- 3.10.4. Contain at least 1 personal gate from each lot to the threat vegetation.
- 3.10.5. Contain personal gates between each lot on the fire trail easement.
- 3.10.6. Fencing materials to be non-combustible materials or wood compliant with Appendix F of AS 3959.
- 3.10.7. No CCA treated timbers are to be used due to the potential toxicity of the products of combustion.

3.11. 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

3.12. Fire Trail and Fire Break Maintenance

- 3.12.1. The existing Driveway and any proposed driveways are to be always kept in a condition suitable for 2wd Heavy Vehicles.
- 3.12.2. The fire trails are to be kept always mowed to a maximum of 50mm and to be kept in a manner suitable for 4wd Fire Vehicles and to the satisfaction of the Fire Brigade.

3.13. 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."

Note that it is our opinion that timber should not be used externally for BAL-29 plus construction even though under the Australian Standard situations could arise where it could be deemed acceptable.

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.

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

3.14. Street Numbering

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

3.15. 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

3.16. Insurance

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

3.17. Emergency Response Procedures

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

3.17.1. 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!

3.18. Community Awareness Strategies

3.18.1. 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.

3.19. 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.
	Vehicle/pedestrian access to and 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



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)

State **QLD**

Postcode

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

Lot 2 on SP123877

Douglas Shire Council

113 (118) Banabilla Road Degarra

Lot and plan details (attach list if necessary)

Local government area the land is situated in.

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 7231 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 29

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. Compliance with the Bushfire Management Report FM 7231 prepared by Eldon Bottcher Architect Pty Ltd

No certification of components covered by The Building Act 1975, The building Code of Australia or AS 3959.

Douglas Shire Council Town Plan Bushfire Management Constraint code.

Bushfire Mitigation Report FM 7231

5. Building certifier reference number and building development application	Building certifier reference number						
number	Building development application number	er (if available)					
	Not Available						
6. Appointed Competent person details.	Name <i>(in full)</i> Eldon John Bottcher						
Under Part 6 of the Building Regulation a person must be assessed as a competent for the type of work (design - specification) by the relevant building	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 applicable)						
		ole)					
	Reg Architect Qld 1325						
	FPA Australia BPAD Level 3 practitioner	16935					
7.Signature of appointed competent person	Signature	Date 10 April 25					
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						

LOCAL GOVERNMENT USE ONLY

Date received	Reference Number/s	
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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

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 ARCH	ITECT PTY LT	D	
Bushfire Planning & Design Accredited Practitioner	145 VARSITY PARADE		PH 0755920082		
Accredited Practitioner Level 3	VARSITY LAKES		E architects@eb-	a.com.au	
	QLD. 4327				
RITAL					
Member Australian Institute of	THIS ASSESSME	ENT USES AS 3959	METHOD 2		
Architects					
PROJECT		PROPOSED RES	SIDENCE		
SITE ADDRESS		113 (118) BANAB	II I A BOAD		
SITE ADDRESS		DEGARRA	ILLA NOAD		
		UPSLOPE			
		VEGETATION TO	WEST		
INPUTS					
FDI				20	
I DI				20	
VEGETATION TYPE		SEE TABLE	Site S	pecific Fuel Loads	
A CONTRACTOR OF THE CONTRACTOR			7.00		
TOTAL FUEL LOAD				14.4	tonnes/ha
CLODE LINDED VEGETATION				40	donu
SLOPE UNDER VEGETATION				12	degrees
SLOPE BETWEEN VEGETATION A	ND BUILDING			1	degrees
					g
FLAME WIDTH				100	m
ELEVATION OF RECEIVER				2	m
ELEVATION OF RECEIVER					111
DISTANCE BETWEEN VEGETATION	ON AND BUILDIN	G		6	m
DECI II TO					
RESULTS					
RADIANT HEAT				28 22	kw/m²
				20.22	- east titl
FLAME LENGTH				5.08	m
					3 000000000000000000000000000000000000
RATE OF SPREAD				0.52	km/hr
ATMOSPHERIC TRANSMISSIVITY				88%	
ATMICOLITETIO I PANGIVIIOGIVII I				0070	
PEAK ELEVATION OF RECEIVER				2	m
500071000000000000000000000000000000000					
FLAME ANGLE				65	degrees
CONSTRUCTION LEVEL BECLUS	ED			DAI 00	DAI
CONSTRUCTION LEVEL REQUIR	בט			BAL - 29	DAL

ELDON BOT	TCHER ARC	HITECT PTY LT	D	
	RADE	PH 0755920082		
VARSITY LAKES		E architects@eb-	a.com.au	
QLD. 4327				
THIS ASSESSME	NT USES AS 3	959 METHOD 2		
	DD ODOGED D	FOIDENIOE		
	PROPOSED R	ESIDENCE		
	113 (118) BANA	ABILLA ROAD		
	DEGARRA			
	VIDOL ODE			
		TO EAST		
	VEGETATION	IO EASI		
			20	
	SEE TADI E	Cit- C	Specific Fuel Leads	
	SEE TABLE	Sites	pecific ruei Loads	
			14.4	tonnes/ha
			-15	degrees
AND BUILDING			1	degrees
lito boilbiita				dogrees
				e e e e e e e e e e e e e e e e e e e
			100	m
			1	m
ON AND BUILDIN	G		2.7	m
				772
			28.15	kw/m ²
			2.25	m
			2.23	
			0.08	km/hr
<u> </u>			89%	
			1	m
			67	degrees
DED			BAL CO	DAI
ובט			BAL-29	BAL
	THIS ASSESSME	145 VARSITY PARADE VARSITY LAKES QLD. 4327 THIS ASSESSMENT USES AS 38 PROPOSED R 113 (118) BANA DEGARRA UPSLOPE VEGETATION SEE TABLE ON AND BUILDING	145 VARSITY PARADE VARSITY LAKES QLD. 4327 THIS ASSESSMENT USES AS 3959 METHOD 2 PROPOSED RESIDENCE 113 (118) BANABILLA ROAD DEGARRA UPSLOPE VEGETATION TO EAST SEE TABLE SITE S AND BUILDING ON AND BUILDING	VARSITY LAKES QLD. 4327 THIS ASSESSMENT USES AS 3959 METHOD 2 PROPOSED RESIDENCE 113 (118) BANABILLA ROAD DEGARRA UPSLOPE VEGETATION TO EAST 20 SEE TABLE Site Specific Fuel Loads 114.4 -15 AND BUILDING 1 ON AND BUILDING 2.7 0.08 8996

		Potential Fuel Load (t/ha)					Prone Type ¹			iel nuity²	
Vegeta	tion Hazard Class	Surface	Near Surface	Elevated	Bark	Total (Remnant)	Total (Non-	Remnant	Non-Remnant	Remnant	Non- Remnant
12.2	Dry eucalypt woodlands on sandstone and shallow soils	12.0	2.6	1.8	1.0	17.4	17.4	1	1	1	1
13.1	Dry to moist eucalypt open forests on undulating metamorphics and granite	15.9	3.5	1.4	1.0	21.8	21.8	1	1	1	1
13.2	Dry to moist eucalypt woodlands on undulating metamorphics and granite	9.4	3.4	0.6	1.0	14.4	14.4	1	1	1	1
13.3	Shrubland associated with dry to moist eucalypt woodlands on undulating terrain	4.3	2.3	0.9	0.0	7.5	7.5	1	1	1	1
14.1	Open forest dominated by Darwin stringybark, Melville Island bloodwood or scarlet gum	22.3	1.4	2.1	2.0	27.8	27.8	1	1	1	1
14.2	Woodlands dominated by Darwin stringybark, Melville Island bloodwood or scarlet gum	8.4	2.4	0.8	1.0	12.6	12.6	1	1	1	1
14.3	Shrubland associated with woodlands dominated by Darwin stringybark, Melville Island bloodwood or scarlet gum	1.1	3.4	3.3	1.0	8.8	8.8	1	1	1	1
14.6	Sparsely vegetated areas associated with Darwin stringybark, Melville Island bloodwood or scarlet gum	0.0	0.3	1.3	0.0	1.6	1.6	3	3	2	2
15.1	Temperate open eucalypt forests	23.7	0.3	1.8	1.0	26.8	26.8	1	1	1	1
15.2	Temperate eucalypt woodlands	10.2	1.8	1.8	0.0	13.8	13.8	1	1	1	1
16.1	Eucalyptus dominated forest on drainage lines and alluvial plains	10.0	3.8	1.2	1.0	16.0	16.0	1	1	1	1
16.2	Eucalyptus dominated woodland on drainage lines and alluvial plains	7.5	3.6	0.5	0.0	11.6	11.6	1	1	1	1
16.3	Shrubland associated with Eucalyptus woodlands on drainage lines	5.8	2.7	0.1	0.0	8.6	8.6	1	1	1	1
16.4	Grassland associated with Eucalyptus dominated woodlands on drainage lines	0.3	2.1	0.1	0.0	2.5	2.5	2	2	1	1
16.5	Sedgeland associated with Eucalyptus woodlands on drainage lines*	3.9	5.0	3.5	0.0	12.4	12.4	1	1	1	1
16.6	Sparsely vegetated areas associated with Eucalyptus woodlands on drainage lines	1.2	2.0	0.0	0.0	3.2	3.2	3	3	2	2
17.1	Dry open forests dominated by poplar box, silver-leaved ironbark or White's ironbark on sand or depositional plains	10.6	4.1	0.3	0.0	15.0	15.0	1	1	1	1
17.2	Dry woodlands dominated by poplar box, silver-leaved ironbark or White's ironbark on sand or depositional plains	6.0	3.0	0.6	0.0	9.6	9.6	1	1	1	1
18.1	Dry eucalypt open forests on sand or depositional plains	10.8	3.4	0.6	0.0	14.8	14.8	1	1	1	1
18.2	Dry eucalypt woodlands on sand or depositional plains	7.1	3.3	0.6	0.0	11.0	11.0	1	1	1	1
18.5	Sedgeland associated with dry eucalypt woodlands on sand or depositional plains	3.9	3.4	3.5	0.0	10.8	10.8	1	1	1	1
19.2	Low open eucalyptus woodlands dominated by snappy gum, Cloncurry Box or Normanton box	4.3	3.0	0.8	1.0	9.1	9.1	1	1	1	1

2

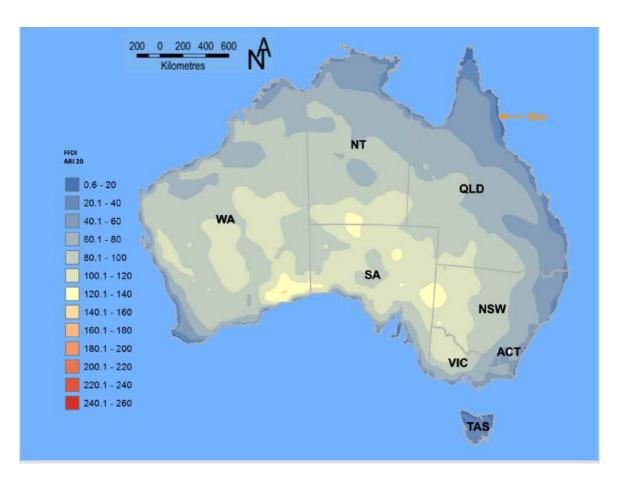
QFES / PSBA Regional Ecosystem Types to Vegetation Hazard Class Table

30 Sep 2014

RE8	RES_Label	VHC	VHC_DESC
12.1.1	Casuarina glauca woodland on margins of marine clay plains	28.2	28.2 Woodlands in coastal locations with species such as she-oak or swam box
12.1.2	Saltpan vegetation including grassland, herbland and sedgeland on	35.4	35.4 Tidal saltmarshes
12.1.3	marine clay plains Mangrove shrubland to low closed forest on marine clay plains and	35.3	35.3 Shrubland associated with mangroves and tidal saltmarshes
12.11.1	estuaries Simple notophyll vine forest often with abundant Archontophoenix cunninghamiana (gully vine forest) on metamorphics ± interbedded	4.1	4.1 Notophyll and notophyll palm or vine forest
12.11.10	volcanics Notophyll vine forest ± Araucaria cunninghamii on metamorphics ±	2.1	2.1 Complex to simple, semi-deciduous mesophyll to notophyll vine forest
12.11.11	interbedded volcanics Araucarian microphyll vine forest on metamorphics ± interbedded	5.1	5.1 Notophyll to microphyll vine forests
12.11.12	volcanics; usually southern half of bioregion Araucarian complex microphyll vine forest on metamorphics ±	5.1	5.1 Notophyll to microphyll vine forests
12.11.13	Interbedded volcanics; usually northern half of bioregion Semi-evergreen vine thicket on metamorphics ± interbedded volcanics;	7.1	7.1 Semi-evergreen to deciduous microphyll vine forest
12.11.14	usually northern half of bioregion Eucalyptus crebra, E. tereticornis, Corymbia intermedia woodland on	13.2	13.2 Dry to moist eucalypt woodlands on undulating metamorphics and
12.11.15	metamorphics ± interbedded volcanics Eucalyptus tereticornis, Corymbia intermedia open woodland with	9.2	granite 9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
12.11.16	Xanthorrhoea johnsonii understorey on serpentinite Eucalyptus cloeziana open forest on metamorphics ± interbedded	8.1	8.1 Wet eucalypt tall open forest
12.11.16x1	volcanics Eucalyptus cloeziana ± E. propingua, E. acmenoides, E. microcorys and E.	8.1	8.1 Wet eucalypt tall open forest
12.11.17	grandis tall open forest on sedimentary rocks Eucalyptus acmenoides or E. portuensis open forest on metamorphics ±	9.1	9.1 Moist to dry eucalypt open forests on coastal lowlands and ranges
	Interbedded volcanics		
12.11.18	Eucalyptus moluccana woodland on metamorphics ± interbedded volcanics	13.2	13.2 Dry to moist eucalypt woodlands on undulating metamorphics and granite
12.11.18a	Eucalyptus moluccana, E. tereticornis and Lophostemon confertus open forest in gullies on metamorphics ± interbedded volcanics	13.1	13.1 Dry to moist eucalypt open forests on undulating metamorphics and granite
12.11.19	Eucalyptus fibrosa subsp. fibrosa woodland on metamorphics ± interbedded volcanics	9.2	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
12.11.2	Eucalyptus saligna or E. grandis, E. microcorys, Lophostemon confertus tall open forest on metamorphics & interbedded volcanics	8.1	8.1 Wet eucalypt tall open forest
12.11.20	Corymbia intermedia, Lophostemon suaveolens woodland on metamorphics ± interbedded volcanics	9.2	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
12.11.21	Allocasuarina luelmannii, Melaleuca nervosa woodland on metamorphics ± interbedded volcanics	9.2	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
12.11.22	Angophora leiocarpa, Eucalyptus crebra woodland on metamorphics ±	9.2	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
12.11.23	interbedded volcanics Eucalyptus pilularis open forest on coastal metamorphics and	8.1	8.1 Wet eucalypt tall open forest
12.11.3	Interbedded volcanics Eucalyptus siderophiola, E. propinqua ± E. microcorys, Lophostemon confertus, Corymbia intermedia, E. acmenoides open forest on	9.1	9.1 Moist to dry eucalypt open forests on coastal lowlands and ranges
12.11.3a	metamorphics ± interbedded volcanics Lophostemon confertus ± Eucalyptus microcorys, E. carnes, E. propinqua, E. major, E. siderophiola woodland on metamorphics ± interbedded volcanics	9.2	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
12.11.3b	Eucalyptus pilularis tall open forest on subcoastal hills and ranges of metamorphics ± interbedded volcanics	8.1	8.1 Wet eucalypt tall open forest
12.11.4	Semi-evergreen vine thicket on metamorphics ± interbedded volcanics	7.1	7.1 Semi-evergreen to deciduous microphyll vine forest
12.11.5	Corymbia citriodora subsp. variegata, Eucalyptus siderophioia, E. major open forest on metamorphics ± interbedded volcanics	10.1	10.1 Spotted gum dominated open forests
12.11.5a	Eucalyptus tindaliae, E. camea, Corymbia intermedia ± E. siderophloia or E. crebra, Corymbia citriodora subsp. variegata woodland on metamorphics ± interbedded volcanics	9.2	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
12.11.5e	Corymbia citriodora subsp. variegata woodland ± Eucalyptus siderophiola or crebra, E. carnea, E. acmenoides, E. propinqua on metamorphics ± interbedded volcanics	10.2	10.2 Spotted gum dominated woodlands
12.11.5h	Eucalyptus planchoniana woodland to open forest on metamorphics ± interbedded volcanics	9.2	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
12.11.5	Eucalyptus racemosa subsp. racemosa and/or E. seeana and Corymbia intermedia woodland on metamorphics ± interbedded volcanics	9.2	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
12.11.5k	Corymbia henryi ± Eucalyptus crebra, E. carnea, E. tindalise, E. fibrosa subsp. fibrosa woodland on metamorphics ± interbedded volcanics	10.2	10.2 Spotted gum dominated woodlands
12.11.6	Corymbia citriodora subsp. variegata, Eucalyptus crebra woodland on	10.2	10.2 Spotted gum dominated woodlands
12.11.7	metamorphics ± interbedded volcanics Eucalyptus crebra woodland on metamorphics ± interbedded volcanics	13.2	13.2 Dry to moist eucalypt woodlands on undulating metamorphics and
12.11.8	Eucalyptus melanophiola, E. crebra woodland on metamorphics ±	17.2	granite 17.2 Dry woodlands dominated by poplar box, silver-leaved ironbark or
12.11.9	interbedded volcanics Eucalyptus tereticornis open forest on metamorphics ± interbedded	9.1	White's ironbark on sand or depositional plains 9.1 Moist to dry eucalypt open forests on coastal lowlands and ranges
12.11.9x1	volcanics. Usually higher altitudes Eucalyptus monthvaga open forest on metamorphics ± interbedded	8.1	8.1 Wet eucalypt tall open forest
12.12.1	volcanics Simple notophyll vine forest usually with abundant Archortophoenix cunninghamiana (gully vine forest) on Mesozoic to Proterozoic igneous	4.1	4.1 Notophyll and notophyll palm or vine forest
12.12.10	rocks Shrubland of rocky peaks on Mesozoic to Proterozoic igneous rocks	29.3	29.3 Heathlands and associated scrubs and shrublands
12.12.11	Eucalyptus portuensis or E. acmenoides, Corymbia trachyphloia subsp. trachyphloia woodland on Mesozoic to Proterozoic igneous rocks	9.2	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
12.12.12	Eucalyptus tereticornis, Corymbia intermedia, E. crebra ± Lophostemon	9.2	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
12.12.13	suaveolens woodland on Mesozoic to Proterozoic igneous rocks Araucarian Complex microphyll to notophyll vine forest on Mesozoic to	2.1	2.1 Complex to simple, semi-deciduous mesophyll to notophyll vine forest
12.12.14	Proterozoic igneous rocks Eucalyptus racemosa subsp. racemosa ± Lophostemon confertus, Syncarpia glomulifera, Eucalyptus acmenoides woodland usually on	9.2	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges

1/6







END OF REPORT