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 was significantly damaged by ex-Tropical Cyclone Jasper.

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, except being located within current Category B regulated vegetation mapping, although the subject house pad is already cleared and not reflected in the State mapping. While Category B 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 5.796 hectares), a dwelling house in the Douglas Shire Planning Scheme 2018 is defined as potentially including a secondary dwelling, and this is acceptable in the Rural zone. Therefore, in this development application to Council, State Interest referrals are not considered to be required in accordance with the Planning Regulation 2017. 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 higher 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.

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

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- 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. Filling and excavation code
- m. Coastal communities local plan code
- 5. Site Plan
- 6. Council approved Wastewater Design
- 7. Proposed dwelling indicative layout

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 100m from Banabilla Rd frontage and 30m from the nearest side boundary.

Slope

The existing cleared house pad is flat and the driveway gradient to the flat house pad is short and minimal.

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.

Refer to Attachment 5 Site Plan.



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Existing vehicle access & driveway from Banabilla Rd

The existing cleared area has existing vehicular access from Banabilla Rd with space for on-site parking. The existing driveway gradient to the flat house pad is short and minimal.



Vegetation

The proposed dwelling site is already cleared of vegetation. No further clearing is proposed. A bushfire assessment is scheduled for completion in March 2025. The balance of the site will remain intact, supporting the intent of the Rural zone.

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) assessment to inform final building design is scheduled for completion in March 2025.

Coastal Management District / Erosion Prone Area

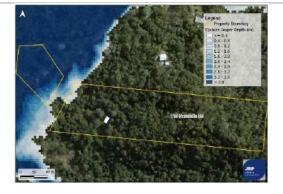
The proposed dwelling is not located within an Erosion Prone or Coastal Management District area.

Acid Sulfate Soils

Not applicable. The proposed dwelling is located outside the 5-20m AHD and digging only 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 and colour of the building will comply with the Acceptable Outcomes.

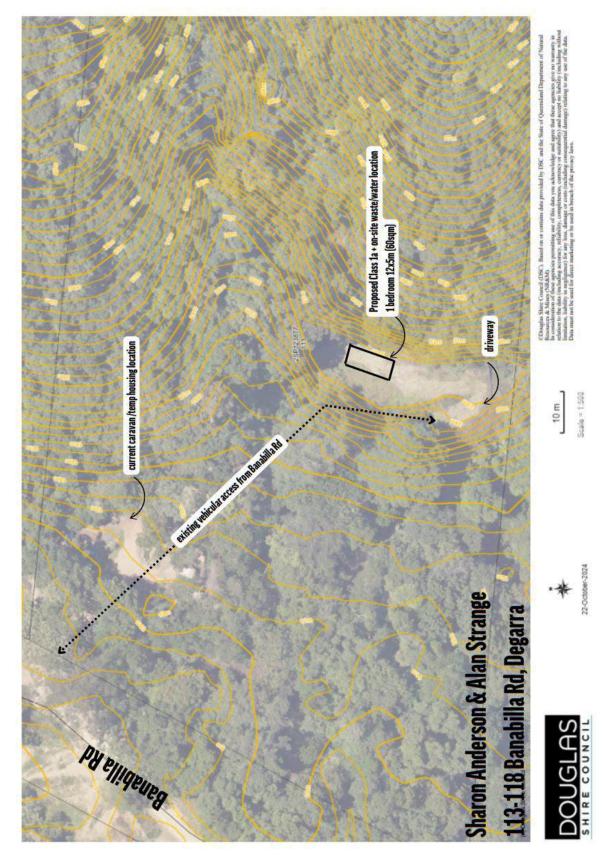


Applicant: Sharon Anderson & Alan Strange, 113-118 Banabilla Rd, Degarra Lot 2 SP123877

Waterways There is no waterway impact on the proposed dwelling.	PREFOSE HUNE
Council approved Wastewater Design Refer to Attachment 6 Council approved Wastewater Design	
Dwelling design Ms Anderson and Mr Strange will choose suitable colours and exterior finishes 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.	

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SITE PLAN



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

 \bowtie 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 accordan	ce with section 264(6) of Planning Act 2016
2) Owner's consent	

2.1) Is written consent of the owner required for this development application?

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



PART 2 - LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as 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</u> Forms Guide: Relevant plans.									
3.1) Street address and lot on plan									
					ots must be liste	d or			
☐ Str	eet address	AND Id	ot on pla	n for a		or adja			premises (appropriate for development in
	Unit No.	Stree	t No.	Stree	et Name and	Туре			Suburb
- \		113-1	18	Bana	ıbilla Rd				DEGARRA
a)	Postcode	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
b)	Postcode	Lot N	0.	Plan	Type and Nu	ımber ((e.g. Ri	P, SP)	Local Government Area(s)
							-	·	
Note: P	g. channel dred lace each set o	ging in N f coordin	Moreton Bates in a	ay) separate			note are	as, over part of a	a lot or in water not adjoining or adjacent to land
Longit		<u> </u>	Latitud			Datur	n		Local Government Area(s) (if applicable)
1	3520698841	983		` ,	15158226	⊠ w	GS84		DOUGLAS SHIRE COUNCIL
						☐ GI	DA94		
						☐ Ot	her:		
☐ Co	ordinates of	premis	es by ea	asting	and northing				
Eastin	g(s)	North	ing(s)		Zone Ref.	Datur	n		Local Government Area(s) (if applicable)
					<u>54</u>	□ W	GS84		
					☐ 55	☐ GI	DA94		
					□ 56	Ot	her:		
3.3) Ad	dditional prei	mises							
 ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application ☑ Not required 									
4) Ider	ntify any of th	ne follo	wing tha	at appl	y to the pren	nises a	nd pro	vide any rele	vant details
☐ In c	or adjacent to	a wat	er body	or wa	tercourse or	in or al	bove a	n aquifer	
Name	of water boo	ly, wat	ercourse	e or ac	quifer:				
On	strategic po	rt land	under th	ne <i>Tra</i>	nsport Infras	tructur	e Act	1994	
Lot on	plan descrip	tion of	strategi	ic port	land:				
Name	of port author	ority for	the lot:						
	a tidal area	·							
Name	of local gove	ernmer	nt for the	tidal a	area (if applica	nble):			
	Name of port authority for tidal area (if applicable)								

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

Section 1 – Aspects of de	evelopment		
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):	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 water tank provisions	sable against the Planning Scl	neme for a 12x5m brick home	e with on-site waste and
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 guide:</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 that	t includes a variation approval
c) What is the level of assess	sment?		
Code assessment	Impact assessment (requir	res public notification)	
d) Provide a brief description lots):	n of the proposal (e.g. 6 unit apart	ment building defined as multi-unit d	welling, reconfiguration of 1 lot into 3
Relevant plans.	o be submitted for all aspects of this o		
L I Veievani hiano di me bid	poseu uevelopilielit ale attaci	ieu to the development applic	aliui



6.3) Additional aspects of d		o volovont to	this development application	and the detaile for the	
•	•		this development application this form have been attached		•
Not required ■				шо шо голорино и ар	- PGat
6.4) Is the application for St	tate facilitated	developme	ent?		
Yes - Has a notice of de					
⊠ No		,			
Section 2 – Further deve	elopment de	etails			
7) Does the proposed deve	lopment appli	ication invol	ve any of the following?		
Material change of use	☐ Yes -	- complete c	division 1 if assessable agains	st a local planning instru	ument
Reconfiguring a lot	☐ Yes -	- complete o	division 2		
Operational work	☐ Yes -	- complete o	division 3		
Building work	🛚 Yes -	- complete I	DA Form 2 – Building work de	tails	
Division 1 – Material chang	•				
Note : This division is only required to local planning instrument.	o be completed it	f any part of the	e development application involves a	material change of use asse	essable against a
8.1) Describe the proposed	material cha	nge of use			
Provide a general description	on of the		e planning scheme definition	Number of dwelling	Gross floor
proposed use		(include eacl	h definition in a new row)	units (if applicable)	area (m²)
					(if applicable)
	e involve the t	use of existing	ng buildings on the premises?		
☐ Yes					
□ No					
			orary accepted development u		julation?
	low or include	e details in a	a schedule to this developmen	t application	
∐ No					
Provide a general description	on of the temp	oorary accep	oted development	Specify the stated pe	
				under the Planning R	tegulation
Division 2 – Reconfiguring	a lot				
• •		f any part of the	e development application involves re	econfiguring a lot.	
9.1) What is the total number					
9.2) What is the nature of the	ne lot reconfig	juration? (tic	k all applicable boxes)		
Subdivision (complete 10)			☐ Dividing land into parts by	y agreement (complete 1	1)
☐ Boundary realignment (d	complete 12)		Creating or changing an	-	
from a constructed road (complete 13)					



10) Subdivision							
10.1) For this deve	lopment, ho	w many lots are	being create	d and wha	at is the intended	use of those lots:	
Intended use of lots	s created	Residential	Comn	nercial	Industrial	Other, pleas	e specify:
Number of lots crea	-4I						
Number of lots crea	aleu						
10.2) Will the subdi	ivision be sta	aged?					
☐ Yes – provide a ☐ No	dditional det	ails below					
How many stages v	will the work	s include?					
What stage(s) will tapply to?	his developi	ment application					
1) Dividing land in parts?	to parts by a	greement – how	many parts	are being	created and wh	at is the intended ι	use of the
ntended use of par	rts created	Residential	Comn	nercial	Industrial	Other, pleas	e specify:
·						7,	. ,
Number of parts cr	eated						
2) Boundary realig							
2.1) What are the			for each lot	comprising	·	anno al lot	
	Current			Proposed lot			
ot on plan descrip	otion P	rea (m²)		Lot on plan descrip		Area (m²)	
12.2) What is the re	eason for the	houndary realic	nnment?				
12.2) What is the R	343011101111	boardary realig	grinione:				
3) What are the di	imensions a		existing eas	ements be	eing changed an	d/or any proposed	easemen
attach schedule if there	e are more than	,	Durnosa of	the easem	nent? (e.a	Identify the land	
attach schedule if there Existing or		Length (m)	Purpose of pedestrian ac		nent? (e.g.	Identify the land	l/lot(s)
attach schedule if there Existing or proposed?	e are more than	,			nent? (e.g.		l/lot(s)



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

PART 4 – ASSESSMENT MANAGER DETAILS

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

PART 5 - REFERRAL DETAILS

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



 SEQ northern inter-urban break – community activity SEQ northern inter-urban break – indoor recreation SEQ northern inter-urban break – urban activity SEQ northern inter-urban break – combined use Tidal works or works in a coastal management district Reconfiguring a lot in a coastal management district or f Erosion prone area in a coastal management district Urban design Water-related development – taking or interfering with w Water-related development – removing quarry material water-related development – referable dams Water-related development – levees (category 3 levees only) Wetland protection area 	rater (from a watercourse or lake)	
Matters requiring referral to the local government:		
☐ Airport land ☐ Environmentally relevant activities (ERA) (only if the ERA h ☐ Heritage places — Local heritage places Matters requiring referral to the Chief Executive of the dis		on entity:
☐ Infrastructure-related referrals – Electricity infrastructure	-	•
Matters requiring referral to: • The Chief Executive of the holder of the licence, if r • The holder of the licence, if the holder of the licence is linerastructure-related referrals − Oil and gas infrastructure. Matters requiring referral to the Brisbane City Council: □ Ports − Brisbane core port land	is an individual re	
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 a Ports – Land within Port of Brisbane's port limits (below h	• • • • • • • • • • • • • • • • • • • •	
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 Au 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 fo ☐ Yes − referral response(s) received and listed below are ☐ No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed described referral response and this development application, or inclusified applicable).		•

PART 6 - INFORMATION REQUEST

19) Information request under th	ie DA Rules				
☑ I agree to receive an information request if determined necessary for this development application					
☐ I do not agree to accept an information request for this development application					
	rmation request I, the applicant, acknowle	_			
 that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties 					
Part 3 under Chapter 1 of the DA	Rules will still apply if the application is ar	n applica	tion listed under section 11.3 c	of the DA Rules or	
Part 2under Chapter 2 of the DA F	Rules will still apply if the application is for	r state fa	cilitated 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 appro	vals? (e.g. a preliminary app	roval)	
Yes – provide details below of	or include details in a schedule to	this de	evelopment application		
⊠ No					
List of approval/development application references	Reference number	Date		Assessment manager	
Approval					
Development application				1	
_					
Approval					
Development application		L			
21) Has the portable long servic operational work)	e leave levy been paid? (only appli	cable to	development applications invo	lving building work or	
☐ Yes – a copy of the receipted	d QLeave form is attached to this	develo	pment application		
☐ No – I, the applicant will prov	ride evidence that the portable loa	ng serv	rice leave levy has been	paid before the	
	es the development application. I				
give a development approval	I only if I provide evidence that th	e porta	ible long service leave le	vy has been paid	
Not applicable (e.g. building	and construction work is less tha	n \$150	,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)		QLeave levy number (A	, B or E)	
\$					
22) Is this development application	ion in response to a show cause	notice	or required as a result of	an enforcement	
notice?					
☐ Yes – show cause or enforcement notice is attached					
⊠ No					

23) Further legislative require	ments			
Environmentally relevant activities				
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?				
accompanies this develop	ment application, and details all authority can be found by search	or an application for an environ are provided in the table belowing "ESR/2015/1791" as a search term	v	
Proposed ERA number:	o operate. Goo <u>mmm.buomoos.qra.g</u>	Proposed ERA threshold:		
Proposed ERA name:				
Multiple ERAs are applications this development applications.	• • • • • • • • • • • • • • • • • • • •	cation and the details have bed	en attached in a schedule to	
Hazardous chemical facilities	<u>es</u>			
23.2) Is this development app	lication for a hazardous che	mical facility?		
application ⊠ No	, ,	% of schedule 15 threshold is a	attached to this development	
Note: See <u>www.business.qld.gov.au</u>	for further information about hazard	lous chemical notifications.		
	getation Management Act 199	native vegetation that require 99 is satisfied the clearing is fo		
Management Act 1999 (s2 No Note: 1. Where a development app the development application	22A determination) lication for operational work or mate in is prohibited development.	nfirmation from the chief execuring rial change of use requires a s22A decing for further information on how to ob-	termination and this is not included,	
Environmental offsets				
23.4) Is this development appa prescribed environmental		bed activity that may have a si ental Offsets Act 2014?	gnificant residual impact on	
 Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter No 				
Note : The environmental offset secti environmental offsets.	on of the Queensland Government's	website can be accessed at <u>www.qlc</u>	<u>l.gov.au</u> for further information on	
Koala habitat in SEQ Regio	<u>n</u>			
		l change of use, reconfiguring t 10 of the Planning Regulatior		
☐ Yes – the development ap ☐ No	plication involves premises in	n the koala habitat area in the in the koala habitat area outside	e the koala priority area	
		emises and is current over the land, it <u>ww.desi.qld.gov.au</u> for further informa		



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

Water resources



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

Forms Guide: Planning Report Template.

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

development permit is issued (see 21)

Relevant plans of the development are attached to this development application

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

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 correct	ation, I declare that all inf	formation in this development application is true ar	nd
	any referral agency for th	consent to receive future electronic communication the development application where written information to Electronic Transactions Act 2001	
Note: It is unlawful to intentionally provide false of			
assessment manager, any relevant refewhich may be engaged by those entities All information relating to this development published on the assessment manager Personal information will not be discloss Regulation 2017 and the DA Rules excessuch disclosure is in accordance with Act 2016 and the Planning Regulation Planning Regulation 2017; or required by other legislation (includity otherwise required by law.	erral agency and/or build as) while processing, associated application may be a size and/or referral agency and for a purpose unrelated the provisions about page and the accessing the Right to Information	ed to the <i>Planning Act</i> 2016, Planning bublic access to documents contained in the <i>Plann</i> is rules made under the <i>Planning Act</i> 2016 and	
PART 9 – FOR COMPLETIO JSE ONLY	N OF THE ASSE	SSMENT MANAGER – FOR OFFIC	E
Date received:	Reference number(s)	:	
Notification of engagement of alternative	ve assessment manager		
Prescribed assessment manager			
Name of chosen assessment manager			
Date chosen assessment manager eng	gaged		
Contact number of chosen assessment	t manager		
Relevant licence number(s) of chosen a manager	assessment		
QLeave notification and payment Note: For completion by assessment manager if	applicable		
Description of the work			
QLeave project number			
Amount paid (\$)	Date	e paid (dd/mm/yy)	

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</u>
Forms Guide: Relevant plans. 2.1) Street address and lot on plan
Street address AND lot on plan (all lots must be listed), or
Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).



Unit No.	Street No.	Street Name and Type	Suburb	
Office 140.	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		02007	2000E (0 0)	III COON OIL
		vant to this development applicati	on and the details of the	ese nremises have heen
		is development application	on and the details of the	oo promises have been
Not require □	b			
,	•	nents over the premises?		
		Queensland and are to be identified corre elopment, see the <u>DA Forms Guide</u>	ctly and accurately. For furthe	r information on easements and
		s, types and dimensions are inclu	ded in plans submitted v	vith this development
application		2, 31		, , , , , , , , , , , , , , , , , , ,
⊠ No				
PART 3 – F	URTHER DI	ETAILS		
4) Is the applic	ation only for bui	lding work assessable against the	building assessment pr	rovisions?
∑ Yes – proce	eed to 8)			
☐ No				
5)			landaman (and line)	
		ager(s) who will be assessing this	development application	on
DOUGLAS SH	IRE COUNCIL			
6) Has the loca	l government ag	reed to apply a superseded planr	ing scheme for this day	alonment application?
		notice is attached to this develop		ciopment application:
	•	en to have agreed to the supersec		guest – relevant documents
attached		on to have agreed to the capener.	roa piaining concine io	
⊠ No				
		art 3 of the DA Rules		
		ation request if determined necess	•	t application
	•	nformation request for this develor ormation request I, the applicant, acknowle	• •	
		will be assessed and decided based on the	=	making this development
		anager and any referral agencies relevant ormation provided by the applicant for the		
parties.	prany additional line	initiation provided by the applicant for the v	зе четорттети аррпоацот аттес	s agreed to by the relevant
	• • • • • • • • • • • • • • • • • • • •	ply if the application is an application listed sts is contained in the DA Forms Guide.	under section 11.3 of the DA	Rules.
Turiner advice abo	at information reque	313 IS CONTAINED IN the DAT ONNS GUICE.		
8) Are there ar	y associated dev	velopment applications or current	approvals?	
Yes – provi		velopment applications or current or include details in a schedule to		cation
	de details below			cation Assessment manager
☐ Yes – provi ☑ No List of approva application	de details below	or include details in a schedule to	this development applic	
☐ Yes – provi ☑ No List of approva application ☐ Approval	de details below	or include details in a schedule to	this development applic	
☐ Yes – provi ☑ No List of approva application ☐ Approval	de details below	or include details in a schedule to	this development applic	

9) Has the portable long servi	ce leave levy been paid?			
☐ Yes – a copy of the receip	ted QLeave form is attached	to this dev	elopment application	
	ovide evidence that the porta			
	des the development applica			
	val only if I provide evidence	-	~	e ievy nas been paid
Not applicable (e.g. buildir		ess triari \$1		
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	cause noti	ce or required as a resu	It of an enforcement
Yes – show cause or enfo	rcement notice is attached			
⊠ No				
11) Identify any of the followir application	ng further legislative requirem	ents that a	apply to any aspect of th	is development
☐ The proposed developmer	nt is on a place entered in the	Queensl	and Heritage Register	or in a local
	age Register . See the guidar			au about the
requirements in relation to	the development of a Queen	sland heri	tage place	
Name of the heritage place:		Pla	ace ID:	
	•	•		•
PART 4 – REFERRAL	DETAILS			
12) Door this day clarment or	anlication include any huilding	a work oon	sacta that have any refer	ral raquiramanta?
12) Does this development ap	· · · · · · · · · · · · · · · · · · ·		<u> </u>	rai requirements?
Yes – the Referral checklis	st for building work is attache	ed to this d	evelopment application	
No – proceed to Part 5				
13) Has any referral agency p	provided a referral response f	or this dev	relopment application?	
Yes – referral response(s)	received and listed below ar	e attached	to this development ap	plication
⊠ No				
Referral requirement		Referral	agency	Date referral response
Identify and describe any cha	nges made to the proposed o	develonme	ent application that was t	he subject of the
referral response and this dev				
(if applicable)	. ,			, , ,

PART 5 – BUILDING WORK DETAILS

14) Owner's details		
☐ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.		
Name(s) (individual or company full name)	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	

Postcode	4895		
Country	AUSTF	RALIA	
Contact number			
Email address (non-mandatory)	sharon	ra59@gmail.com	
Mobile number (non-mandatory)	0455 7		
Fax number (non-mandatory)			
,			
15) Builder's details			
☐ Tick if a builder has not yet be following information.	peen engaged to unde	ertake the work and proceed to	16). Otherwise provide the
Name(s) (individual or company full r	name) 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 pr	oposed building work		
What type of approval is being	sought?		
□ Development permit			
☐ Preliminary approval			
b) What is the level of assessm	ent?		
Impact assessment (requires)	public notification)		
c) Nature of the proposed buildi	ing work (tick all appli	cable boxes)	
New building or structure		☐ Repairs	, alterations or additions
☐ Change of building classification	ation (involving building w		ing pool and/or pool fence
☐ Demolition		☐ Relocat	ion or removal
d) Provide a description of the v	vork below or in an at	tached schedule.	
Building Works Made Assessab water tank	ble against the Plannir	ng Scheme for a 1 bedroom 12	2m x 5m with onsite septic and
e) Proposed construction mater	ials		
	□ Double brick	Steel	Curtain glass
External walls	Brick veneer	Timber	Aluminium
	Stone/concrete	Fibre cement	Other
Frame	☐ Other	☐ Steel	Aluminium
Floor		☐ Timber	Other
Roof covering	☐ Slate/concrete	☐ Tiles	Fibre cement
11001 GOVERNING	Aluminium	⊠ Steel	Other
f) Existing building use/classific	ation? (if applicable)		

g) New building use/classificati	on? (if applicable)	
h) Relevant plans		
Note: Relevant plans are required to be Relevant plans.	ne submitted for all aspects of this development ap	oplication. For further information, see <u>DA Forms Guide:</u>
□ Relevant plans of the proportion	sed works are attached to the developm	nent application
17) What is the monetary value	e of the proposed building work?	
\$100,000		
18) Has Queensland Home Wa	arranty Scheme Insurance been paid?	
☐ Yes – provide details below		
⊠ No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		
PART 6 – CHECKLIST	AND APPLICANT DECLAR.	ATION

19) Development application checklist	
The relevant parts of Form 2 – Building work details have been completed	⊠ Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	☐ Yes ☑ Not applicable
Relevant plans of the development are attached to this development application	
Note : Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide</u> : Relevant plans.	⊠ Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further	✓ Yes✓ Not applicable

🗵 By making this development application, I declare that all information in this development application is true and
correct
☑ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications
from the assessment manager and any referral agency for the development application where written
information is required or permitted pursuant to sections 11 and 12 of the Electronic Transactions Act 2001
Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the Planning Act 2016 and the Planning Regulation 2017, and the access rules made under the Planning Act 2016 and Planning Regulation 2017; or
- required by other legislation (including the Right to Information Act 2009); or
- otherwise required by law.

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

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

Date received:	Reference r	numbers:		
For completion butter build	lalina a antiti a n			
For completion by the buil Classification(s) of approv				
Classification(s) of approv	rea ballaling work			
Name		QBCC Certification Licence	QBCC Insurance receipt	
		number	number	
Notification of engagemen	nt of alternative assessme	ent manager		
Prescribed assessment m	nanager			
Name of chosen assessm	nent manager			
Date chosen assessment	manager engaged			
Contact number of choses	n assessment manager			
Relevant licence number(s) of chosen assessment			
manager				
Additional information req	uired by the local govern	ment		
Confirm proposed constru		mont		
Committe proposed contains	Double brick	□ Steel	Curtain glass	
External walls	☐ Brick veneer	☐ Timber	Aluminium	
	Stone/concret	e Fibre cement	Other	
Frame	Timber	Steel	Aluminium	
	☐ Other			
Floor	☐ Concrete	Timber	☐ Other	
Roof covering	☐ Slate/concrete	<u>=</u>	Fibre cement	
	Aluminium	Steel	Other	
QLeave notification and p Note: For completion by assessi				
Description of the work	, , , , , , , , , , , , , , , , , , ,			
QLeave project number				
Amount paid (\$)		Date paid (dd/mm/yy)		
Date receipted form sighted by assessment manager		jer	•	
Name of officer who sighted the form				
		·		
Additional building details required for the Australian Bureau of Statistics				
Existing building use/class	sification? (if applicable)			
New building use/classification?		Dwelling		
Sito area (m²)		Floor area (m²)	42 0cam	

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

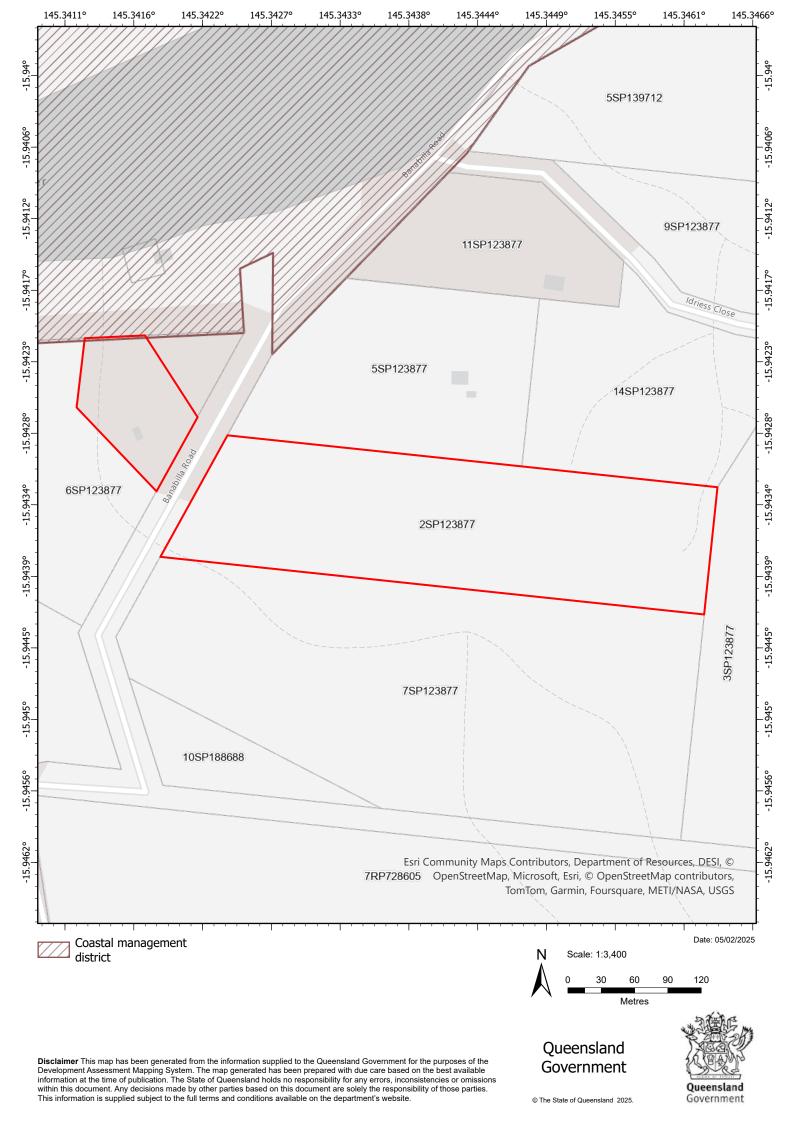
Lot Plan: 2SP123877 (Area: 57950 m²)

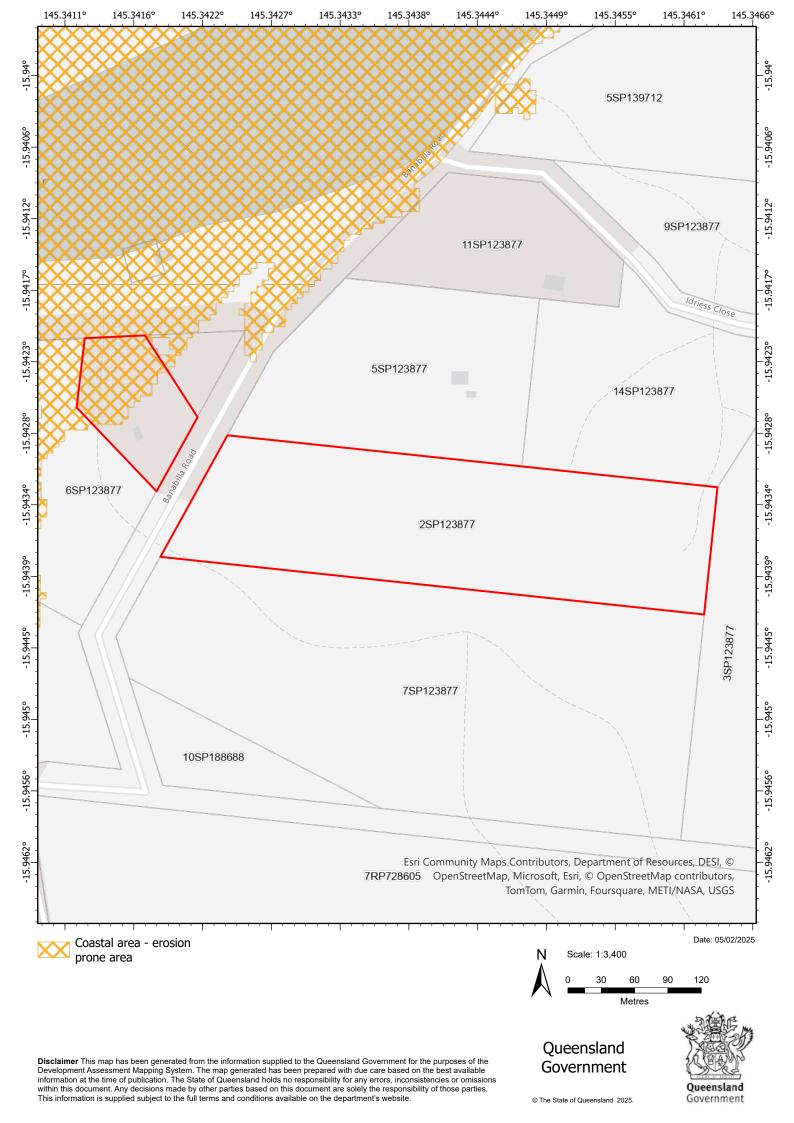
Coastal management district Coastal area - erosion prone area

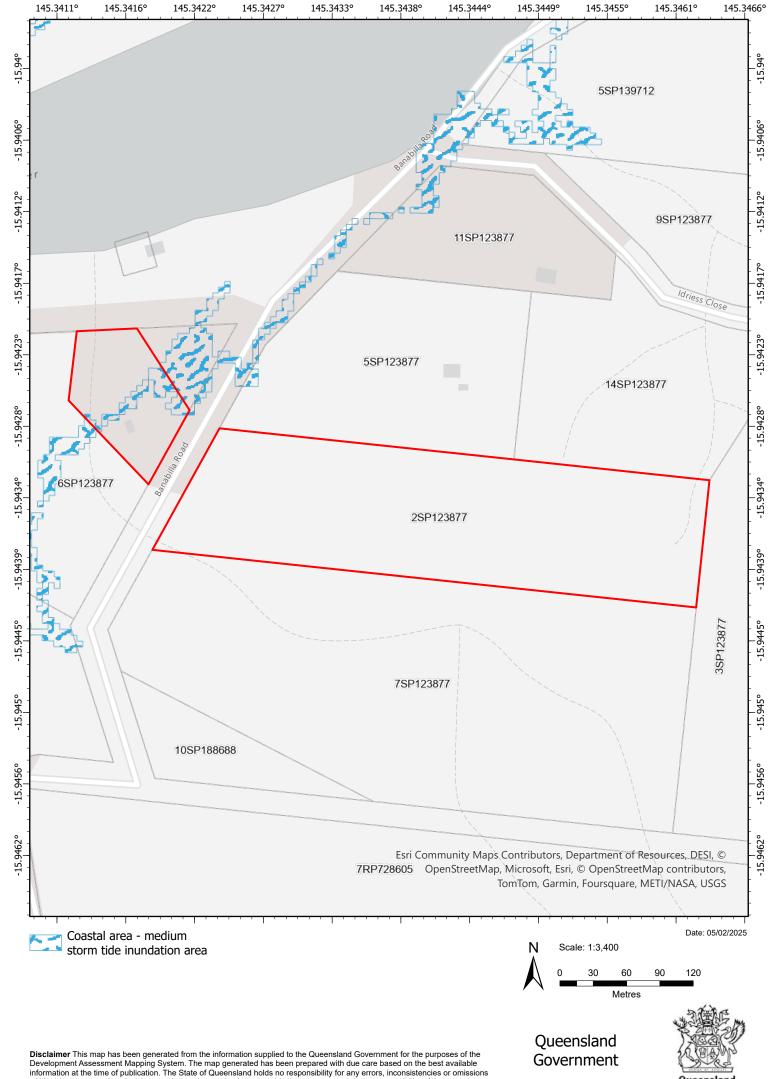
Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

Regulated vegetation management map (Category A and B extract)



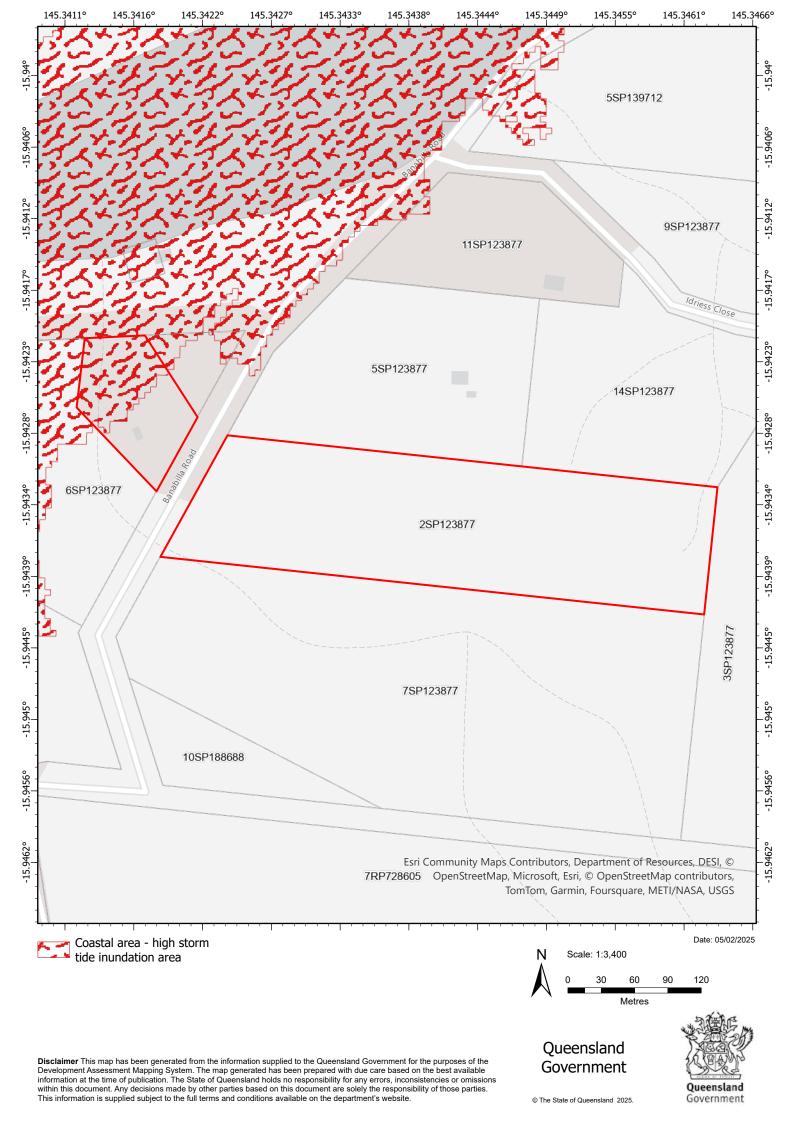


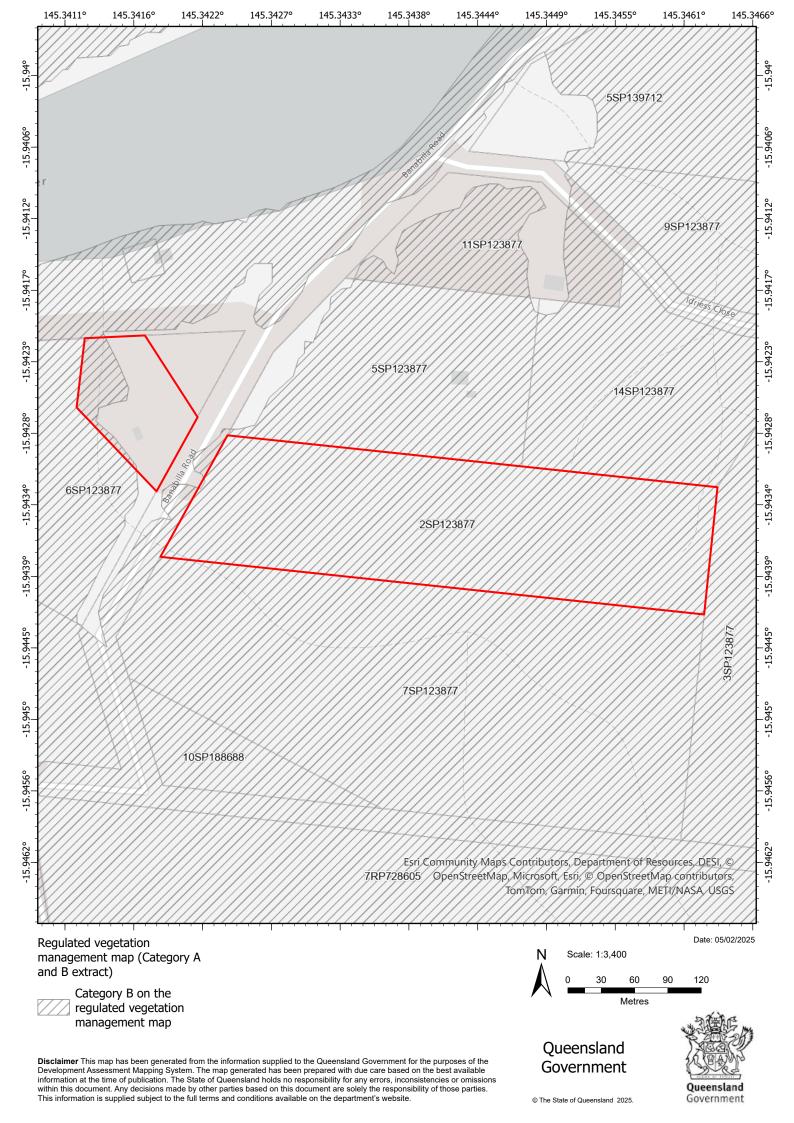


Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland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



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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>

Lot Plan

2SP123877

Summary

Acid Sulfate Soils

Zoning

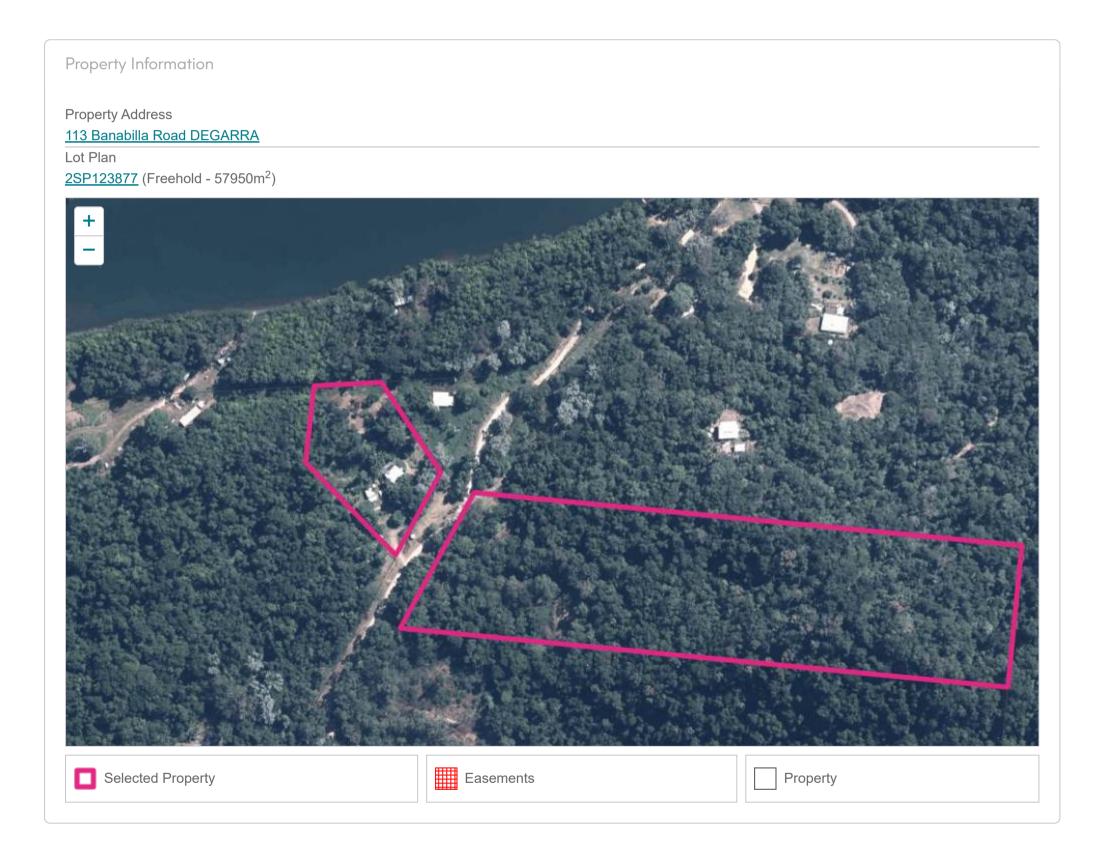
2018 Douglas Shire Council Planning Scheme Property Report

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

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
- 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
- View Section 6.2.10 Rural Zone Assessment table

Summary

Zoning

Acid Sulfate Soils

Bushfire Hazard

Coastal Processes

Flood Storm

Hillslopes

Landscape Values

Transport Road Hierardy

Natural Areas

M Acid Sulfate Soils

Applicable Precinct or Area

Acid Sulfate Soils (5-20m AHD)

Acid Sulfate Soils (< 5m AHD)

More Information

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

Bushfire Hazard

Applicable Precinct or Area

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

Landscape Values

Natural Areas

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>



_		
О	Selected	Property

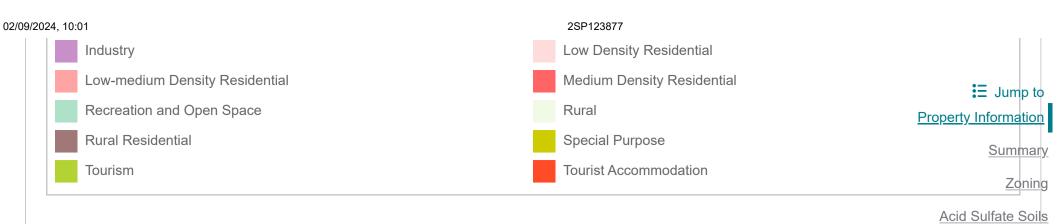
Property

Zoning

Centre

Conservation

Community Facilities



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

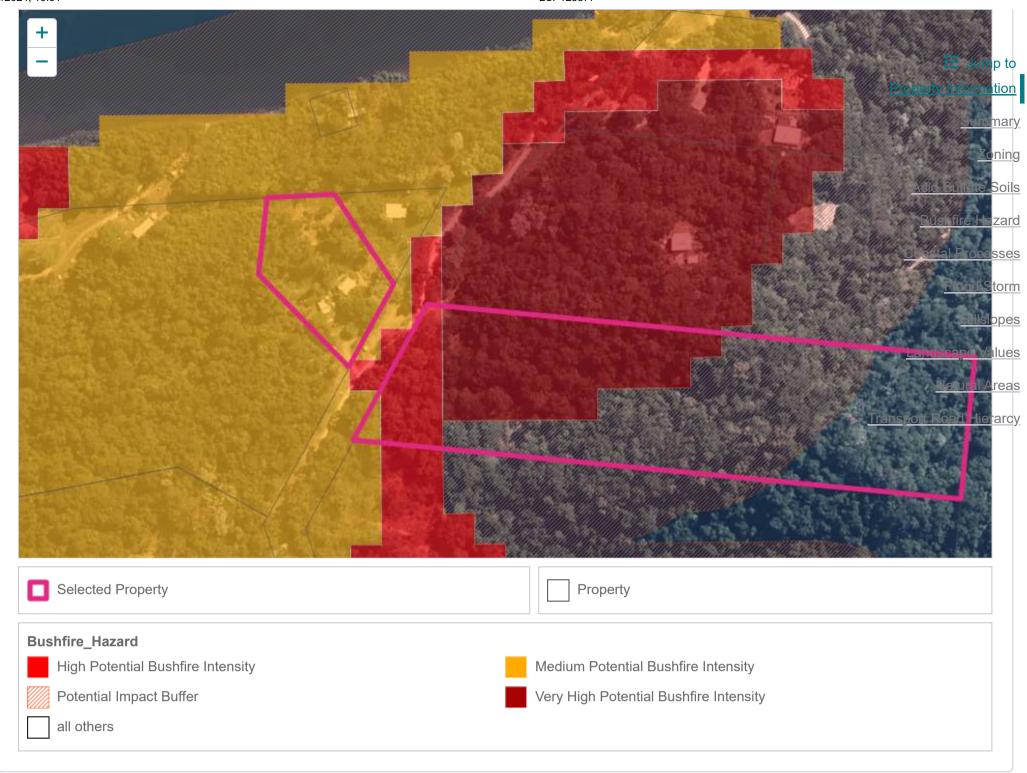
Applicable Precinct or Area

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



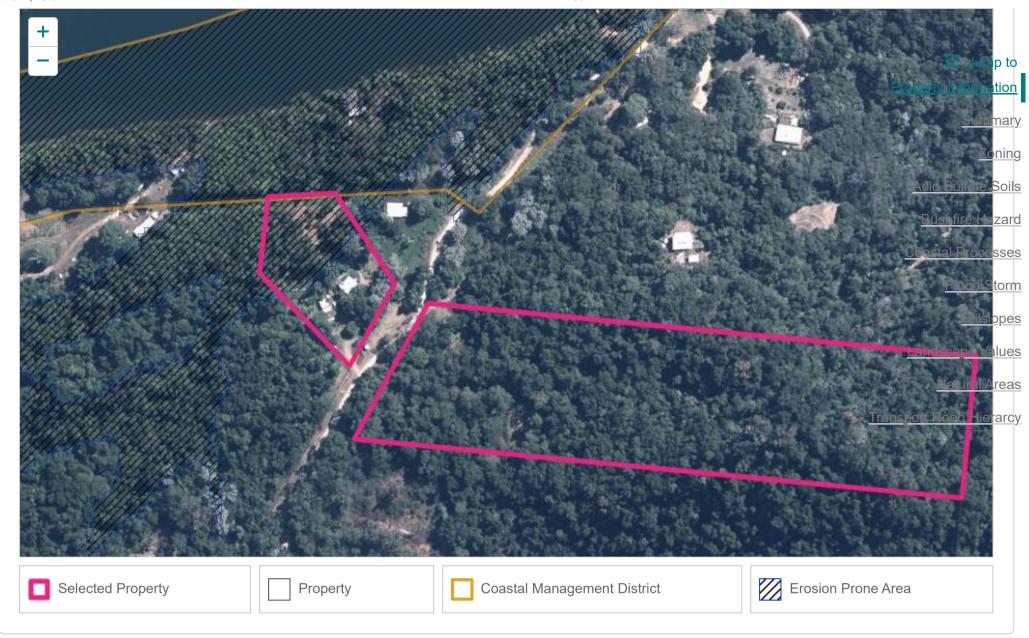
Coastal Processes

Applicable Precinct or Area

Coastal Management District

Erosion Prone Area

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



Flood Storm

Applicable Precinct or Area

Medium Storm Tide Hazard High Storm Tide Hazard

Floodplain Assessment Overlay (Daintree River)

- <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

Applicable Precinct or Area

• View Section 8.2.5 Hillslopes Overlay Code

Area Affected by Hillslopes

More Information

100 Year ARI - Mossman Port Douglas and Daintree Flood Studies

Floodplain Assessment Overlay

⋮ Jump to

Property Information

Summary

Zoning

Acid Sulfate Soils

Coastal Processes

Bushfire Hazard

Flood Storm

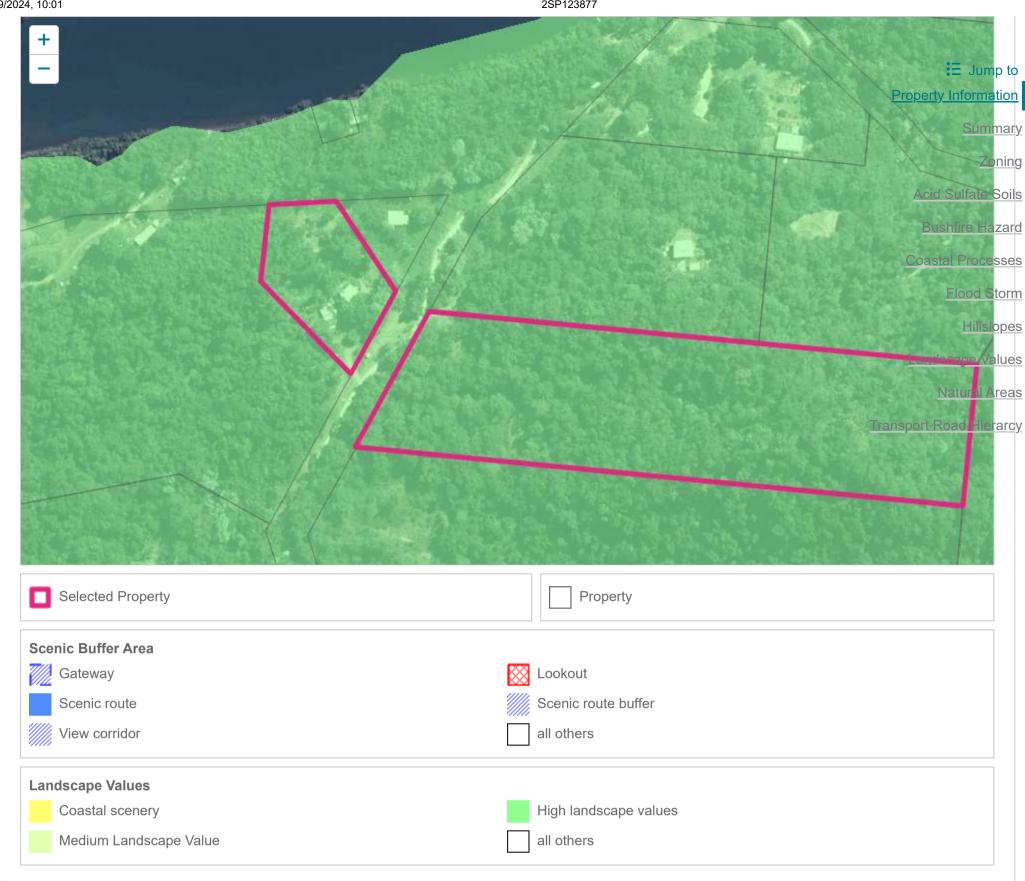


Landscape Values

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

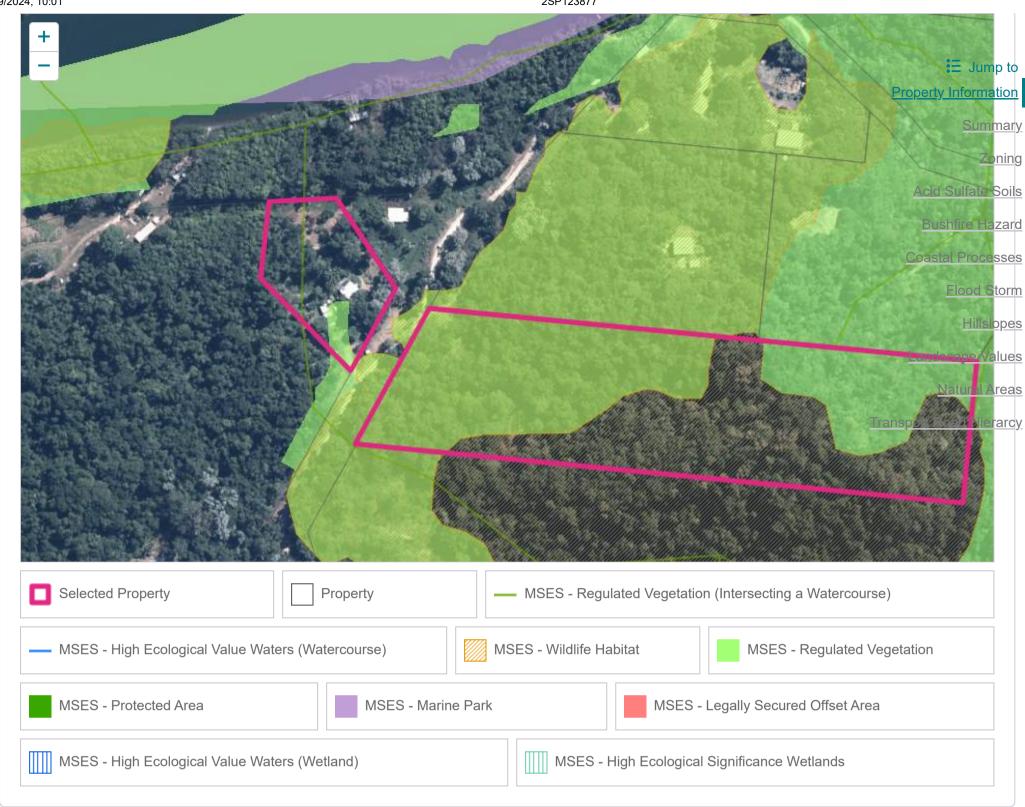
Applicable Precinct or Area

MSES - Regulated Vegetation (Intersecting a Watercourse)

MSES - Wildlife Habitat

MSES - Regulated Vegetation

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

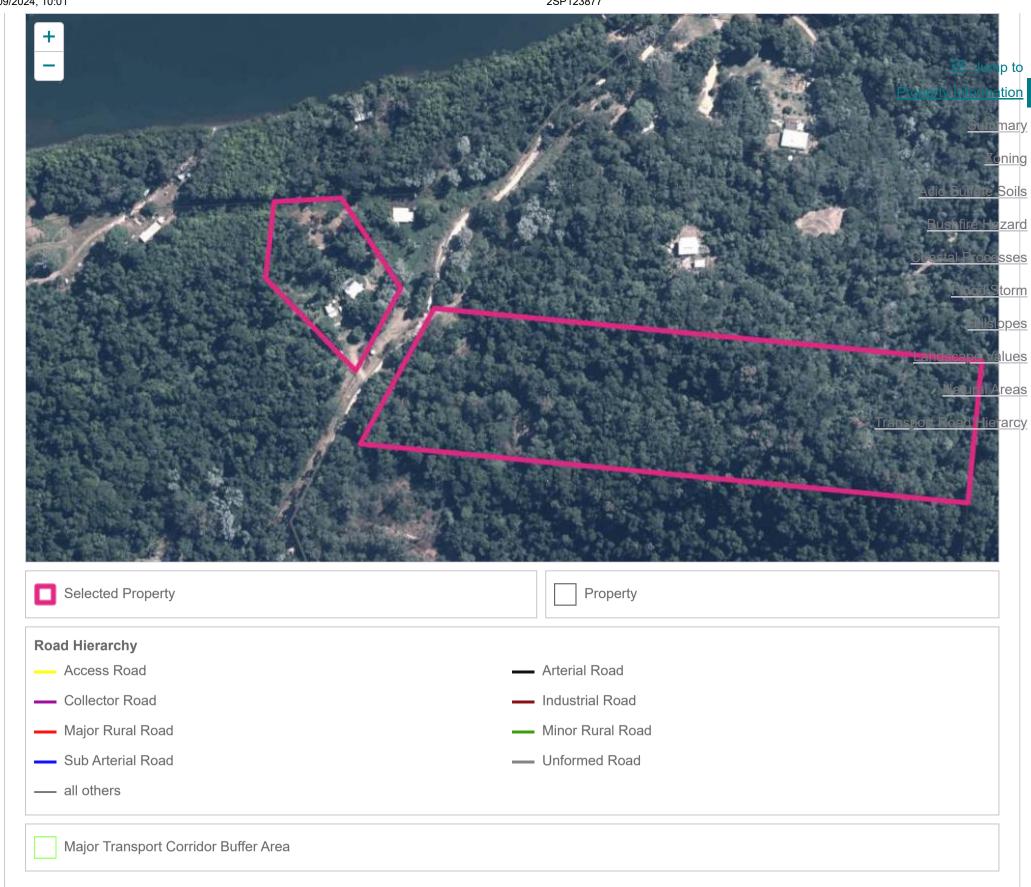


Transport Road Hierarcy

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																		Co	lumn	2																		Column 4
Development	Level of																	As			د Criteri	а																	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 ^	Maceman local plan code A		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 *	de	doi:teboaraio		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 ^x	Filling and excavation code $^{\times}$	Infrastructure works code ^X	Landscaping code ^x	Reconfiguring a lot code ^x	sourced pollut	rt code ×	* X	Applicable local plan codes are identified by reference to the loplan maps contained in schedule. Applicable overlay codes are identified by reference to the overlay maps in schedule 2. 'Other development codes' are only applicable to the extent the are relevant to the specific type application proposed (i.e. if no vegetation damage is proposed then the Vegetation management code does not apply) Inconsistent uses are identified the relevant zone code and with the Local plan code for Port Douglas / Craiglie local plan code.
Material change of use																										_	ı											&	Rural activities consist of the
Animal keeping Caretaker's	C S		a		a			а		а		a		a		а		a	а	а									a		а		а	а			a		following land uses: • Animal husbandry
Caretaker's accommodation	5		а		а		а	а		а	а	а	а	а			а	а				а							а			а					а		Animal husbandryCropping
Community residence	S		а		а		а	а		а	а	а	а	а			а	а					а						а			а					а	l	Function facility small scale
Dwelling house	S		а		а		а	а		а	а	а	а	а		а		а	а					а		L	<u> </u>	ļ	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	l	Rural industry
Significance overlay and involving building work																																							Tourist attraction (small scaTourist park (small scale)
except for internal work																																							 Tourist park (small scale) Wholesale nursery
that does not affect the																																							• Wholesale hursery
significance of the place																																							Note: A farm machinery s
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									T	T	а	[а	а	а			а	ı	•
enclosed GFA																																						**	Operational works on a State-
Home based business	S		а															-							а				а						-				controlled road require approva
Park Major electricity	E		_																			-						1	_										under the <i>Transport Infrastruct</i> Act 1994 from the Department
Major electricity infrastructure	С		а		а		a	а		а	а	а	а	а	а	а	а	а	а										а		а	а	а	а			а		Transport and Main Roads.
Rural activities *	S	-	а		а		а	а		а	а	а	а	а		а	а	а	а			-+					а		а		а	а	а	а			а		anoport and main reads.
IF Cropping for forestry	C		а		a		a	a		a	a	a		a	а	а						-+				а			а		a			-			а		
for wood production																						[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		Self assessable
horticulture																																							C Code assessable
Substation	С		а		а			а		а	а	а	а	а	а	а	а	а	а	_							<u> </u>		а		а	а	а				а	_	I 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 Utility installation	С																																						(Inconsistent use) a Applicable code
All other land uses not	l l	а	а		а		a	а		а	а	а	а	а	а	а	а	а	а			+							а		а	а	а	а		-	а		a Applicable code
identified as		a																																					
inconsistent uses ^o																																							
All other land uses	IIU	а														1	1	1																					
identified as																																							
inconsistent uses ⁰																<u> </u>																							
Undefined uses		а				1	1	T		1	1	1	1	1	1			1	1	1		1			_	1		1	1	1 _			1	1		1 -		- 1	





Table 5.6.j – Rural zone (continued)

Column 1	Column 2																	Co	olumi	n 3																	Column 4
Development	Level of																Α	ssess			eria																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 ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^X	Infrastructure works code [×]	Landscaping code [×]	Reconfiguring a lot code [×]	Ship sourced pollutants reception facilities in marinas code $^{\times}$	Vegetation management code ^x	Applicable local plan codes are identified by reference to the loplan maps contained in schedule. Applicable overlay codes are identified by reference to the overlay maps in schedule 2. 'Other development codes' are only applicable to the extent the are relevant to the specific type application proposed (i.e. if no vegetation damage is propose then the Vegetation managem code does not apply) Inconsistent uses are identified the relevant zone code and with the Local plan code for Port Douglas / Craiglie local plan code.
Reconfiguring a lot																																					** 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 approve
Operational work																																					under the <i>Transport Infrastruct</i>
Operational work **	С		а		а	а	а		а		а	а	а		а		а	а	ı											а		а	а				Act 1994 from the Department Transport and Main Roads.
IF for Advertising devices not being a Third party advertising	I	а																																			E Exempt
device IF for advertising devices being a Third part advertising device	IIU	а																																			S Self assessable C Code assessable I Impact assessable
If for Filling and excavation less than 50m ³ or less	S		а						а		а	а	а		а		а													а	а						IIU Impact assessable (Inconsistent use) a Applicable code
IF for Filling and excavation greater than 50m ³	С		а		а	а	а		а		а	а	а		а	а	а													а	а						
IF for Vegetation Damage	S		а												а																					а	
IF for works on a local government road	С		а		а	а	а																							а		а					
Building work																																					
Building work IF within the Places of significance overlay and where affecting the significance of the	S C		a		a	a	a			a	a	a	a			а	a																				
place IF for demolition or removal within the Places of significance overlay	I	а																																			



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				
P01	AO1.1	Complies with AO1.1		
The height of buildings is compatible with the rural character of the area and must not detrimentally	Dwelling houses are not more than 8.5 metres in height.	Proposed dwelling will not be more than 8.5m and two storeys in height, inclusive of roof		
impact on visual landscape amenity.	Note – Height is inclusive of roof height.	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	Buildings are setback not less than:	Proposed dwelling is 100m from the Banabilla		
rural character of the area and achieve separation from buildings on adjoining properties.	(a) 40 metres from the property boundary and a State-controlled road;	Rd frontage and 30m from the nearest side boundary.		
	(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.			
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

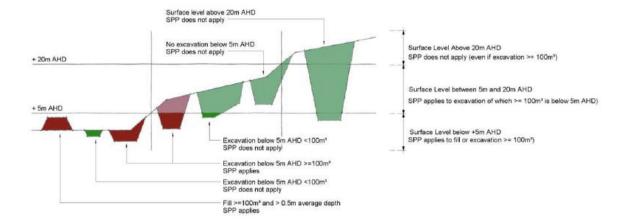
Table 8.2.1.3.a - Acid sulfate soils overlay code - assessable development

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	The proposed dwelling is located just outside the Acid Sulfate Soils Overlay Mapping area.
	aerated.	
	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		
PO1	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;	
	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.	(a) a reserve or easement width of at least 20m;(b) a minimum trafficable (cleared and formed) width	
However, a fire trail will not be required where it would	of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;	
not serve a practical fire management purpose.	(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	
	(I) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
PO8	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 is being conducted to assist with necessary building design approvals by a Building Certifier. A Bushfire Management Plan not required as per Planning Scheme Policy Natural Hazards (Bushfire)
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;	The development site is directly accessible from the public Banabilla Rd.

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 AO13
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;	A new water tank 11,500L has been purchased to achieve the minimum 10,000L requirement for residential buildings and will be located within 10m from the proposed dwelling.
	(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;	

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.	The proposed dwelling will receive a Bushfire Assessment to identify any risk mitigation treatments, proposed to be completed in March 2025.

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
P01	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 not be visible from Banabilla Rd.
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 backdrop to the region.	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.
additional to the regions	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 gravel and erosion control measures.
	(b) landscaped with dense planting to minimise the visual impact of the construction;	
	(c) provided with erosion control measures immediately after construction.	Complies with AO2 4
	AO2.4	Complies with AO2.4

Performance outcomes	Acceptable outcomes	Applicant response
	The clearing or disturbance of vegetation is limited to clearing and disturbance that:	The proposed dwelling and improvement of existing driveway does not involve any
	(a) is necessary for the construction of driveways;	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	Complies with AO2.6
	Development does not alter the sky line.	The proposed dwelling is not visible from Banabilla Rd or from nearby roads across the
	AO2.7	Bloomfield River in Cook Shire.
	Buildings and structures:	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.
	(b) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or	
	(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.
	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	Not applicable
	Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land:	The proposed dwelling does not feature recreational or ornamental features such as tennis courts, ponds or swimming pools.
	(a) with a gradient of 1 in 6 (16.6%) or more;(b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks	
PO3	AO3	Not applicable
Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: (a) loss of privacy; (b) loss of access to sunlight;	 Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; 	The proposed dwelling does not involve any excavation or fill.

Perform	nance outcomes	Acce	eptable outcomes	Applicant response
` '	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;
 - 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						
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.						
	Table 6.2.4.3.b plus a neeboard of 300mm.						

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

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:	Proposed dwelling is not a retirement facility, community care facility or child care centre.
	(a) Retirement facility;	
	(b) Community care facility;	
	(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	Proposed dwelling does not involve a Material Change of Use.
potential and maintains personal safety	New buildings are:	Change of Ose.
	(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.	

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	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

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

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.
Note – Berms and mounds are considered to be an undesirable	(a) any physical alteration to a watercourse or floodway including vegetation clearing; or	
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 50m³; or	
	 (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; 	
	or	
	(c) do not change flood characteristics outside the subject site in ways that result in:	
	(i) loss of flood storage;	

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	

Performance outcomes	Acceptable outcomes	Applicant response
	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		
PO1	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	Development within the coastal management district:	Proposed dwelling is not located near overlay
landforms and vegetation are maintained.	(a) maintains vegetation on coastal land forms where its removal or damage may:	mapping areas, ie. coastal management district or erosion prone area.
	(i) destabilise the area and increase the potential for coastal erosion, or	
	(ii) interrupt the natural sediment trapping processes or dune or land building processes;	
	(b) maintains sediment volumes of dunes and near- shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards;	
	 (c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards; 	

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.	
PO7	AO7.1	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	
	AO7.3	
	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.	
P018	В	AO18	Not applicable
	te 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 o	dry land marinas and artificial waterways		
PO19	9	AO19	Not applicable
Dry la	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		

Performan	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	Development in a High landscape value area				
P01		AO1.1	Complies with AO1.1		
ident	elopment within High landscape value areas tified 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.	Proposed dwelling will not be more than 8.5m and two storeys in height, inclusive of roof height.		
(a)	avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; 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;	Note - Height is inclusive of roof height. AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks. AO1.3 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.	Complies with AO1.2 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		

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

	ormance outcomes	Acceptable outcomes	Applicant response
(f)	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,	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, green green blue, indigo, brown, blue grey,	
	position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure;	and green yellow. AO2.5 No clearing of native vegetation occurs on land with a	
(g)	extractive industry operations are avoided, or where they cannot be avoided, are screened from view.	slope greater than 1 in 6 (16.6%). AO2.6	
with P	A visual impact assessment is undertaken in accordance lanning scheme policy SC6.6 – Landscape values in order to performance outcomes.	Advertising devices do not occur.	
Deve	elopment within a Scenic route buffer / view cor	ridor area	
Deve		ridor area AO3.1	Not applicable
PO3 Deve		AO3.1 Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the	Not applicable Proposed development is located within High landscape value area, not within the Scenic route/buffer view corridor area.
PO3 Deve	elopment within a Scenic route buffer / view dor area as identified on the Landscape values	AO3.1 Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than	Proposed development is located within High landscape value area, not within the Scenic

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 Pl	A visual impact assessment is undertaken in accordance lanning 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 alined in Schedule 2 are managed to integrated	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.
and li	imit the visual impact of development.	AO4.2	
	A visual impact assessment is undertaken in accordance lanning scheme policy SC6.6 – Landscape values in order to	Where located adjacent to the foreshore buildings and structures are setback:	
	performance outcomes.	(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			
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 environmental 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.
DO2	movement of fauna through the site.	Not applicable
PO3	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. 	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	Development avoids the introduction of non-native pest species.	Proposal does not include landscaping.
ecological integrity.	AO5.2	
	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 AO6.1
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.
connectivity and/or nabitat extent.	processes.	1

Performance outcomes	Acceptable outcomes	Applicant response
	AO6.2	The remainder of the lot will be retained as natural vegetation.
	Development within an ecological corridor rehabilitates native vegetation.	Not applicable
	AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	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.
P07	AO7.1	Complies with AO7.1
Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and	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.
	AO7.2	Complies with AO7.2
	Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	Proposed dwelling is located more than 100m from the nearest waterway that traverses the corner of the lot.
Waterways in an urban area		
P08	AO8.1	Complies with AO8.2
Development is set back from waterways to protect and maintain:	Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;	Proposed dwelling is located more than 100m from the nearest waterway that traverses the corner of the lot.

Perfo	ormance outcomes	Acceptable outcomes	Applicant response
(a)	water quality;	or	
(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
1	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;		
(e)	riparian and in-stream habitat values and connectivity;		
(f)	in-stream migration.		

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.
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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	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 local road.		
Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one	AO1.2	Complies with AO1.2		
way to demonstrate achievement of the Performance Outcomes.	Development does not compromise the safety and efficiency of the transport network.	Proposed dwelling to be located on private property access 100m from Banabilla Rd.		

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.
PO2	AO2	Complies with AO1.2
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.
PO3	AO3	Not applicable
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.	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.	Proposed development does not involve sensitive land uses within a major transport corridor buffer area.
PO4	AO4.1	Not applicable
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.	Development is compatible with the role and function (including the future role and function) of major transport corridors.	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
PO6	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;	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

Performance outcomes	Acceptable outcomes	Applicant response
(d) do not cause adverse impacts on adjoining properties.	(b) is occupied by 1 or more members of the same household as the dwelling house.	as the original dwelling house which was significantly damaged by ex TC Jasper.
PO2 Resident's vehicles are accommodated on- site.	 AO2 Development provides a minimum number of on-site car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site. 	Complies with AO2 Proposed 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		
P01	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.	
	AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	
	AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement.	
	Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes. AO1.5 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.	Not applicable Proposal does not involve works on a local government road.Local road network 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
	AO3.2 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

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.	tank to be located adjacent to the proposed dwelling.
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; 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.

Performance outcomes	Acceptable outcomes	Applicant response
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values;	AO5.1 A connection is provided from the premises to Council's drainage system; or AO5.2	Complies with PO5

Perf	ormance outcomes	Acceptable outcomes	Applicant response
(c)	maintaining waterway hydrology.	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.	Proposed dwelling will feature a compliant stormwater drainage design provided by a Building Certifier.
		AO5.3 A stormwater quality management plan is prepared, and	Complies with PO5
		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.	Proposed dwelling will feature a compliant stormwater drainage design provided by a Building Certifier.
		AO5.4	Complies with 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.	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 control plan.

Performance outcomes	Acceptable outcomes	Applicant response
Non-tidal artificial waterways	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.	
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	AO6.1 Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. 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 (c) there is no introduction of salt water into freshwater environments.	Not applicable Proposed development does not involve non-tidal artificial waterways.

Performance outcomes	Acceptable outcomes	Applicant response
	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.
(ii) avoid adverse impact on ecosystem health or waterway health;	AO7.2	Complies with AO7.2

Performance outcomes	Acceptable outcomes	Applicant response
(iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	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.	Proposed dwelling will feature a compliant wastewater drainage design approved by Douglas Shire Council's Plumbing Inspector.
	Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms. AO7.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;	Complies with AO7.3 Proposed dwelling will feature a compliant wastewater drainage design approved by Douglas Shire Council's Plumbing Inspector. Complies with AO7.4 Proposed dwelling will feature a compliant wastewater drainage design approved by Douglas Shire Council's Plumbing Inspector.

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; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; 	

Performance outcomes	Acceptable outcomes	Applicant response
	(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.	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	AO8.1 A connection is provided from the premises to the electricity distribution network; or AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in 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 power connection (mains or solar for the dwelling) that will 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 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.	Not applicable Proposal does not include pad-mounted electricity.

Performance outcomes	Acceptable outcomes	Applicant response
	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.	Complies with PO10 The applicant will seek to connect the proposed dwelling to a telecommunication service if required in future.
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies with PO10 The applicant will seek to connect the proposed dwelling to a telecommunication service if required in future.
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	Not applicable Proposed dwelling house does not involve road construction.

Performance outcomes	Acceptable outcomes	Applicant response
	AO12.2 There is existing road, kerb and channel for the full road	Not applicable
	frontage of the site.	Banabilla Rd does not have existing road, kerb and channel as a rural road. Proposed dwelling

Performance outcomes	Acceptable outcomes	Applicant response
	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.	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 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage;	Complies with AO15 The construction company will provide a construction management plan that complies with AO15.

Performance outcomes	Acceptable outcomes	Applicant response
	 (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. 	
PO16	AO16	Not applicable
Existing infrastructure is not damaged by construction activities.	Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.	There are no repairs to infrastructure included in this proposed dwelling proposal.
	Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	
For assessable development		
High speed telecommunication infrastructure		
PO17	AO17	Not applicable
Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	No acceptable outcomes are prescribed.	Proposed dwelling house does not involve construction of high speed telecommunications infrastructure.

Performance outcomes	Acceptable outcomes	Applicant response
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur;	AO18 No acceptable outcomes are prescribed.	Not applicable Proposed dwelling house does not involve trade waste.

Performance outcomes	Acceptable outcomes	Applicant response
 (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk. 		
Fire services in developments accessed by common	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. AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	Not applicable Proposed dwelling house does not involve fire services in developments accessed by a common private title.

Performance outcomes	Acceptable outcomes	Applicant response
PO20 Hydrants are suitable identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	AO20 No acceptable outcomes are prescribed.	Not applicable Proposed dwelling house does not involve fire services in developments accessed by a common private title.

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

Issue	Design objectives	
Drainage control	(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:	
	(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;	

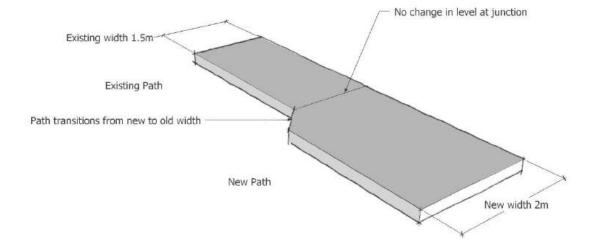
Issue	Design objectives
	(iii) pH 6.5-8.5.
Water quality	(a) Avoid wind-blown litter; remove grass pollutants.
(Litter and other waste, hydrocarbons and	(b) Ensure there is no visible oil or grease sheen on released waters.
other contaminants)	Dispose of waste containing contaminants at authorised facilities.
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 in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	
80	60	40	90	Development for urban purposes Excludes development that is less than 25% pervious.

			In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of contributing catchment area.
Water stability management (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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	Complies with PO1 Proposed dwelling will provide 1-2 on-site car parking spaces, 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).	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (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 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	Not applicable Private dwelling use only.
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	Not applicable Private dwelling use only.
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	Not applicable Private dwelling use only.

Performance outcomes	Acceptable outcomes	Applicant response
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;	AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Not applicable Private dwelling use only.

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.
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2. AO9.2 Service and loading areas are contained fully within the site.	Not applicable Private dwelling use only.
	AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	Not applicable Private dwelling use only.
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-	Not applicable Private dwelling use only.

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 25m² 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 50m² 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 25m² of GFA or If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m² of GFA	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table 9.4.1.3.e
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
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			
	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:
 - 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.	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 dev	All development in the Return to Country local plan area			
PO1		AO1	Not applicable	
	pment 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 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:	The proposed dwelling is not located within a Return to Country precinct.
water for fire fighting purposes; electricity supply for permanent resident housing.	 (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. 	
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	A09	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

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.
AO11	Not applicable
Development is provided with septic and compost toilets.	The proposed dwelling is not located within a Return to Country precinct.
cinct	
AO12	Not applicable
To be further developed via sub-precincts.	The proposed dwelling is not located within a Return to Country precinct.
precinct	
AO13	Not applicable
To be further developed via sub-precincts.	The proposed dwelling is not located within a Return to Country precinct.
nct	
AO14	Not applicable
To be further developed via sub-precincts.	The proposed dwelling is not located within a Return to Country precinct.
ds Camp precinct	
AO15	Not applicable
To be further developed via sub-precincts.	The proposed dwelling is not located within a Return to Country precinct.
	Fencing for the containment of domestic animals is only located around bayans and associated cleared areas. AO11 Development is provided with septic and compost toilets. cinct AO12 To be further developed via sub-precincts. crecinct AO13 To be further developed via sub-precincts. ct AO14 To be further developed via sub-precincts. ds Camp precinct AO15

Performance outcomes	Acceptable outcomes	Applicant response	
Additional requirements for Precinct 5 – Degarra precinct			
PO16	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	nal 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.	

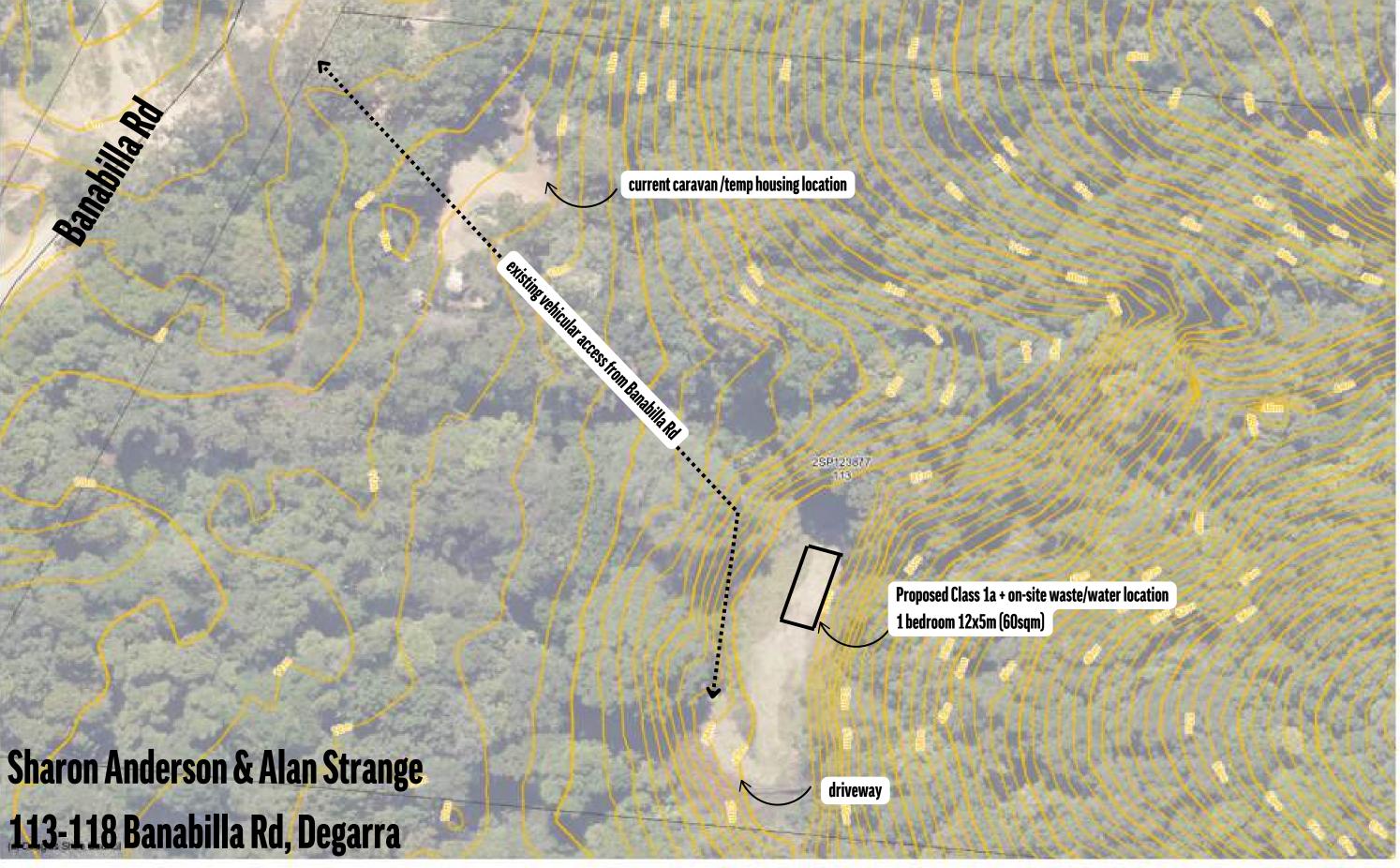
Table 7.2.5.4.b - Extent of development

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







10 m

Scale = 1:500

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

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

Attachment 6

Council approved Wastewater Design

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

Attachment 7

Proposed 1 bedroom indicative layout

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

Sharon Anderson & Alan Strange

113-118 Banabilla Rd, Degarra



final design drawings for proposed Class 1a currently being prepared for building works approval application

TEL: (07) 4091 2909 FAX: (07) 4091 4482