DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Uredi Pty Ltd
Contact name (only applicable for companies)	C/- Paul Steele, Trinity Engineering and Consulting
Postal address (P.O. Box or street address)	PO Box 7963
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4040 7111
Email address (non-mandatory)	paul@trinityengineering.com.au
Mobile number (non-mandatory)	0400535416
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

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

 \boxtimes No – proceed to 3)



PART 2 – LOCATION DETAILS

3) Loc Note: P	ation of the rovide details b	premise elow and	es (comp Lattach a	olete 3.1 site pla) or 3.2), and 3. n for any or all µ	3) as ap premises	olicable) part of t	he development	t application. For further information, see <u>DA</u>
3 1) St	treet addres	s and lo	ot on pla	an					
Str	eet address	AND IC	ot on pla	an (all le	ots must be liste	d). or			
Str wat	eet address	AND Ic	ot on pla	an for and e.g. je	an adjoining etty, pontoon. A	or adja Il lots mu	cent p Ist be lis	roperty of the	premises (appropriate for development in
	Unit No.	Street	No.	Stree	t Name and	Туре			Suburb
	-	-		Conn	olly Road				Mowbray
a)	Postcode	Lot No) .	Plan	Type and Νι	umber ((e.g. RF	P, SP)	Local Government Area(s)
	4877	LOT 2	27	NR72	2				Douglas Shire
	Unit No.	Street	No.	Stree	t Name and	Туре			Suburb
b)	-	105		Conn	olly Road				Mowbray
(0	Postcode	Lot No	Э.	Plan	Type and Νι	umber ((e.g. RF	P, SP)	Local Government Area(s)
	4877	LOT 4	10	N157	650				Douglas Shire
3.2) C e. Note: P	oordinates o g. channel drec lace each set o ordinates of	of prem Iging in M If coordin premis	ises (ap loreton B ates in a es by lo	propriate ay) separate ongituo	e for developme e row. le and latituc	ent in ren le	note area	as, over part of a	a lot or in water not adjoining or adjacent to land
Longit	ude(s)		Latitud	de(s)		Datu	m		Local Government Area(s) (if applicable)
	□ WGS84 □ GDA94					-			
Co	ordinates of	premis	es by e	asting	and northing]			
Eastin	g(s)	North	ing(s)		Zone Ref.	Datu	m		Local Government Area(s) (if applicable)
					54		'GS84		
					55	□ G	DA94		
					56		ther:		
3.3) A	dditional pre	mises							
Ad atta	ditional pren ached in a so t required	nises ar chedule	re releva to this	ant to develo	this develop opment appli	ment a ication	pplicat	on and the d	etails of these premises have been
	atify any of t	he follo	wing th	at ann	ly to the prer	nices a	nd pro	vide anv rele	want details
	ntily any of t	o a wat	er body	ar appi	itercourse or	in or a	hove a	n aquifer	
Name	of water bo	dv wat		e or a	nuifer:	in or a			
	strategic po	ort land	under t	he Tra	nsport Infras	structur	e Act :	994	
Lot on	plan descri	otion of	strated	ic port	: land:	, aotar			
Name	of port auth	ority for	the lot	:			-		
	a tidal area			-					
Name	of local gov	ernmer	nt for the	e tidal	area (if applica	able):			
Name	of port auth	ority for	tidal a	rea <i>(if a</i>	applicable):	,.	<u> </u>		
On	airport land	under	the Airc	ort As	sets (Restru	cturina	and D	isposal) Act 2	2008
Name	of airport:		1		·			. ,	

Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994			
EMR site identification:			
Listed on the Contaminated Land Register (CLR) under the Environmental Protection Act 1994			
CLR site identification:			

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see <u>DA Forms Guide</u>.

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

🛛 No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? (tick only one box)
☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work
b) What is the approval type? (tick only one box)
Development permit Preliminary approval Preliminary approval that includes a variation approval
c) What is the level of assessment?
Code assessment Impact assessment (requires public notification)
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
Dwelling House
e) Relevant plans Note : Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms guide</u> : <u>Relevant plans</u> .
Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? (tick only one box)
☐ Material change of use ☐ Reconfiguring a lot
b) What is the approval type? (tick only one box)
Development permit Preliminary approval Preliminary approval that includes a variation approval
c) What is the level of assessment?
Code assessment Impact assessment (requires public notification)
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
Site works associated with the dwelling (earthworks, vegetation clearing, watercourse crossing)
e) Relevant plans Note : Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide</u> : <u>Relevant plans</u> .
Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
 Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?			
Material change of use	$oxed{i}$ Yes – complete division 1 if assessable against a local planning instrument		
Reconfiguring a lot	Yes – complete division 2		
Operational work	\boxtimes Yes – complete division 3		
Building work	Yes – complete DA Form 2 – Building work details		

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use						
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) (<i>if applicable</i>)			
Dwelling	Dwelling House		625			
8.2) Does the proposed use involve the u	8.2) Does the proposed use involve the use of existing buildings on the premises?					
Yes						
No						

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)				
Subdivision (complete 10))				
Boundary realignment (complete 12))	Creating or changing an easement giving access to a lot from a constructed road (complete 13))			

10) Subdivision					
10.1) For this development, how many lots are being created and what is the intended use of those lots:					
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:	
Number of lots created					
10.2) Will the subdivision be sta	ged?				
Yes – provide additional deta	ils below				
🗌 No	No				
How many stages will the works	include?				
What stage(s) will this developm apply to?	ent application				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?					
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:	
Number of parts created					

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?				
Curre	ent lot	Proposed lot		
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)	
12.2) What is the reason for the boundary realignment?				

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)					
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement	

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the opera	tional work?			
Road work	Stormwater	Water infrastructure		
Drainage work	🛛 Earthworks	Sewage infrastructure		
Landscaping	Signage	Clearing vegetation		
Other – please specify:				
14.2) Is the operational work necessa	ary to facilitate the creation of	new lots? (e.g. subdivision)		
Yes – specify number of new lots:				
No				
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)				
\$N/A				

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
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				
Tidal works or works in a coastal management district				
Reconfiguring a lot in a coastal management district or for a canal				
Erosion prone area in a coastal management district				
🗌 Urban design				
Water-related development – taking or interfering with water				
Water-related development – removing quarry material (from a watercourse or lake)				
U Water-related development – referable dams				
U Water-related development –levees (category 3 levees only)				
U Wetland protection area				
Matters requiring referral to the local government:				
Airport land				
Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)				

Heritage places – Local heritage places				
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:				
 Matters requiring referral to: The Chief Executive of the holder of the licence, if not an individual The holder of the licence, if the holder of the licence is an individual Infrastructure-related referrals – Oil and gas infrastructure 				
Matters requiring referral to the Brisbane City Council:				
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act</i> 1994: Ports – Brisbane core port land (where inconsistent with the Brisbane port LUP for transport reasons) Ports – Strategic port land				
Matters requiring referral to the relevant port operator , if applicant is not port operator:				
Matters requiring referral to the Chief Executive of the relevant port authority: Ports – Land within limits of another port (below high-water mark) 				
Matters requiring referral to the Gold Coast Waterways Authority: Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>				
Matters requiring referral to the Queensland Fire and Emergency Service: Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>				

18) Has any referral agency provided a referral response for this development application?

Yes – referral response(s) received and listed below are attached to this development application
 No

Referral requirement	Referral agency	Date of referral response	
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (<i>if applicable</i>).			

PART 6 - INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the <u>DA Forms Guide</u>.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
 ☐ Yes – provide details below or include details in a schedule to this development application ☑ No 			
List of approval/development application references	Reference number	Date	Assessment manager
Approval Development application			
Approval Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)				
Yes – a copy of the receipted QLeave form is attached to this development application				
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid Not applicable (e.g. building and construction work is less than \$150,000 excluding GST) 				
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)		

\$

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

Yes – show cause or enforcement notice is attached

🛛 No

23) Further legislative requirements

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 *Environmental Protection Act* 1994?

Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below			
Note : Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at <u>www.gld.gov.au</u> . An ERA requires an environmental authority to operate. See <u>www.business.gld.gov.au</u> for further information.			
Proposed ERA number:	Proposed ERA threshold:		
Proposed ERA name:			
Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a hazardous chemical facility?			
Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application			
🖂 No			
Note: See www.business.old.gov.au.for.further.information.about.bazardous.chemical.notifications			

 23.3) Does this development application involve clearing native vegetation that requires written confirmation that the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i>? Yes – this development application includes written confirmation from the chief executive of the <i>Vegetation Management Act 1999</i>? Ne – this development application includes written confirmation from the chief executive of the <i>Vegetation Management Act 1999</i> (s22A determination) No Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development. 2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.
 Yes - this development application includes written confirmation from the chief executive of the Vegetation Management Act 1999 (s22A determination) No Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development. 2. See <u>https://www.qld.gov.au/environment/land/vegetation/applying</u> for further information on how to obtain a s22A determination.
 No Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development. 2. See <u>https://www.qld.gov.au/environment/land/vegetation/applying</u> for further information on how to obtain a s22A determination.
Environmental offsets
23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a prescribed environmental matter under the <i>Environmental Offsets Act 2014</i> ?
 Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter No
Note : The environmental offset section of the Queensland Government's website can be accessed at <u>www.gld.gov.au</u> for further information on environmental offsets.
Koala habitat in SEQ Region
23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?
Yes – the development application involves premises in the koala habitat area in the koala priority area
Yes – the development application involves premises in the koala habitat area outside the koala priority area
Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at <u>www.des.gld.gov.au</u> for further information.
Water resources
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> <u>may be</u> required prior to commencing development
NO Note: Contact the Department of Natural Resources. Mines and Energy at www.dnrme.gld.gov.au for further information.
DA templates are available from <u>https://planning.dsdmip.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
<u>Waterway barrier works</u> 23.7) Does this application involve waterway barrier works?
Ves - the relevant template is completed and attached to this development application
No
DA templates are available from <u>https://planning.dsdmip.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.gld.gov.au for further information

 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 				
Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development No				
Note : Contact the Department of Natural Resources, Mines and Energy at <u>www.dnrme.qld.gov.au</u> and <u>www.business.qld.gov.au</u> 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 and Science at <u>www.des.gld.gov.au</u> 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				
Tidal work or development within a coastal management district				
23 12) Does this development application involve tidal work or development in a coastal management district?				
23.12) Does this development application involve that work of development in a coastar management district:				
Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work)				
A certificate of title				
No No				
Note: See guidance materials at www.des.qld.gov.au for further information.				
Queensland and local heritage places				
23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register ?				
Yes – details of the heritage place are provided in the table below				
⊠ No				
Note: See guidance materials at <u>www.des.qid.gov.au</u> for information requirements regarding development of Queensiand heritage places.				
Name of the heritage place: Place ID:				
Brothels				
23.14) Does this development application involve a material change of use for a brothel?				
Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the <i>Prostitution Regulation 2014</i>				
Decision under section 62 of the Transport Infrastructure Act 1994				
23.15) Does this development application involve new or changed access to a state-controlled road?				
Yes – this application will be taken to be an application for a decision under section 62 of the <i>Transport</i> Infrastructure Act 1994 (subject to the conditions in section 75 of the <i>Transport Infrastructure Act</i> 1994 being				
satisfied)				

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

🛛 No

Note: See guidance materials at <u>www.planning.dsdmip.qld.gov.au</u> for further information.

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 <i>Note</i> : 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 –</u> <u>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 <u>DA</u> Forms Guide: Planning Report Template.	⊠ Yes		
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: Relevant plans</u> .	⊠ Yes		
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes ⊠ Not applicable		

25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *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 relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *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 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:	Reference numb	per(s):	
Notification of engagement of alternative assessment manager			
Prescribed asses	sment manager		
Name of chosen assessment manager			
Date chosen assessment manager engaged			
Contact number of	of chosen assessment manager		
Relevant licence manager	number(s) of chosen assessment		

QLeave notification and payment Note: For completion by assessment manager if applicable			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

TOWN PLANNING REPORT

COMBINED DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE FOR A DWELLING HOUSE AND OPERATIONAL WORKS

CONNOLLY ROAD, MOWBRAY - LOT 27 NR72 AND LOT 40 N157650



PREPARED FOR UREDI PTY LTD DECEMBER 2021

Contents

1.0	EXECUTIVE SUMMARY
2.0	STATUTORY CONTEXT
3.0	THE PROPOSED DEVELOPMENT
3.1	MATERIAL CHANGE OF USE – DWELLING HOUSE5
3.2	OPERATIONAL WORKS
4.0	THE SUBJECT PREMISES
5.0	THE PLANNING FRAMEWORK
5.1	STATE PLANNING FRAMEWORK11
5.2	LOCAL PLANNING FRAMEWORK
6.0	PLANNING ASSESSMENT OF THE PROPOSED DEVELOPMENT14
6.1	SUMMARY14
6.3	RURAL ZONE CODE14
6.4	OVERLAY CODES15
6.5	DEVELOPMENT CODES

Attachments

ATTACHMENT 1 - PLANS OF THE PROPOSED DEVELOPMENT ATTACHMENT 2 – FULL PLANNING CODE ASSESSMENT

1.0 EXECUTIVE SUMMARY

This town planning report has been prepared to accompany the combined Development Application for a Material Change of Use for a Dwelling House and Operational Works located at Connolly Road, Mowbray formally described as Lot 27 on NR72 and Lot 40 on N157650.

The report includes an assessment of the proposed development against the relevant requirements of the Douglas Shire Planning Scheme 2018. Overall, it demonstrates that the proposed development ensures that any impacts are avoided or minimised through the location, design and management of the development. In particular it is considered that the proposed development:

- is consistent with the outcomes sought for the Rural zone;
- is not considered to significantly impact the relevant environmental values on the subject premises;
- avoids any areas of endangered, vulnerable or essential wildlife habitat areas present on the subject premises;
- mitigates any significant visual impacts and ensures that the landscape character and visual amenity quality of hillslopes areas is retained and the scenic backdrop to the region is protected (montage views of the development are provided as part of this application);
- includes bushfire risk mitigation measures in a manner that avoids or minimises impacts on the natural environment and ecological processes;
- does not involve complex engineering solutions, does not create or increase the potential landslide hazard risk to the site or adjoining premises;
- avoids areas of acid sulfate soils and flood hazard on the subject premises; and
- is safe and serviceable.

As such, this application and attached material demonstrate that the proposed development complies with the applicable provisions of the Douglas Shire Planning Scheme 2018. As such, it is considered appropriate that Council favourably consider the proposed development and approve the Development Application, subject to reasonable and relevant conditions.

2.0 STATUTORY CONTEXT

This town planning report has been prepared to accompany the combined Development Application for a Material Change of Use for a Dwelling House and Operational Works located at Connolly Road, Mowbray formally described as Lot 27 on NR72 and Lot 40 on N157650.

The Development Application is made in accordance with the requirements of the Section 51 of the *Planning Act 2016* (the Act).

Under the Act, the Development Application is required to be made to the Douglas Shire Council for a Material Change of Use for a Dwelling House and for Operational Works. The proposed development (Dwelling House and Operational Works) is development made assessable under a local categorising instrument (Code Assessment – the highest level of assessment for the proposed development). The Assessment Manager for this development application is Douglas Shire Council as determined by Schedule 8 of the Planning Regulation 2017.

The proposed development does not require public notification or trigger referral to any referral agency.

In accordance with Section 51 of the Act this application need not include the written consent of the owner of the premises as the applicant is the owner of the premises and the application is fora material change of use of premises.

3.0 THE PROPOSED DEVELOPMENT

The proposed development is discussed in greater detail in this section; however, it generally includes the following aspects:

- A dwelling house located on Lot 27;
- Operational works associated with the establishment of the dwelling, access and services (that includes excavation and filling, watercourse crossing and clearing vegetation)

The below image shows the location of the proposed dwelling and driveway on the premises.



Image – The proposed development

It is noted that Lot 40 is only included in the application as the proposed access to the Dwelling House is provided from and across Lot 40. No other development is proposed on Lot 40 as part of this application. It is proposed that an easement be provided over the existing driveway on Lot 40 providing access to Lot 27 and the dwelling.

Attachment 1 contains the following plans for the proposed development and include the following:

1. the following plans prepared by Kelder Architects and dated 25 November 2021:

- PROPOSED SITE PLANS Drawing No. A_DA_0010, 0020 and 0021 Rev A
- FLOOR PLANS DRAWING No. A_DA_0050 , 0100, 150 and 160 Rev A
- ELEVATIONS DRAWING No. A_DA_0200, 0201, 0202, 0203 and 0300 Rev A
- SECTIONS DRAWING No. A_DA_0300 Rev A
- PROPOSED MATERIAL PALETTE Drawing No. A_DA_0400 Rev A
- MONTAGE VIEWS Drawing No. A_DA_0500 and 0501 Rev A
- 2. the site works plans prepared by Trinity Engineering and Consulting:
 - ACCESS ROAD LAYOUT AND LONGITUDINAL SECTION SKETCH 001 Rev A dated May 21;
 - ACCESS ROAD CROSS SECTIONS SKETCH 002 Rev A dated May 21 and SKETCH 003 Rev B dated 2 December 2021;
 - HOUSE PAD ARRANGEMENT SKETCH 004 Rev A dated May 21 and SKETCH 1520-5 Rev C dated 21 October 2021;

3.1 MATERIAL CHANGE OF USE – DWELLING HOUSE

Part of the Development Application seeks a Development Permit for a Material Change of Use for a Dwelling House located at Connolly Road, Mowbray formally described as Lot 27 on NR72 (Lot 27) and Lot 40 on N157650 (Lot 40).

3.1.1 Location

The location of the dwelling is shown on the image above and is to be sited to the right-hand side of the foot of a ridge running northeast on the premises at an elevation of approximately 70m.

It is located approximately 140m to the eastern side, 160m from front, 250m from western side and 380m from rear boundaries.

The proposed location seeks to maximise views from the dwelling to the coast and the Mowbray Valley.

As discussed in Part 6 of this report (Planning assessment) it is demonstrated that any impacts associated with the development are avoided or minimised through the location, design and management of the development. However, alternative locations for the proposed dwelling have been considered and it is noted that the proposed development in the other locations:

- will not significantly reduce the amount of earthworks required;
- will not avoid impacts on the relevant values of the subject premises (visual, landscape, environmental); and
- may result in other, greater impacts on the relevant values of the subject premises (visual, landscape, flood).

3.1.2 Proposed dwelling house

The proposed house c has a floor area of 625m² and comprises of 6 bedrooms, 4 bathrooms, kitchen, dining, lounge, laundry, 3 car garage, gym. External to the dwelling are a pool, courtyard and covered terrace areas.

The house responds to the natural contours of the ridge and is split level in design. This is articulated through changes to the ground floor level and the roofline of the building to follow the fall of the land downslope.

The finished floor level of the western part of the house is located at RL 70.150 and the eastern part at RL 67.000. The building height (from floor level to the top of the roof) of the western part of the house is 6.175m and the eastern part of the house is 6.85m.

The dwelling exterior is to be constructed with surface materials and colours that blend with the colour and hues of the surrounding vegetation and landscape. In addition, the building and structures will be constructed of non-combustible materials such as: fibre cement weatherboard or concrete walls or wall cladding, aluminium framing and batten screening, toughened window glass and metal external trimmings to minimise any risk from bushfire. The building palette and materials are shown on the Drawing No. A_DA_0400 (Proposed Material Palette) contained in Attachment 1.

3.1.3 Access, parking and services

The location of the new driveway is also shown on the image above and is to be provided from an existing driveway from Connolly Road on Lot 40. It is proposed to provide an access easement over part of the driveway located on Lot 40.

The location of the proposed driveway follows the contours and the land and in places utilises sections of an existing track up the ridgeline. The new driveway will be 4m wide, approximately 420m in length and includes a bridge structure to cross a waterway on the premises.

Three (3) car parking spaces are provided in the design of the dwelling in the garage. DRAWING No. A_DA_0050 shows that there is sufficient area provided so that vehicles can adequately manoeuvre in, out and around the garage and driveway area.

The proposed development will utilise onsite water storage and wastewater treatment and disposal systems.

The location of the onsite water storage tank/s are shown on the plans contained in contained in Attachment 1 (to the rear of the dwelling). The tanks will be designed in accordance with the relevant standards and provide the minimum capacity required. The required volume of stored water may include additional storage provided by the pool for firefighting purposes.

The onsite wastewater treatment disposal area is to be located downslope to the east of the proposed dwelling (indicatively shown in the location on the image below). The system and disposal area will be designed, constructed and maintained in accordance with the relevant standards.



Image - indicative location of onsite wastewater disposal area

Connection of electricity can be provided to the dwelling from the existing overhead supply network on Connolly Road.

The proposed development will not interfere with any drainage or overland flow across the premises. Table drains are included in the design of the driveway to appropriately intercept and direct stormwater runoff and overland flow to adjacent natural drainage channels and watercourses.

3.1.4 Screening trees and landscaping

Screening trees are proposed to be planted in various locations on the subject premises (shown on an image in Section 6.4.2 Hillslopes). The proposed trees provide additional screening for the exposed parts of the dwelling building and the upper sections of the driveway from the road and properties to the front of the subject premises. The trees will be of a species that provide an adequate height at maturity and are identified in the Planning Scheme Policy - Landscaping Table SC6.7.8.1 for the Port Douglas and Coastal Communities Landscape Zone.

The development will provide landscaping to the dwelling (balustrade planter boxes and atop of retaining structures - as shown on the plans contained in contained in Attachment 1). Any landscaping associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping. At a minimum any landscaping provided will:

- be consistent with the existing desirable landscape character and existing vegetation of the area;
- not involve the introduction of non-native pest species; and
- be designed to increase the potential bushfire risk.

3.2 OPERATIONAL WORKS

Part of the Development Application seeks a Development Permit for Operational Works located at Connolly Road, Mowbray formally described as Lot 27 and Lot 40.

The Operational works are associated with the establishment of the dwelling, access and services. They include excavation and filling, a watercourse crossing (bridge) and clearing vegetation.

3.2.1 Excavating or filling

The earthworks are necessary to create a level building platform into the side of the lower part of the ridge, including constructing the proposed driveway and waterway crossing.

To create a level building platform for the dwelling earthworks involve approximately 1722m³ of cut and fill over an area of 840m². There will be a 6m high cut batter to the rear of the earthworks area. The cut batter will be two 3m high batters separated by a 2m wide level berm. The cuts will be stabilised and protected against scour and erosion as they will be exposed rock. Landscaping / planting will be provided atop of the berms.

Retaining structures are proposed to contain the fill area to accommodate the northern and eastern parts of the building. The height of the structures will follow the contours of the land and will vary but will be no more than 3m in height at their highest.

The location and profile of the driveway is shown on the plans contained in Attachment 1 (SKETCH 001 Rev A). The new section of driveway will be 4m wide, approximately 420m in length and includes a bridge structure to cross a waterway on the premises (discussed below). The driveway has an average grade of 12% (19% at its maximum).

The driveway follows the natural contours of the land and some existing tracks across the subject premises (as shown in the site photo below) which minimises the extent of earthworks required. Any cut or fill for the driveway will not exceed 1m (the maximum fill is 0.802m and cut is 0.912m in one section of the driveway only).



Site photo – Existing track adjacent to the location of the proposed dwelling

There will be minimal earthworks associated with the construction of the waterway crossing, as discussed below, given the single span bridge design.

Surplus cut material will be dispersed on the subject premises and grassed appropriately.

It is proposed that a competent person certifies that the stability of the site, including associated buildings and infrastructure, that the works will be maintained during the course of the development and will remain stable for the life of the development.

3.2.2 Watercourse crossing

The driveway crosses a waterway on the premises in the location shown aerial image below.



Image – Proposed location of the waterway crossing

The crossing is to be a single span steel bridge construction 25m in length. The bridge will cross the waterway from top of bank to top of bank (approximately 2-3m in height). Minor earthworks will be required to establish the footings for the bridge.

The proposed crossing design (bridge) ensures that any impacts on water quality, hydrological functions, flood, ecological processes, biodiversity values, riparian and in-stream habitat values and connectivity and in-stream migration are avoided or minimised.

3.2.3 Clearing vegetation

The extent of vegetation clearing associated with the earthworks to create a level building platform for the proposed dwelling is approximately 840m² and is shown on the plans contained in Attachment 1.

The location of the proposed dwelling also minimises canopy clearing or disturbance by avoiding the removal of significant trees in the area of the proposed dwelling. SKETCH 1520-5 contained in Attachment 1 shows that the proposed clearing results in the removal of two (2) and the retention of 11 significant trees.

The proposed waterway crossing will result in some minor clearing of riparian vegetation however it has been designed (single span bridge) so that it minimises clearing or disturbance.

The balance of the earthworks for the driveway do not result in any additional vegetation clearing.

4.0 THE SUBJECT PREMISES

The subject premises are located at Connolly Road, Mowbray formally described as Lot 27 on NR72 and Lot 40 N157650 shown on the aerial plan below:



Source: Queensland Globe 2021

The applicant (Uredi Pty Ltd) is the registered owner of the premises. The below table contains a general description of the subject premises:

|--|

Address	Connolly Road, Mowbray	105 Connolly Road, Mowbray		
Area	270,990m ²	349,020m ²		
Frontage	Approx. 570m to Connolly Road,	Approx. 515m to Connolly Road,		
	Mowbray (the Bump Track North	Mowbray		
	Trailhead road reserve)			
Access	Via the existing access to Connolly	Existing access to Connolly Road,		
	Road on Lot 40	Mowbray		
Existing use	The subject premises are primarily used for rural purposes (grazing -			
	approximately 27Ha). Vegetation covers the remaining approximately 35Ha.			
	A function facility (Flames of the Forest) and associated building and structures			
	are located but is not currently operating on Lot 40.			
Infrastructure	The premises are not connected to Council's reticulated water supply or sewer			
and services	network.			
	Electricity connection is provided to the promises from an overhead supply on			
	Connolly Road			
	The road to the frontage of the site (Connolly Road) is constructed to the			
	required standard for the particular class of road (Unformed Road).			
	· - 4 ··· · · · · · · · · · · ·			
	The area is serviced by Council's roadside waste bin collection.			
Topography	The land is characterised by prominent ridgelines and gullies that are the			
	foothills of the Macalister Range. The land rises steeply from the front to the			
	rear of the subject premises, to the highest point of the subject premises to			
	approximately 200m (on Lot 27).			
Vegetation	Parts of the subject premises are cleared and used for rural purposes (grazing).			
	The posts of the site that even't closed and used for succine and used the			
	The parts of the site that aren't cleared and used for grazing are vegetated by			
	natural remnant and regenerating vegetation that is categorised as various			
	significance by State and Local planning mapping.			
	The vegetation in the location of the proposed dwelling is regenerating eucalypt			
	forest. It is not dense forest and is somewhat disturbed and degraded likely			
	associated with the historic use of the	land (logging, agriculture, for example).		
Watercourses	Stormwater flow across the subject premises is overland flow that is channelised			
	and carried downstream via the many	permanent and ephemeral watercourses		
	primarily located in the gullies. These	watercourses converge into a larger		
	downstream watercourse (Rocky Cree	k) on the subject premises and discharge		
	from the premises to the Mowbray River.			
Surrounding	The land uses surrounding the subject premises are primarily rural in nature.			
uses				
	The premises are also located at the B	ump Track North Trailhead in Mowbray.		

5.0 THE PLANNING FRAMEWORK

As stated above the, under the Act, the Development Application is required to be made for the proposed development.

5.1 STATE PLANNING FRAMEWORK

5.1.1 State Planning Policy

The Subject Premises are located within the mapped extents of the following State Planning Policy and Development Assessment mapping elements:

- Regulated vegetation
- Waterways
- Flood hazard area
- Bushfire hazard area

The State Planning Policy matters indicated have been appropriately incorporated into the current Douglas Shire Planning Scheme and therefore it is considered that an assessment against the Planning Scheme below appropriately addresses and responds to any State Planning Policy matters.

5.1.2 Far North Queensland Regional Plan

The Subject Premises are located within the Regional Landscape and Rural Production Area identified in the Far North Queensland Regional Plan.

5.2 LOCAL PLANNING FRAMEWORK

5.2.1 Douglas Shire Planning Scheme 2018

The level of assessment specified in Part 5 – Tables of Assessment for the proposed development of a Dwelling House in the Rural Zone is Self Assessment. The level of assessment specified in Part 5 – Tables of Assessment for the proposed Operational Works in the Rural Zone is Code Assessment. In accordance with Part 5 the highest level of assessment applies to the development which is Code Assessment.

The following tables identifies the aspects Including assessment benchmarks) of the Douglas Shire Planning Scheme 2018 relevant to the assessment of the proposed development:

Planning Scheme element	Category	Assessment Benchmarks
Zone	Rural zone	Rural zone code
Overlays	Acid sulfate soils overlay Acid sulfate soils (5-20m AHD)	Acid sulfate soils overlay code
	 Bushfire Hazard Overlay Potential Impact Buffer Very High Potential Bushfire Intensity High Potential Bushfire Intensity Medium Potential Bushfire Intensity 	Bushfire hazard overlay code
	Flood & storm tide hazard overlay - Floodplain Assessment Overlay (Mossman River)	Flood & storm tide hazard overlay code
	Hillslopes overlay - Area Affected by Hillslopes	Hillslopes overlay code
	Potential landslide hazard overlay - High & Medium Hazard Risk	Potential landslide hazard overlay code
	Natural areas overlay	Natural areas overlay code

	 MSES - Regulated Vegetation (Intersecting a Watercourse) MSES - High Ecological Value Waters (Watercourse) MSES - Wildlife Habitat MSES - Regulated Vegetation MSES - Protected Area 	
	Transport network overlay - Unformed Road	Transport network overlay code
Other development of	codes	Access, parking and servicing code
		Dwelling house code
		Environmental performance code
		Filling and excavation code
		Infrastructure works code
		Landscaping code

It is noted that the Landscape values and Places of significance overlay codes are not identified as an assessment benchmark for the proposed development (Dwelling house or Operational works) within the Rural zone as specified in Part 5 – Tables of Assessment.

<u>Cadastre</u>

It appears that there has been a shift in the cadastre for the subject premises that results in the property boundary appearing out of place against the Planning Scheme mapping.



Image – Property boundaries and planning scheme zone mapping for the premises.

This shift in the cadastre for the subject premises results in part of Lot 27 being identified within the Conservation Zone and within the Places of Significance Overlay (Place of Local Significance (Bump Track (Northern Mowbray Valley NPS Section)).

The following planning assessment does not include a thorough assessment of the proposed development against these aspects. Briefly however, the proposed development is not located within the part of the premises identified within the Conservation Zone and the development is compatible with and does not impact on the cultural significance of the place of local significance.

6.0 PLANNING ASSESSMENT OF THE PROPOSED DEVELOPMENT

6.1 SUMMARY

The proposed development has been assessed against the relevant provisions of the Douglas Shire Planning Scheme 2018. The full assessment of the proposed development against the relevant provisions of the Douglas Shire Planning Scheme 2018 is contained in Attachment 2. The discussion below highlights the key matters in the consideration of this application.

Overall, the proposed development for the dwelling house located, including operational works, ensures that any impacts are avoided or minimised through the location, design and management of the development. In particular it is considered that the proposed development:

- is consistent with the outcomes sought for the Rural zone;
- is not considered to significantly impact the relevant environmental values on the subject premises;
- avoids any areas of endangered, vulnerable or essential wildlife habitat areas present on the subject premises;
- mitigates any significant visual impacts and ensures that the landscape character and visual amenity quality of hillslopes areas is retained and the scenic backdrop to the region is protected;
- includes bushfire risk mitigation measures in a manner that avoids or minimises impacts on the natural environment and ecological processes;
- does not involve complex engineering solutions, does not create or increase the potential landslide hazard risk to the site or adjoining premises;
- avoids areas of acid sulfate soils and flood hazard on the subject premises; and
- is safe and serviceable.

This application and attached material demonstrate that the proposed development complies with the applicable provisions of the Douglas Shire Planning Scheme 2018. As such, it is considered appropriate that Council favourably consider the proposed development and approve the Development Application, subject to reasonable and relevant conditions.

6.3 RURAL ZONE CODE

The proposed development is consistent with the outcomes sought for the Rural zone. It provides for the establishment of a Dwelling House on the premises that is located and designed so that it:

- maintains the long-term use of the land for rural purposes (consistent with the Rural Production Area designation identified in the Far North Queensland Regional Plan);
- does not detract from rural amenity and landscape of the area; and
- and not detrimentally impact on visual landscape amenity of the rural zone.

The proposed dwelling house complies with the required design requirements contained in the applicable codes. The house responds to the natural contours of the ridge and is split level in design. The building height (from floor level to the top of the roof) of the western part of the house is 6.175m and the eastern part of the house is 6.85m.

The dwelling exterior is to be constructed with surface materials and colours that blend with the colour and hues of the surrounding vegetation and landscape (and maybe conditioned to comply with these requirements).

As discussed in the consideration of the Natural Areas (6.4.1) and (6.4.2) Hillslopes overlay sections below, whilst the proposed development involves some earthworks and clearing of vegetation it is not considered to significantly impact the relevant environmental values or significantly detract from rural amenity and landscape of the premises or surrounding area.

6.4 OVERLAY CODES

6.4.1 Natural Areas

The location of the proposed dwelling is within the mapped extent of the MSES - Regulated Vegetation (Category B) area of the Natural Areas Overlay mapping present over the premises (the proposed driveway also traverses the MSES - Regulated Vegetation (Intersecting a Watercourse) mapping).

Whilst the proposed development involves some clearing of vegetation it is not considered to significantly impact the relevant environmental values present on the subject premises, as:

- the extent of clearing is limited to a particularly small portion of vegetation on the subject premises (840m²) and the ecological values, functions and processes over the balance of the subject premises (approximately 35Ha of vegetation) are unaffected by the proposed development;
- the location of the proposed development avoids significant impacts on ecology or fauna as it avoids any areas of endangered, vulnerable or essential wildlife habitat areas present on the subject premises;
- the vegetation in the area of the proposed development is somewhat degraded, due to the historical use of the land (shown in the site photos and described below); and
- canopy clearing or disturbance is minimised, and the majority of significant tress are retained.

The vegetation in the location of the proposed dwelling is regenerating eucalypt forest. It is not dense forest and is somewhat disturbed and degraded likely associated with the historic use of the land (logging, agriculture, for example) as shown in the site photos below.



Site photo – Vegetation present in the location of the proposed development



Site photo – Vegetation present in the location of the proposed development

The extent of vegetation clearing associated with the earthworks for the proposed dwelling is approximately 840m². It is noted that over 35Ha of vegetation over the premises is unaffected by the proposed development.

The development also has been sited so that to avoid significant impacts on ecology or fauna as it avoids any areas of endangered, vulnerable or essential wildlife habitat areas present on the subject premises.

The proposed clearing also minimises canopy clearing or disturbance by avoiding the removal of significant trees in the area of the proposed dwelling. A survey of significant trees was undertaken as part of the proposed development. SKETCH 1520-5 contained in Attachment 1 shows that the proposed clearing results in the removal of two (2) and the retention of 11 significant trees which maintains a significant canopy covering in the area of the proposed dwelling.

The proposed waterway crossing will result in some minor clearing of riparian vegetation. The waterway is an ephemeral watercourse and has riparian and in-channel vegetation (as shown on the site photo below).



Site photo – The waterway in the indicative location of the proposed crossing

Clearing will be limited to that only in the area of the alignment of the crossing. Clearing or disturbance of vegetation required is therefore minimised and any impacts on ecological processes, biodiversity values, riparian and in-stream habitat values and connectivity and in-stream migration are avoided or minimised.

Landscaping provided as part of the development will be consistent with the existing desirable landscape character and vegetation of the area. Landscaping will also not involve the introduction of non-native pest species.

6.4.2 Hillslopes

It is considered that the proposed development is consistent with the planning intent and purpose of the Hillslopes overlay code as the development is safe, serviceable and accessible and mitigates any significant visual impacts through design and location and ensures that the landscape character and visual amenity quality of hillslopes areas is retained and the scenic backdrop to the region protected.

The development is located on parts of the site that are within the Hillslopes constraint sub-category and on parts of the site with a gradient in excess of 1 in 6 (the land in the location of the proposes dwelling has gradient between 1 in 4.7 and 1 in 3.).

The most important view aspect for the proposed development is considered to be the view from the road and adjacent properties to the front of the premises. Existing ridgelines and the valley generally result in the premises not being visible to neighbouring properties further afar.

The montage views (provided in Attachment 1 – Drawing No. A_DA_0500 and 0501 Rev A) demonstrate that the visual impacts associated with the development are remarkably minor when viewed from the road and adjacent properties to the front of the premises. It is only a small part of the eastern projection of the building that will be the most visible when viewed from the road and adjacent prometies.

As demonstrated by the montage views the proposed development is not visually obtrusive and mitigates any significant visual impacts on the landscape character and visual amenity quality of hillslopes areas by:

- setting the building significantly back from the boundaries of the premises (160m from the front boundary); and
- siting the building such that it is not fully exposed on the ridgeline and behind an existing area of vegetation so that the bulk of the building is screened from view.
- designing the building to respond to the natural contours of the ridge and is split level in design; and
- using surface materials and colours that blend with the colour and hues of the surrounding vegetation and landscape.

In addition, as the extent of the proposed development is limited to a particularly small portion of land on the subject premises. The balance of the hillslopes constraint area over the subject premises is approximately 40Ha and is unaffected by the proposed development and therefore ensures that the prevailing landscape character and visual amenity quality of the hillslopes areas on the subject premises is maintained.

To further mitigate any residuals visual impacts, the image below shows the location of screening trees proposed to be planted on the subject premises. The proposed trees provide additional screening for the dwelling and the upper sections of the exposed driveway.



Image – Proposed screening trees and existing vegetation

The trees will be of a species that provide an adequate height at maturity and are identified in the Planning Scheme Policy - Landscaping Table SC6.7.8.1 for the Port Douglas and Coastal Communities Landscape Zone. It is also expected that the trees will progressively provide screening as they mature over a period of time. The montage views (provided in Appendix X – Drawing No. A_DA_0500 and 0501 Rev A) demonstrate that the screening trees (when at maturity) almost entirely screen the development from view.

It is also noted that the proposed building will screen the cut batter from view and that the lower sections of the driveway will also be screened from view by existing riparian vegetation when viewed from the road frontage.

6.4.3 Bushfire

The proposed development is located within the Potential Impact Buffer, High Potential Bushfire Intensity and Very High Potential Bushfire Intensity area of the Bushfire Overlay mapping present on the premises.

It is considered that the proposed development is consistent with the planning intent and purpose of the Bushfire overlay code as the development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard (a dwelling house is not listed as a vulnerable use in the overlay code) and the proposed bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes.

The impacts of the development on the natural environment, ecological processes, hillslopes and landslide are discussed at length in relation to the natural areas and hillslopes overlay code. It is considered that any impacts associated with the development on those matters have been appropriately resolved and it is not proposed to aggravate those in response to bushfire risk. As such, no further clearing of vegetation is proposed to separate the proposed development from hazardous vegetation and the associated bushfire risk. This position is consistent with the overlay cod that states that 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.

The proposed response is a combination of bushfire risk mitigation measures that avoids and minimises impacts on the natural environment and ecological processes. The treatments have been developed in accordance with the Bushfire Resilient Building Guidance for Queensland Homes and the Australian Standard for the Construction of Buildings in Bushfire Prone Areas - AS3959 – 2009. AS3959. They include the following design and management measures:

- constructing the building of non-combustible materials such as: fibre cement weatherboard or concrete walls or wall cladding, aluminium shutters and frames, toughened window glass and metal external trimmings; and
- managing the vegetation surrounding the property to remove ground litter and undergrowth from around trees and shrubs, remove dead limbs and branches from individual trees and shrubs and remove low hanging branches from trees.

The proposed measures will greatly improve the safety and resilience of the building should they be subjected to burning debris, radiant heat or flame contact generated from a bushfire. The building materials are noted on the plans contained in Attachment 1.

In addition, the development provides vehicular access via the driveway that enables safe evacuation for occupants and easy access by firefighting appliances, that is readily accessible at all times and free of bushfire hazard. The development also includes a dedicated static supply (to the relevant standards) that is available for firefighting purposes and will be accessible by firefighting appliances.

6.4.4 Potential landslip hazard

It is considered that the proposed development is consistent with the planning intent and purpose of the Potential landslip hazard overlay code.

The siting and design of development does not involve complex engineering solutions, does not create or increase the potential landslide hazard risk to the site or adjoining premises and does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.

It is proposed that a competent person certifies the works to ensure compliance with the requirements of overlay code, including but not limited to the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development.

6.4.5 Other applicable overlay codes

<u>Flood and Storm tide hazards overlay</u> - There are no works associated with the development are proposed to occur within the within the Flood and Storm tide hazards overlay maps contained in Schedule 2 on the subject premises.

Notwithstanding this, the proposed development (including operational works) will not result in an increase in water flow velocity or flood level and do not increase the potential flood damage either on site or on other properties.

The crossing of the waterway on the premises is to be a single span steel bridge construction 25m in length, that will cross the waterway from top of bank to top of bank (approximately 2-3m in height) and ensures that any impacts on hydrological functions and flood are avoided or minimised.

<u>Acid Sulfate Soils overlay</u> - No excavation or fill will be undertaken within the mapped extent of the Acid Sulfate Soils Overlay mapping present over the premises.

<u>Transport Network planning overlay</u> - The proposed development is compatible with the intended role and function of the transport network for the road to the front of the subject premises (Connolly Road - Unformed Road) and does not compromise the safety and efficiency of the transport network.

6.5 DEVELOPMENT CODES

6.5.1 Dwelling house code

The proposed dwelling house complies with the required design requirements contained in the applicable codes and the built form, siting, design and use of the dwelling is consistent with the desired rural landscape character of the area, as described in other parts of this report.

6.5.2 Excavation and filling code

As noted above in relation to the Potential landslip hazard, the siting and design of development does not involve complex engineering solutions, does not create or increase the potential site stability risks to the site or adjoining premises and does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.

The excavation and filling proposed does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area. The height of cut is 6m and are two 3m high betters separated by a 2m wide level berm and is not located near a boundary of the property. The cuts will be stabilised and protected against scour and erosion as they will be exposed rock. Retaining structures are proposed to contain the fill area to accommodate the northern and eastern parts of the building.

The area of cut will be screened from view by the siting of the proposed dwelling.

It is proposed that a competent person certifies that the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development.

6.5.3 Access, parking and servicing code

The proposed development provides 3 car parking spaces (2 spaces are required in accordance with the requirements of the code).

The proposed development utilises an existing access crossover on Lot 40.

The driveway follows the natural contours of the land and some existing tracks across the subject premises minimising the extent of earthworks required. The new section of driveway will be 4m wide, approximately 420m in length and includes a bridge structure to cross a waterway on the premises and will use surface construction materials are consistent with the current character of the area. Any cut or fill for the driveway will not exceed 1m (maximum 0.802m of fill and 0.912m of cut in one location is proposed). Table drains are included in the design to appropriately intercept and direct stormwater runoff.

6.5.4 Infrastructure works code

The proposed development can be safely and efficiently serviced by, and connected to, infrastructure, where available, and does not impact on existing infrastructure or networks.

Where access to services are not available the development provides for onsite water storage and wastewater treatment and disposal systems designed to the required standards.

6.5.5 Landscaping code

Any landscaping associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping. At a minimum any landscaping provided will:

- be consistent with the existing desirable landscape character and vegetation of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.
- not involve the introduction of non-native pest species; and
- be designed to increase the potential bushfire risk.

6.5.6 Environmental performance code

The development (including operational works) is designed and operated to avoid or mitigate impacts on sensitive receiving environments.



ATTACHMENT 1 - PLANS OF THE PROPOSED DEVELOPMENT
CONNOLLY ROAD HOUSE - DEVELOPMENT APPLICATION - ISSUE_A

DATE OF ISSUE: 25.11.2021

CLIENT: PROJECT: ADDRESS: PROJECT No:

DOMONIC & RENEE CONOLLY ROAD HOUSE LOT 27 CONNOLLY ROAD, MOWBRAY Q 4877 2104





LOT 27 CONNOLLY RO DOMONIC & RENEE LOT 27 CONNOLLY ROAD MOWBRAY Q 4877



Lot 27 Connolley Road, Mowbray 4877 Area: 274,000 sq.m Zoning: RESIDENTIAL LAND





Lot 27 Connolley Road, Mowbray 4877 Area: 274,000 sq.m Zoning: RESIDENTIAL LAND





Lot 27 Connolley Road, Mowbray 4877 Area: 274,000 sq.m Zoning: RESIDENTIAL LAND





 PROPOSED LOWER PLAN

 1:100 (8 A)

 LOT 27 CONNOLLY ROAD

 DOMONIC & RENKE

 LING CONNOLLY ROAD

 DOMONIC & ACHIER





LOT 27 CONNOLLY ROAD DOMONIC & RENEE LOT 27 CONNOLLY ROAD MOWBRAY Q 4877

kelder. Architects Miniblederarchitects.com.au





INTERIOR GF
LOWER PLAN
UPPER PLAN
EXTERIOR CO
UPPER PLAN
TOTAL: 825.



kelder. Architects Molinedrarchitects.com.au







kelder. Architects Moßenderarchitects.com.uv



















_ - - - _ - - _ - _ - _ -



01 SECTION - 01 1:100 /8 A1





PROPOSED MATERIAL PALETTE







FIG - 1.0 EXISTING CONDITIONS - VIEW FROM CONNOLLY ROAD



FIG - 1.1 PROPOSED RESIDENCE - VIEW FROM CONNOLLY ROAD - WITH NO PROPOSED SCREENING TREES



kelder. Architect.cm.au





FIG - 1.2 PROPOSED RESIDENCE - VIEW FROM CONNOLLY ROAD - WITH PROPOSED SCREENING TREES TO DRIVEWAY & EASTERN WING



FIG - 1.3 PROPOSED RESIDENCE - VIEW FROM CONNOLLY ROAD - WITH PROPOSED SCREENING TREES TO CONNOLLY ROAD BOUNDARY











		,	
TC 174.22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Coordination of the second sec	ort	
P CH 276.739 RL45.87m		LG5.828m (B1B26RJ528m.356 (B1B26RJ528m.356	A C C C C C C C C C C C C C C C C C C C
	P CH 356.239 R161.034m	DB CH 395.002 R	'V' DRAIN TO BE CONSTRUCTED AS ALTERNATIVE TO FLAT BOTTOM DRAIN IF CONSTRAINED BY EXISTING EMBANKMENT/TERRAIN. TABLE DRAINS CAN BE ALIGNED TO AVOID EXISTING TREES WHEN REQUIRED.
17.73%	19.93%	12.37% 7.51% 5.77% R412m R75m 20m 10m	
0 0.592 38.081 38.673 9 -0.144 41.785 41.641 10 0.043 42.179 42.222 10 0.043 42.179 42.222 10 0.043 42.179 45.212 10 0.012 45.099 45.212 10 0.112 45.099 45.212 10 0.112 45.099 45.212 10 0.112 45.913 45.915 10 0.001 45.913 45.915 10 0.0146 47.299 47.153	9 -0.025 49.199 49.174 0 -0.007 49.831 49.824 0 -0.007 49.831 49.824 0 -0.707 54.518 53.811 2 -0.707 54.518 53.811 2 -0.912 58.697 57.658 0 -0.900 58.697 57.658 1 -0.748 59.789 59.041 1 -0.774 61.619 60.845 1 -0.779 62.204 61.426 1 -0.640 62.201 62.271	0 -0.329 64.302 63.973 2 -0.263 64.302 63.973 2 -0.263 64.854 64.591 2 -0.121 65.828 65.706 3 0.050 66.122 66.173 3 0.050 66.122 66.173 3 0.002 67.143 67.144 3 0.005 67.348 67.354 4 0.005 67.348 67.355 5 0.012 67.345 67.355 60.031 67.338 67.355 60.031 67.200 67.355 0.000 67.200 67.231 0.000 67.011 67.011	
240.000 256.739 260.000 260.000 276.283 286.454	296./35 300.000 320.000 320.000 339.302 346.239 356.239 366.239	380.000 385.002 385.002 400.000 412.538 417.538 418.192 420.000 420.000 420.000	

0		1	0	1	2	0	3	0	4	.0 I	5	50m	
	SC	:AL	E.	1:	1()0C)	(A	.1	SIZ	ZE)		
0 L		1	2	1	4	-	(5 	8	3 L	1	0m	
	S	CA	LE	1	:2	00)	(A	1 (SIZ	E)		
0		1	5	1	1(0	1	5	2	0	2	25m J	
	S	CA	LE	1	:5	00)	(A [.]	1 3	SIZ	E)		

© Trinity Engineering and Consulting Pty Ltd ABN 78 610 181 130

This document is and shall remain the property of Trinity Engineering and Consulting Pty Ltd. Unauthorised use of this document in any form whatsoever is prohibited.



Trinity Engineering and Consulting Pty Ltd Ph: (07) 4040 7111 www.trinityengineering.com.au

21-23 Sheridan Street | PO Box 7963 JOB No. Cairns QLD 4870 1520 Email: admin@trinityengineering.com.au





4 5m Juliu SIZE)	© Trinity Engineering and Consulting Pty Ltd ABN 78 610 181 130 This document is and shall remain the property of Trinity Engineering and Consulting Pty Ltd.		Client Project Title
	and Consulting Pty Ltd. Unauthorised use of this document in any form whatsoever is prohibited.	Trinity Engineering and Consulting Pty Ltd Ph: (07) 4040 7111 www.trinityengineering.com.au	21-23 Sheridan Street PO Box 7963 Cairns QLD 4870 Email: admin@trinityengineering.com.au





n		© Trinity Engineering and Consulting Pty Ltd ABN 78 610 181 130 This document is and shall remain the property of Trinity Engineering	Trinity Engineeri and Consulting	ing g	Client Project Title
and Una do wha	and Consulting Pty Ltd. Unauthorised use of this document in any form whatsoever is prohibited.	Trinity Engineering and Consulting Pty Ltd 21-23 Sheridan Street Ph: (07) 4040 7111 Cain www.trinityengineering.com.au Email: admin@trinityengine	PO Box 7963 ns QLD 4870 pering.com.au	JOB No. 1520	

PRELIMINARY ONLY

UREDI PTY LTD

CONNELLY ROAD DRIVEWAY ACCESS ROAD CROSS SECTIONS

SHEET 2 OF 2

Scale (A1 size)	
1:100	



9 10m	© Trinity Engineering and Consulting Pty Ltd ABN 78 610 181 130	Trinity Engineering	Client Project
SIZE)	This document is and shall remain the property of Trinity Engineering	and Consulting	Title
0122)	and Consulting Pty Ltd. Unauthorised use of this document in any form whatsoever is prohibited.	Trinity Engineering and Consulting Pty Ltd21-23 Sheridan Street PO Box 7963Ph: (07) 4040 7111Cairns QLD 4870www.trinityengineering.com.auEmail: admin@trinityengineering.com.au	JOB No. 1520

PRELIMINARY ONLY

UREDI PTY LTD

CONNELLY ROAD DRIVEWAY

HOUSE PAD ARRANGEMENT

Scale (A1 size) 1:200

MAY 21

Drawing No. SKETCH 004

Revision Α





TEC External References: TEC-TITLE-SKETCH-A1_b.dwg; 1520-X-DESIGN.dwg; 1520-X-SURVEY.dwg; globe.ecw;



27 NR72

TURNAROUND/CARPARKING TO BE FINALISED ON DETAILED DESIGN



PRELIMINARY ONLY

UREDI PTY LTD

CONNELLY ROAD DRIVEWAY

HOUSE PAD ARRANGEMENT

1520

21-23 Sheridan Street | PO Box 7963 JOB No.

Email: admin@trinityengineering.com.au

Cairns QLD 4870

Trinity Engineering and Consulting Pty Ltd

Ph: (07) 4040 7111

www.trinityengineering.com.au

21/10/2021

Drawing No. SKETCH 1520-5

С

ATTACHMENT 2 – FULL PLANNING CODE ASSESSMENT



6.2.10 Rural zone code

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	For self-assessable and assessable development						
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	 AO1.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height. AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height. 	Complies. The finished floor level of the western part of the house is located at RL 70.150 and the eastern part at RL 67.000. The building height (from floor level to the top of the roof) of the western part of the house is 6.175m and the eastern part of the house is 6.85m.					
Setbacks	Setbacks						
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	 AO2 Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries. 	Complies. The location of the proposed dwelling achieves the required setbacks and is siting approximately 140m to the eastern side, 160m from front, 250m from western side and 380m from rear boundaries.					
PO3 Buildings/structures are designed to maintain the rural character of the area.	AO3 White and shining metallic finishes are avoided on external surfaces of buildings.	Complies. The dwelling exterior is to be constructed with surface materials and colours that blend with the colour and hues of the surrounding vegetation and landscape and maybe conditioned to comply with these requirements.					



Douglas Shire Planning Scheme 2018 Version 1.0 Part 6: Zones Code Compliance Table – 6.2.10 Rural zone code Page 1 of 4



Performance outcomes	Acceptable outcomes	Applicant response		
For assessable development				
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	AO4 Uses identified in Table 6.2.10.3.b are not established in the Rural zone.	Complies. The use (Dwelling House) is a consistent use within the Rural zone.		



Douglas Shire Planning Scheme 2018 Version 1.0 Part 6: Zones Code Compliance Table – 6.2.10 Rural zone code Page 2 of 4



Performance outcomes	Acceptable outcomes	Applicant response
 PO5 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. 	AO5 No acceptable outcomes are prescribed.	Complies . The use (Dwelling House) is a consistent use within the Rural zone.
PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	AO6 No acceptable outcomes are prescribed.	Complies. The proposed development is not considered to significantly impact the relevant environmental values present on the subject premises (as discussed in other sections of the planning report).
PO7 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.	AO7 No acceptable outcomes are prescribed.	N/A. The proposed development does not involve Reconfiguring of a Lot.





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.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 6: Zones Code Compliance Table – 6.2.10 Rural zone code Page 4 of 4

DOUGLAS SHIRE PLANNING SCHEME

8.2.1 Acid sulfate soils overlay code

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		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	 AO1.1 No excavation or filling occurs on the site. or 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. 	Complies . No excavation or fill will be undertaken within the mapped extent of the Acid sulfate soils overlay on the premises.
PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	 AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (i) actual acid sulfate soils being moved below the water table; (ii) previously saturated acid sulfate soils being aerated. 	Complies . No excavation or fill will be undertaken within the mapped extent of the Acid sulfate soils overlay on the premises.

DOUGLAS SHIRE

Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.1 Acid sulfate soils overlay code Page 1 of 3



Performance outcomes	Acceptable outcomes	Applicant response
	 AO2.2 The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (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. 	
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	AO3 No acceptable outcomes are prescribed.	Complies . No excavation or fill will be undertaken within the mapped extent of the Acid sulfate soils overlay on the premises



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.1 Acid sulfate soils overlay code Page 2 of 3



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





Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.1 Acid sulfate soils overlay code Page 3 of 3



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;



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8 Overlays Code Compliance Table – 8.2.2. Bushfire hazard overlay code Page 1 of 12



- (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 development		
Compatible development		
PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances. Note - See the end of this code for examples of vulnerable uses.	AO1 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.	N/A. The development does not involve a vulnerable use listed in this code.
PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	AO2 Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	N/A. The development does not involve Emergency Services or uses providing community support services.
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub- category.	N/A. The development does not involve the manufacturing or storage of hazardous materials in bulk.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8 Overlays Code Compliance Table – 8.2.2. Bushfire hazard overlay code Page 2 of 12

DOUGLAS SHIRE PLANNING SCHEME

Performance outcomes	Acceptable outcomes	Applicant response	
Development design and separation from bushfire hazard – reconfiguration of lots			
 PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s). Note - "Urban purposes" and "urban area" are defined in the <i>Sustainable Planning Regulations 2009</i>. 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. 	 AO4.1 No new lots are created within a bushfire hazard subcategory. or AO4.2 Lots are separated from hazardous vegetation by a distance that: (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. 	N/A. The development does not involve reconfiguring a lot.	
PO5 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles. The access is available for both fire fighting and maintenance/defensive works.	 AO5.1 Lot boundaries are separated from hazardous vegetation by a public road which: (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; 	N/A. The development does not involve reconfiguring a lot.	





Performance outcomes	Acceptable outcomes	Applicant response
	 (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.	
 PO6 Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both fire fighting and maintenance/hazard reduction works. 	 AO6 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; 	N/A. The development does not involve reconfiguring a lot.





Performance outcomes	Acceptable outcomes	Applicant response
	 (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
PO7 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.	 A07 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; 	N/A. The development does not involve reconfiguring a lot.





Performance outcomes	Acceptable outcomes	Applicant response
	 (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 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	 AO8 The lot layout: (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. Note - For example, developments should avoid finger-like or 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	N/A. The development does not involve reconfiguring a lot.
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.	N/A. The development does not involve reconfiguring a lot.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8 Overlays Code Compliance Table – 8.2.2. Bushfire hazard overlay code Page 6 of 12



Performance outcomes	Acceptable outcomes	Applicant response	
Development design and separation from bushfire hazard – material change of use			
 PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: (a) 10kW/m² where involving a vulnerable use; or (b) 29kW/m² otherwise. The radiant heat flux level is achieved by separation unless this is not practically achievable. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959- 2009. 	 AO10 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. 	Complies. It is considered that the proposed development is consistent with the planning intent and purpose of the Bushfire overlay code as the development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard (a dwelling house is not listed as a vulnerable use in the overlay code) and the proposed bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes. The impacts of the development on the natural environment, ecological processes, hillslopes and landslide are discussed at length in relation to the natural areas and hillslopes overlay code. It is considered that any impacts associated with the development on those matters have been appropriately resolved and it is not proposed to aggravate those in response to bushfire risk. As such, no further clearing of vegetation is proposed to separate the proposed development from hazardous vegetation and the associated bushfire risk. This position is consistent with the overlay cod that states that 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.	

DOUGLAS SHIRE

Douglas Shire Planning Scheme 2018 Version 1.0 Part 8 Overlays Code Compliance Table – 8.2.2. Bushfire hazard overlay code Page 7 of 12


Performance outcomes	Acceptable outcomes	Applicant response
		The proposed response is a combination of bushfire risk mitigation measures that avoids and minimises impacts on the natural environment and ecological processes. The treatments have been developed in accordance with the Bushfire Resilient Building Guidance for Queensland Homes and the Australian Standard for the Construction of Buildings in Bushfire Prone Areas - AS3959 – 2009. AS3959. They include the following design and management measures:
		 constructing the building of non- combustible materials such as: fibre cement weatherboard or concrete walls or wall cladding, aluminium shutters and frames, toughened window glass and metal external trimmings; and managing the vegetation surrounding the property to remove ground litter and undergrowth from around trees and shrubs, remove dead limbs and branches from individual trees and shrubs and remove low hanging branches from trees. The proposed measures will greatly improve the safety and resilience of the building should they be subjected to burning debris, radiant heat or flame contact generated from a bushfire.
PO11 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all	AO11 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;	Complies . It is considered that a formed, all weather fire trail is not required for the proposed development given the scale of the development and that the dwelling is readily



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8 Overlays Code Compliance Table – 8.2.2. Bushfire hazard overlay code Page 8 of 12



Performance outcomes	Acceptable outcomes	Applicant response
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	 (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	accessible at all times via the driveway that is free of bushfire hazard.
All development		-
PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	 AO12 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%; 	Complies. The development provides vehicular access that enables safe evacuation for occupants and easy access by firefighting appliances. The dwelling is readily





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. 	accessible at all times via the driveway that is free of bushfire hazard.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8 Overlays Code Compliance Table – 8.2.2. Bushfire hazard overlay code Page 10 of 12



Performance outcomes	Acceptable outcomes	Applicant response
PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	 AO13 A water tank is provided within 10m of each building (other than a class 10 building) which: (a) is either below ground level or of non-flammable construction; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (i) 10,000l for residential buildings Note - A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams. (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage. 	Complies. The onsite water storage tanks will be designed in accordance with the relevant standards contained in the AO, but have a minimum capacity of 10,000 litres of stored water through a combination of a storage tank and swimming pool for supply and firefighting purposes.
PO14 Landscaping does not increase the potential bushfire risk.	AO14 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	Complies. The proposed landscaping will not use species or be designed to increase the potential bushfire risk.





Performance outcomes	Acceptable outcomes	Applicant response
PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	Complies. Please refer to discussion in relation to PO10.

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.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8 Overlays Code Compliance Table – 8.2.2. Bushfire hazard overlay code Page 12 of 12



8.2.4 Flood and storm tide hazard overlay code

8.2.4.1 Application

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

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

8.2.4.2 Purpose

- (1) The purpose of the Flood and storm tide hazard overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
 - (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
 - (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
 - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;





- (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
- (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
- (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
- (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
- (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	 AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses, AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment 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. 	Complies. There are no works associated with the driveway proposed to occur within the within the Flood and Storm tide hazards overlay maps contained in Schedule 2 on the subject premises (the section of existing driveway is located within the overlay mapping).



DOUGLAS SHIRE PLANNING SCHEME

Performance outcomes	Acceptable outcomes	Applicant response
	 AO1.3 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. 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. 	
For assessable development		
PO2 The development is compatible with the level of risk associated with the natural hazard.	 AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre. 	Complies. There are no works associated with the driveway proposed to occur within the within the Flood and Storm tide hazards overlay maps contained in Schedule 2 on the subject premises (the section of existing driveway is located within the overlay mapping).
PO3 Development siting and layout responds to flooding potential and maintains personal safety	 For Material change of use AO3.1 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. or 	Complies. There are no works associated with the driveway proposed to occur within the within the Flood and Storm tide hazards overlay maps contained in Schedule 2 on the subject premises (the section of existing driveway is located within the overlay mapping).





Performance outcomes	Acceptable outcomes	Applicant response
	 AO3.2 The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated. Or AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area. Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings. For Reconfiguring a lot AO3.4 Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site. Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots). Note - Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>building Act 1975</i>. 	

DOUGLAS SHIRE



 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) 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. 	
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	 For Material change of use (Non-residential uses) AO4.2 Non residential buildings and structures allow for the flow through of flood waters on the ground floor. Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area. AO4.3 Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Notes - (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). 	N/A. The development does not involve any non-residential uses.





Performance outcomes	Acceptable outcomes	Applicant response
	(b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	
PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties. Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	 For Operational works AO5.1 Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds). AO5.2 Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain. 	Complies. There are no operational works associated with the driveway proposed to occur within the within the Flood and Storm tide hazards overlay maps contained in Schedule 2 on the subject premises (a section of existing driveway is located within the overlay mapping). Notwithstanding this, the proposed works will not result in an increase in water flow velocity or flood level and do not increase the potential flood damage either on site or on other properties.





Performance outcomes	Acceptable outcomes	Applicant response
	For Material change of use AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report,	
	 prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and (a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site; and 	
	Subject site. For Material change of use and Reconfiguring a lot	
	AO5.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.	
	Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.	
PO6 Development avoids the release of hazardous materials into floodwaters.	For Material change of use AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if	N/A. The development does not involve the manufacturing or storage of hazardous materials.
	discharged in a flood event;	Douglos Shiro Dianning Scheme 2019 Version 1.0





Performance outcomes	Acceptable outcomes	Applicant response
	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 <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.	
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	 A07 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 	Complies. The proposed development involves the establishment of a dwelling house on the subject premises. The 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;



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.4 Flood and storm tide hazard overlay code Page 9 of 13



Performance outcomes	Acceptable outcomes	Applicant response
	(d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	 (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; retains essential site access during a flood event; is able to remain functional even when other infrastructure or services may be compromised in a flood event.	 AO8.1 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 The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the Child Care Act 2002 is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. 	N/A. The development does not involve community infrastructure.

DOUGLAS SHIRE



Performance outcomes	Acceptable outcomes	Applicant response
	 The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant 	
	 The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. 	
	and/or	
	AO8.3 The following uses have direct access to low hazard evacuation routes as defined in	
	 Table 8.2.4.3.c : (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants. 	
	AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and	





Performance outcomes	Acceptable outcomes	Applicant response
	 motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration. 	
	AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	

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

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





Table 8.2.4.3.c - Degree of flood

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

Note: The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan.

Generally safe wading conditions assume even walking surfaces and no obstructions, steps, soft underfoot etc.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.4 Flood and storm tide hazard overlay code Page 13 of 13



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.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.5 Hillslopes overlay code Page 1 of 6



Criteria for assessment

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable development		
PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO1.1 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.	 Complies. Whilst the development is located on parts of the site that are within the Hillslopes constraint sub-category it is considered that he proposed development retains the landscape character and visual amenity quality of hillslopes areas and protects the scenic backdrop to the region. The extent of clearing is limited to a particularly small portion of land on the subject premises (840m²) and the area of hillslopes over the balance of the subject premises (approximately 40Ha) are unaffected and maintain the landscape character and visual amenity quality of hillslopes areas. The proposed development also: Minimises canopy clearing or disturbance is minimised, and retains the majority of significant trees; is located below and does not alter the ridgeline or skyline is to be constructed with surface materials and colours that blend with the colour and hues of the surrounding vegetation and landscape minimises visual impacts by planting screening trees.
		 protects the scenic backdrop to the region The extent of clearing is limited to a particularly small portion of land on the subject premises (840m²) and the area of hillslopes over the balance of the subject premises (approximately 40Ha) are unaffected and maintain the landscape character and visual amenity quality of hillslopes areas. The proposed development also: Minimises canopy clearing or disturbar is minimised, and retains the majority or significant trees; is located below and does not alter the ridgeline or skyline is to be constructed with surface mater and colours that blend with the colour a hues of the surrounding vegetation and landscape minimises visual impacts by planting screening trees.

DOUGLAS SHIRE

Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.5 Hillslopes overlay code Page 2 of 6



Performance outcomes	Acceptable outcomes	Applicant response
		All of the above also further ensure that the landscape character and visual amenity quality of hillslopes areas is maintained in the proposed development.
For assessable development		
PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	 AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) 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 Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction. AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that: (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance. 	 Complies. Whilst the development is located on parts of the site with a gradient in excess of 1 in 6 (the land in the location of the proposes dwelling has gradient between 1 in 4.7 and 1 in 3.) it is considered that he proposed development retains the landscape character and visual amenity quality of hillslopes areas and protects the scenic backdrop to the region. The clearing or disturbance of vegetation is limited to clearing and disturbance that is necessary to contain the proposed development and for the construction of the driveway. Canopy clearing or disturbance is minimised, and the majority of significant trees are retained; and riparian clearing or disturbance is also minimised. The location and design of the development considers the natural contours of the land. The house is split level and is located below and does not alter the ridgeline or sky line. The dwelling exterior is to be constructed with surface materials and colours that blend with

Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.5 Hillslopes overlay code Page 3 of 6





Performance outcomes	Acceptable outcomes	Applicant response
	 AO2.5 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). AO2.6 Development does not alter the sky line. AO2.7 Buildings and structures: (a) are finished predominantly in the following exterior colours or surfaces: (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: (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 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view. 	the colour and hues of the surrounding vegetation and landscape. The driveway follows the natural contours of the land, including existing tracks across the subject premises, minimising the extent of earthworks required. It will be constructed with surface materials that blend with the surrounding environment and provided with stormwater control measures to minimise any erosion. The proposed dwelling will screen the cut batter from view and screening trees are proposed to be planted to provide screening for the dwelling and driveway from the road frontage and properties adjacent.





Performance outcomes	Acceptable outcomes	Applicant response
	 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: (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 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; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions. 	 AO3 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; (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. 	To create a level building platform for the dwelling earthworks involve approximately 1722m3 of cut and fill over an area of 840m2. There will be a 6m high cut batter to the rear of the earthworks area. The cut batter will be two 3m high batters separated by a 2m wide level berm. The cuts will be stabilised and protected against scour and erosion as they will be exposed rock. Landscaping / planting will be provided atop of the berms. Retaining structures are proposed to contain the fill area to accommodate the northern and eastern parts of the building. The height of the structures will follow the contours of the land and will vary but will be no more than 3m in height at their highest. The excavation and filling proposed does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.





Performance outcomes	Acceptable outcomes	Applicant response
Lot reconfiguration		
PO4 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.	 AO4.1 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. 	N/A. The development does not involve reconfiguring a lot.
	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 Development does not alter ridgelines. AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline. 	





8.2.9 Potential landslide hazard overlay code

	8.2.9	9.1	Appl	ication
--	-------	-----	------	---------

Criteria for assessment

Table 8.2.9.20a - Potential landslide hazard overlay code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response	
For self-assessable and assessable development			
PO1 The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through: (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas.	 AO1.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay. or AO1.2 Development is on an existing stable, benched site and requires no further earthworks or AO1.3 A competent person certifies that: (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; (d) any measures identified in a site-specific geotechnical report for stabilising the site or development does not concentrate existing ground water and surface water paths; (f) development does not incorporate on-site waste water disposal. 	Complies. The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises. It is considered that the works do not involve complex engineering solutions. To create a level building platform for the dwelling earthworks involve approximately 1722m ³ of cut and fill over an area of 840m ² are proposed. There will be a 6m high cut batter to the rear of the earthworks area. The cut batter will be two 3m high batters separated by a 2m wide level berm. The cuts will be stabilised and protected against scour and erosion as they will be exposed rock. Retaining structures are proposed to contain the fill area to accommodate the northern and eastern parts of the building. It is proposed that a competent person certifies the works to ensure compliance with the requirements of AO1.3.	



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.9 Potential landslide hazard overlay code Page 1 of 2



Performance outcomes	Acceptable outcomes	Applicant response
	Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre- developed conditions. Consideration for location, velocity, volume and quality should be given	
PO2 The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.	 AO2 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; (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. 	Complies. The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area. Whilst there will be a 6m high cut batter to the rear of the earthworks area (two 3m high batters separated by a 2m wide level berm) it will be screened from view by the proposed dwelling and does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.
Additional requirements for Community infrastrue	cture	
 PO3 Development for community infrastructure: (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties. 	AO3 Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function. Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.	N/A. The development does not involve for community infrastructure.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.9 Potential landslide hazard overlay code Page 2 of 2

DOUGLAS SHIRE PLANNING SCHEME

8.2.7 Natural areas overlay code

8.2.7.1 Application

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 significant	ce	
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values. or	Complies. Whilst the proposed development involves some clearing of vegetation it is not considered to significantly impact the relevant environmental values present on the subject premises, as:
	 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.	 the extent of clearing is limited to a particularly small portion of vegetation on the subject premises (840m2) and the ecological values, functions and processes over the balance of the subject premises (approximately 35Ha of vegetation) are unaffected by the proposed development; the location of the proposed development avoids significant impacts on ecology or fauna as it avoids any areas of endangered, vulnerable or essential wildlife habitat areas present on the subject premises; the vegetation in the area of the proposed development is somewhat degraded, due to the historical use of

Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.7 Natural areas overlay code Page 1 of 6





Performance outcomes	Acceptable outcomes	Applicant response
		 the land (shown in the site photos and described below); and canopy clearing or disturbance is minimised, and the majority of significant tress are retained.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.7 Natural areas overlay code Page 2 of 6



Performance outcomes	Acceptable outcomes	Applicant response
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	 AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site. 	Complies. Refer response to PO / AO1 and the discission in the planning report.
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	 AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. or AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance. 	N/A. The proposed development is not located near a wetland protection area.





Performance outcomes	Acceptable outcomes	Applicant response
PO4 Wetland and wetland buffer areas are maintained, protected and restored.	AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.	N/A. The proposed development is not located near a wetland protection area.
Note – Wetland buffer areas are identified in AO3.1.	AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	
PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	 AO5.1 Development avoids the introduction of non-native pest species. AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity. 	Complies. Any landscaping provided as part of the proposed development will not involve the introduction of non-native pest species.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	 AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and AO6.2 Development within an ecological corridor rehabilitates native vegetation. and AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements. 	Complies. The extent of clearing will be kept to a minimum (area) to facilitate the proposed development and the existing vegetation (and associated matters of environmental significance) over the balance of the site (greater than 25Ha) is unaffected by the proposed development, therefore maintaining the ecological values, functions and processes on the subject premises.

DOUGLAS SHIRE

Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.7 Natural areas overlay code Page 4 of 6



Performance outcomes	Acceptable outcomes	Applicant response
PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	 AO7.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and AO7.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses. 	Complies. The proposed development avoids shading of vegetation as it is located down slope, and is not higher than, existing vegetation in the area. The proposed development (waterway crossing) encroaches within an area of existing riparian vegetation associated with a watercourse on the premises. The crossing is designed and located to minimise disturbance to matters any vegetation and environmental values present.
Waterways in an urban area		
 PO8 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration 	AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	N/A. The proposed development does not involve waterways in an urban area.
Waterways in a non-urban area		
 PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; 	AO9 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	Complies. The proposed development is located within a waterway corridor. The proposed crossing design (bridge) and location ensures that any water quality, hydrological functions, ecological processes, biodiversity values, riparian and in-stream habitat values and connectivity and in-stream



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.7 Natural areas overlay code Page 5 of 6



Performance outcomes	Acceptable outcomes	Applicant response
(e) riparian and in-stream habitat values and connectivity;(f) in-stream migration.		migration values associated with the waterway are maintained.
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.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.7 Natural areas overlay code Page 6 of 6

DOUGLAS SHIRE PLANNING SCHEME

8.2.10 Transport network overlay code

8.2.10.1 Application

Criteria for assessment

Table 8.2.10.3 a - Transport network overlay code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO1.1 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. AO1.2	Complies. The proposed development is compatible with the intended role and function of the transport network for the road to the front of the subject premises (Connolly Road - Unformed Road) and does not compromise the safety and efficiency of the transport network.
	Development does not compromise the safety and efficiency of the transport network.	The dwelling has legal and practicable access to Connolly Road via Lot 40.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.10 Transport network overlay code Page 1 of 3



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.	
PO2 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	 AO2 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. 	N/A. The proposed development does not involve the provision of road infrastructure.
PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	AO3 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.	N/A. The proposed development is not located within a major transport corridor buffer.
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	 AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors. AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available. 	N/A. The proposed development is not located within a major transport corridor buffer.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.10 Transport network overlay code Page 2 of 3



Performance outcomes	Acceptable outcomes	Applicant response
	 AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (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. 	
PO5 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.	AO5 No acceptable outcomes are prescribed.	N/A. The proposed development is not located within a major transport corridor buffer
Pedestrian and cycle network		
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks	 AO6.1 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. 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. 	N/A. The proposed development does not involve the provision of pedestrian and cycle infrastructure.





9.4.1 Access, parking and servicing code

Table 9.4.1.3.a – Access, parking and servicing code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	 AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in 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. 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. 	Complies. The development provides 3 on- site vehicle parking spaces which is more one than the number prescribed in Table 9.4.1.3.b for a Dwelling House (2 spaces). Car parking spaces will be used exclusively for the dwelling and will be freely available for the parking of vehicles at all times.
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	AO2.1 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1;	Complies . Vehicle parking areas are designed and constructed in accordance with the relevant standards.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 9 Development codes Code Compliance Table – 9.4.1 Access, parking and servicing code Page 1 of 5


Performance outcomes	Acceptable outcomes	Applicant response
	(b) AS2890.3; (c) AS2890.6.	
 PO3 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 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 	 Complies. The proposed development utilises an existing access crossover on Lot 40. The driveway follows the natural contours of the land and some existing tracks across the subject premises minimising the extent of earthworks required. The new section of driveway will be 4m wide, approximately 420m in length and includes a bridge structure to cross a waterway on the premises. The driveway has an average grade of 12% (19% at its maximum). Any cut or fill for the driveway will not exceed 1m (maximum 0.802m of fill and 0.912m of cut in one location is proposed). Table drains are included in the design to intercept and direct stormwater runoff. Surface construction materials are consistent with the current character of the area.





Performance outcomes	Acceptable outcomes	Applicant response
	 is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system. 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	N/A. On-site wheelchair accessible car parking spaces are not required to be provided.
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.	N/A. Access for people with disabilities is not required to be provided.
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.	N/A. On-site bicycle parking is not required to be provided.
 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 	 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 	N/A. On-site bicycle parking is not required to be provided.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 9 Development codes Code Compliance Table – 9.4.1 Access, parking and servicing code Page 3 of 5



Performance outcomes	Acceptable outcomes	Applicant response
storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	or using signs from the street. 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 	 AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. 	N/A. The development does not involve the provision of walking and cycle infrastructure.
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 onsite 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. 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. 	Complies. Access driveways, vehicle manoeuvring is designed and constructed in accordance with the relevant standards.
PO10 Sufficient queuing and set down areas are provided	AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand	N/A. The development does not involve uses that require on-site for vehicle queuing areas.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 9 Development codes Code Compliance Table – 9.4.1 Access, parking and servicing code Page 4 of 5



Performance outcomes	Acceptable outcomes	Applicant response
to accommodate the demand generated by the development.	generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	



Douglas Shire Planning Scheme 2018 Version 1.0 Part 9 Development codes Code Compliance Table – 9.4.1 Access, parking and servicing code Page 5 of 5

DOUGLAS SHIRE PLANNING SCHEME

9.3.8 Dwelling house code

Table 9.3.8.3.a – Dwelling house code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
 PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties. 	AO1.1 The secondary dwelling: (a) has a total gross floor area of not more than 80m2, excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	N/A. The development does not involve a secondary dwelling.
PO2 Resident's vehicles are accommodated on- site.	 AO2.1 Development provides a minimum number of onsite 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. The development provides 3 on site car parking spaces.
 PO3 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street. 	AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	Complies. The house responds to the natural contours of the ridge and is split level in design. The building height (from floor level to the top of the roof) of the western part of the house is 6.175m and the eastern part of the house is 6.85m.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 9 Development codes Code Compliance Table – 9.3.8 Dwelling house code Page 1 of 1



9.4.3 Environmental performance code

9.4.3.3 Criteria for assessment

Table 9.4.3.3.a - Environmental performance code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response
Lighting		
PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	 AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting. AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally. AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights. 	Complies. Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses. It is noted that the development that involves flood lighting.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.7 Natural areas overlay code Page 1 of 5



Performance outcomes	Acceptable outcomes	Applicant response
Noise		
PO2 Potential noise generated from the development is avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 - Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	 AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses. AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping. Editor's note - The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided. 	Complies. The development does not involve activities that would cause noise related environmental harm or nuisance.
Airborne particles and other emissions		
PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 –	AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated; or AO3.2	Complies. The development does not involve activities that will result in airborne particles or emissions being generated.





Performance outcomes	Acceptable outcomes	Applicant response
Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the	The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.	
code.	Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.	
	Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion.	
	The Environmental Protection (Air) Policy 2008, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.	
Odours		
PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	 AO4.1 The development does not involve activities that create odorous emissions; or AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses. 	Complies. The development does not involve activities that create odorous emissions.
Waste and recyclable material storage		
PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of	 AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals. AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an 	Complies. The area is serviced by Council's roadside waste bin collection.
the code.	adverse impact on users of the premises and adjacent uses through consideration of:	





Performance outcomes	Acceptable outcomes	Applicant response
	 (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments. Editor's note - the Environmental Protection (Waste Management) Policy 2008 provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided. 	
Sensitive land use activities		
PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.	 AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area; or AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance. 	Complies. The development is located in an rural area that is not expected to be adversely impacted upon by existing land uses, activities and potential development possible in an area.
Stormwater quality		
PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate	AO7.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.	Complies. The development ensures movement of stormwater over the site is not impeded and maintains natural stream flows.



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.7 Natural areas overlay code Page 4 of 5



Performance outcomes	Acceptable outcomes	Applicant response
 quality for downstream environments, with respect to: (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures 	 AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities. AO7.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters. Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994. During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality. 	
Pest plants (for material change of use on vacant la	nd over 1,000m2)	
PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.	AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices; or	Complies. The subject premises is not a vacant land and a pest plant survey is not required.
Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002	AO8.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.	
	Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	



Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.7 Natural areas overlay code Page 5 of 5



9.4.4 Filling and excavation code

9.4.4.1 Criteria for assessment

Table 9.4.4.3.a - Filling and excavation code - for self-assessable and assessable development

Performance outcomes	Acceptable outcomes	
For self-assessable and assessable development	nt	Comment
Filling and excavation - General		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	 AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting. 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.	The excavation and filling proposed does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area. The height of cut is 6m and are two 3m high betters separated by a 2m wide level berm. The cuts will be stabilised and protected against scour and erosion as they will be exposed rock. Retaining structures are proposed to contain the fill area to accommodate the northern and eastern parts of the building. The retaining structures and berm will be capable of supporting mature vegetation. The area of cut will be screened from view by the siting of the proposed dwelling. The excavation and filling is not located near any boundary of the property. It is proposed that a competent person certifies that the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development. All filling and excavation work does not create a



	detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.



Performance outcomes	Acceptable outcomes	
	 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. 	
Visual Impact and Site Stability		
PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	 AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more. AO2.2 Filling and excavation does not occur within 2 metres of the site boundary. 	 Whilst the extent of filling and excavation exceeds 500m² it will be carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised. The area of cut will be screened from view by the siting of the proposed dwelling and the privacy and stability of adjoining properties is not compromised.
Flooding and drainage		



PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	 AO3.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves. AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves. AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths. AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	 Complies. The proposed filling and excavation will ensure that stormwater will be appropriately managed such that it complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual and will not result in the following: ponding of water on a site or adjacent land or road reserves. increase in the flow of water across a site or any other land or road reserves. increase in the volume of water or concentration of water in a watercourse and overland flow paths.
Water quality		
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Complies . The proposed filling and excavation will comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual and will not result in a reduction of the water quality of receiving waters.



Performance outcomes	Acceptable outcomes	
Infrastructure		
P05 Excavation and filling does not impact on Public Utilities.	AO5 Excavation and filling is clear of the zone of influence of public utilities.	Complies . No excavation and filling is proposed within the zone of influence of public utilities.



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	
For self-assessable and assessable development		Comment
Works on a local government road		



PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	 AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual. AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual. AO1.3 	N/A. No works on a local government road are proposed.
	 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 	



Performance outcomes	Acceptable outcomes	
	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.	
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. 	N/A. The development does not involve the provision of accessibility structures.
Water supply		



PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	A03.1 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. On site water storage tank/s are proposed to be provided to service the dwelling house in accordance with the requirements of AO3.2.
	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 with a 50mm ball valve with a camlock fitting and installed and connected prior to	



Performance outcomes	Acceptable outcomes	
	occupation of the house and sited to be visually unobtrusive.	
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 AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental</i> <i>Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act</i> <i>(2002).</i>	Complies. The onsite wastewater treatment and disposal system will be located and designed in accordance with the requirements of AO4.2.
Stormwater quality		



PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	 AO5.1 A connection is provided from the premises to Council's drainage system; or AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design abiastives listed in Table 0.4.5.2 h and Table 	Complies. The proposed development is designed and located to ensure the proposed dwelling is not impacted by or will interfere with any drainage across the premises. It is noted, no Council drainage system exists to the road to front of the site.
	 (b) landscape leatures (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity. 	
	AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	
	AO5.5 Development incorporates stormwater flow	



Performance outcomes	Acceptable outcomes	
	control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.	
	Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994.</i>	
	Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	
Non-tidal artificial waterways		



 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. 	N/A. The development does not involve non-tidal artificial waterways
	 AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments. AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or 	







Performance outcomes	Acceptable outcomes	
	 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 doging and mointenance. 	N/A. The development does not involve non-tidal artificial waterways
Wastewater discharge		



 (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters. (iv) offset impacts on high ecological value waters. (b) if wastewater discharge to waterways; or (c) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to water and ground water. AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the release of nutrients of concern so as to minimise 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; (b) manages wastewater so that: (c) manages wastewater she flocculation on dremoval of 	
---	--







Performance outcomes	Acceptable outcomes		
	 discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method. 		
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. A connection is provided from the premises 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.	



PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	 AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	
Telecommunications		
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. The development will connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.
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.	N/A. Provision for future telecommunications services is not required.
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; 	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	N/A . The road to the frontage of the site (Connolly Road) is constructed to the required standard for the particular class of road (Unformed Road).



Performance outcomes	Acceptable outcomes	
 (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; 	Manual, for the particular class of road, as identified in the road hierarchy.	
(e) emergency vehicles.	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	
	AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Complies. The proposed development is designed to allow for efficient connection to existing infrastructure networks.
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.	N/A. Any public utility mains, services and installations are not required to be altered or repaired as a result of the development.
Construction management		



PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	 AO15 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds. 	Complies. Work will be undertaken in a manner which minimises adverse impacts on vegetation that is to be retained in accordance with the requirements of the AO.
P016 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to State- controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	N/A. Existing infrastructure is not damaged by construction activities.



Performance outcomes	Acceptable outcomes		
For assessable development			
High speed telecommunication infrastructure			
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	N/A. Provision for future telecommunications services is not required.	
Trade waste			
 PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk. 	AO18 No acceptable outcomes are prescribed.	N/A. The development does not involve the storage, collection treatment and disposal of trade waste.	
Fire services in developments accessed by com			
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. 	N/A . The developments are not accessed by common private title.	



PO20 Hydrants are suitable identified so that fire services can locate them at all hours.	AO20 No acceptable outcomes are prescribed.	N/A . The developments are not accessed by common private title.
Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.		



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

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



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	
				Development for urban purposes
80 60	60	40 90	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 (a) Limit peak 100% AEP event discharge within the receiving waterway to the pre-development 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






9.4.6 Landscaping code

9.4.6.1 Criteria for assessment

Table 9.4.6.3.a – Landscaping code –assessable development

Performance outcomes	Acceptable outcomes	
For self-assessable and assessable development	nt	Comment
Landscape design		
 PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: (a) promoting the Shire's character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of 	 AO1 Development provides landscaping: (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping; (c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. Note - Planning scheme policy SC6.7 – Landscaping. Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome. 	Complies. Any landscaping associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.



Performance outcomes	Acceptable outcomes	
 habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety. 		
For assessable development		
PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	 AO2.1 No acceptable outcomes are specified. Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping. AO2.2 Tropical urbanism is incorporated into building design. Note – 'Tropical urbanism' includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building. 	Complies. Any landscaping associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.



PO3 Development provides landscaping that is ,as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.	Complies. Landscaping will be consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.
	AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.	It is noted that existing vegetation over the balance of the premises is proposed to be retained in the proposed development.
	AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.	
	AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	
PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of	AO4 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Complies. Any landscaping (including species) associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.



Performance outcomes	Acceptable outcomes	
the area.		
PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	AO5 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Complies . Any landscaping (including species) associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.
PO6 Landscaped areas are designed in order to allow for efficient maintenance.	AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.	Complies. Any landscaping (including maintenance) associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.
	AO6.2 Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE). Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.	
PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	 AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out. AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	N/A. Podium planting is not provided.
PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	Complies. Any weed and invasive species detected on the premises will be removed.



PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	AO9 No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	N/A.
PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Complies. Any landscaping (including species) associated with the proposed development will comprise of species selected in accordance with Planning scheme policy SC6.7 – Landscaping.