Camelot Close, Cape Tribulation

TOWN PLANNING REPORT

MATERIAL CHANGE OF USE (NATURE-BASED TOURISM, DWELLING HOUSE, SERVICE STATION AND SHOP)

Applicant:
Gdub Holdings Pty Ltd
C/- wildPLAN Pty Ltd

A PROJECT CONTACT DETAILS

Company	wildPLAN Pty Ltd
Representative	Matthew Ward
Title	Senior Planner
Phone	0499 533 727
Address	PO Box 8028, Cairns QLD
Email	matthew@wildplan.com.au
Web	www.wildplan.com.au

B DOCUMENT INFORMATION

Client Name	Gdub Holdings Pty Ltd
Project Reference	WP24 006 WIL
Document Ref.	WP24 006 WIL DA 01

C PLANNING REPORT TEMPLATE VERSION

Version	Revision Date	Revision Description	Planning Act 2016 version	Planning Regulation 2017 version
5.0	18 Jun 2021	Planning Report Template	27 April 2025	3 Feb 2025

D DOCUMENT HISTORY

Version	Execution Date	Description	Preparation	Review
1.0	12 May 2025	Draft	MW	DH

E DOCUMENT AUTHORISATION

Version	Description	Authorised by	Signature	Execution Date
1.0	Authorised for client review	Dominic Hammersley		13 May 2025

CONTENTS

1. SUMMARY

1.1 SITE DETAILS

Site address:	Camelot Close Cape Tribulation QLD 4873
Real property description:	Lot 7 on RP733181
Site area:	20,890 m^2
Existing land use:	Not Applicable (unimproved)

1.2 KEY PARTIES TO DEVELOPMENT APPLICATION

Applicant:	Gdub Holdings Pty Ltd
Owner:	Gdub Holdings Pty Ltd Refer **Schedule 1 – Searches**
Assessment manager:	Douglas Shire Council
Referral Agencies	Nil

1.3 DEVELOPMENT APPLICATION DETAILS

Proposed development:	Mixed use development comprising: • Nature-Based Tourism (forest stay) • Dwelling house • Combined Service station and Shop
Type of approval sought:	Development Permit -Material Change of Use for: • Nature-Based Tourism (forest stay) • Dwelling house • Service station / shop
Related applications	Not Applicable
Level of assessment:	Impact Assessment
Notification required:	Yes
Referral required:	N/A[1]

1.4 STATE PLANNING INSTRUMENT MATTERS

State Matters of Interest	The following matters of State interest are relevant to the site: • Wetland protection area trigger area • Wetland protection area wetland • Regulated vegetation management map

[1] At the time of preparation of the development application documented herein: equal to or less than 100m^3 of earthworks (cut/fill) is proposed within 200 metres of a Wetland Protection Area.

	(Category B extract) Refer **Schedule 2 – SARA DA Map**
Applicable SDAP Codes	N/A
Regional Plan	*Far North Queensland Regional Plan 2009–2031*
Regional Plan Designation	Regional Landscape and Rural Production Area

1.5 LOCAL PLANNING INSTRUMENT MATTERS

Planning Scheme:	*Douglas Shire Planning Scheme 2018*
Amendment:	Version 1
TLPIs:	None Applicable
Zone:	Conservation Zone
Precinct / Local plan:	Precinct 6 – Low impact tourism accommodation precinct of the Cape Tribulation and Daintree Coast Local Plan

Overlays:	• Acid Sulfate Soils (5-20m AHD)
	• Flood and Storm Tide Hazard Overlay:
	  ○ Floodplain Assessment Overlay (Daintree River)
	• Landscape Values Overlay:
	  ○ Medium Landscape Values
	  ○ Scenic Route Buffer
	• Natural Areas Overlay:
	  ○ MSES Regulated Vegetation
	  ○ MSES Wildlife Habitat
	• Transport Overlay:
	  ○ Transport Pedestrian Cycle (Access Road)
	  ○ Transport Road Hierarchy (Sub Arterial Road)

Assessment requirements[2]:	The Assessment Benchmarks of the Planning Scheme, to the extent relevant, including: • Strategic Framework • Conservation Zone Code • Cape Tribulation and Daintree Coast Local Plan • Dwelling House Code • Service Station Code • Access, Parking & Service Code • Vegetation Management Code • Environmental Performance Code • Acid sulphate soils overlay code

[2] The applicability of codes is discussed in the Planning Report (refer Section 6.4).

- Flood and Storm Tide Hazard Overlay Code
- Landscape Values Overlay Code
- Natural Areas Overlay Code
- Transport Network Overlay Code

1.6 APPLICABLE FEES AND CHARGES

The fee for the Development Application is calculated to be **$4,601.00**, pursuant to the Douglas Shire Council Fees and Charges 2024-2025. Refer Table 1-6 for details.

TABLE 1-6 FEES AND CHARGES

Aspect of development	Development Type	Level of assessment	Fee	Parameter	Fee Payable
	Material Change of Use – Development Permit				
Service station	Material change of use	Impact Assessment	Base fee up to 100m² - $1,875.00 Plus additional fee per 100m², or part thereof, up to 2000m² - $392.00	164m²	$2,267.00
Dwelling house		Code Assessment	$358.00	1	$358.00
Nature based tourism (forest stay)		Impact Assessment	Base fee up to 50m² - $1,529.00 Plus additional fee per 100m², or part thereof, up to 2000m² - $447.00	66m²	$1,976.00
TOTAL					**$4,601.00**

2. SITE DETAILS

This development application has regard to land at Camelot Close, Cape Tribulation (refer **Figure 1** and **Figure 2**), which is more accurately known as Lot 7 on RP733181 ('the site').

The site is unimproved and has an area of 2.089 hectares.

The site is understood to contain native vegetation to the extent described in the proposal plans (refer **Schedule 5** and **6**).

The site is located within the Conservation Zone pursuant to the *Douglas Shire Planning Scheme 2018* (refer **Figure 3**). The site is also located within the Low impact tourism accommodation precinct (Precinct 6) of the Cape Tribulation and Daintree Coast Local Plan (refer **Figure 4**).

The area is predominantly characterised by tourism development and infrastructure and National Park.

2.1 LOCATION

TABLE 2-1 SITE LOCATION

Site address:	Camelot Close, Cape Tribulation QLD 4873
Real property description:	Lot 7 on RP733181

FIGURE 1 SITE LOCATION
SOURCE: GOOGLE MAPS 2024

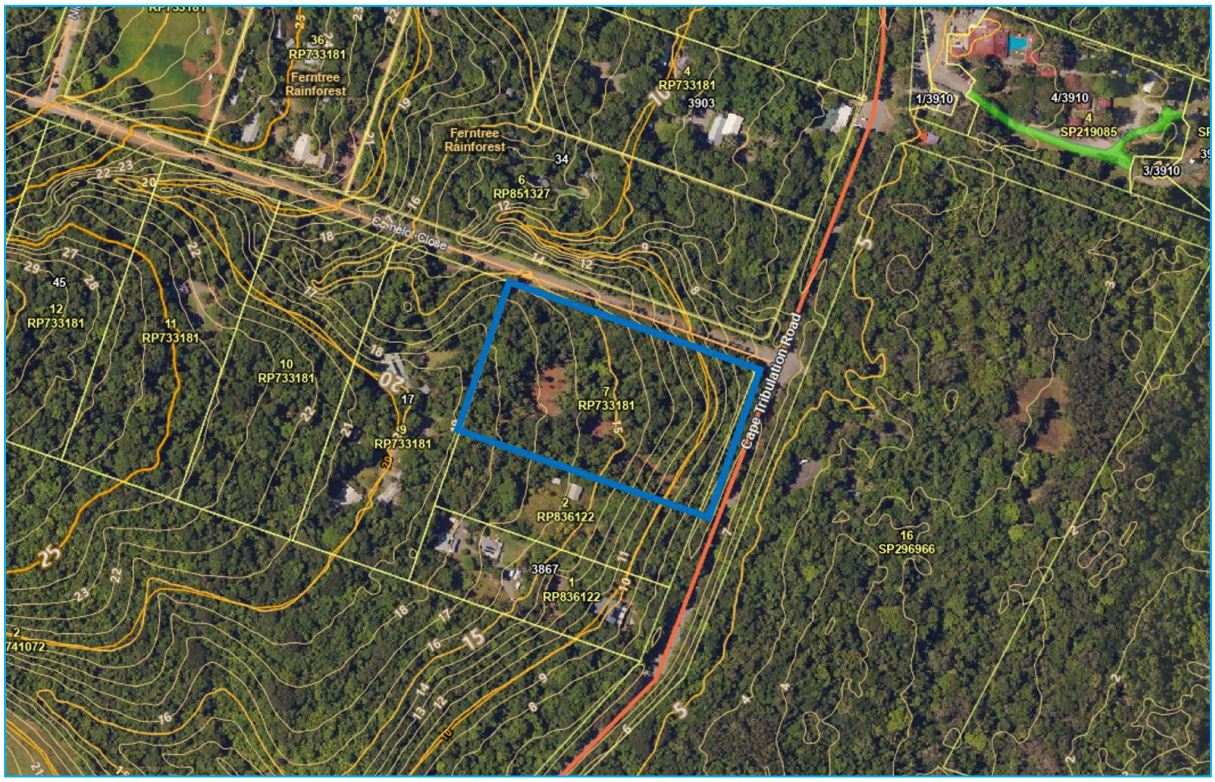


FIGURE 2 **AERIAL IMAGE OF SITE**
SOURCE STATE OF QUEENSLAND, 2024 (VIA QUEENSLAND GLOBE)

FIGURE 3 **ZONING CONTEXT**
SOURCE DOUGLAS SHIRE PLANNING SCHEME 2018

FIGURE 4 **LOCAL PLAN CONTEXT**
SOURCE DOUGLAS SHIRE PLANNING SCHEME 2018

2.2 SITE FEATURES

TABLE 2-2 SITE CHARACTERISTICS AND SUPPORTING INFRASTRUCTURE

Site characteristic	Description
Site area	2.089ha
Existing land use	Not Applicable (unimproved)
Infrastructure	
• **Services**	It is understood that the site is not connected to any reticulated services.
• **Access**	The site has a 109 metre frontage to and gains access from Cape Tribulation Road (sub-arterial road and iconic recreation route[3]). The site also has a 183 metre frontage to Camelot Close
Environment	
• **Topography**	The site has a gentle slope from an elevation of 18 metres on the site's western boundary and graduates down to 8 metres on the site's eastern boundary.
• **Existing vegetation**	The site contains Category B native vegetation. Refer **Schedule 2 - SARA DA Map** The site does not contain flora species listed under the provisions of the NC Act or EPBC Act (refer **Schedule 6**)

[3] Refer Transport Network Overlay mapping.

Site characteristic	Description
• **EMR/CLR**	The site is not identified on the Contaminated Land Register ('CLR'), or the Environmental Management Register ('EMR'). Refer **Schedule 1 - Searches**
Other	
• **Easements**	The site is not burdened nor benefitted by any easements. Refer **Schedule 1 - Searches**

3. PROPOSED DEVELOPMENT

The proposed development will be located on 2.089 ha of freehold land, located just north of Mason's Swimming Hole. The proposed mixed-use development will function primarily as a service station. Secondary uses are also proposed and include a shop, dwelling house and nature-based tourism (forest stay).

The proposed development will be staged as follows:

- Stage 1 – Service station and shop
- Stage 2 – Dwelling house
- Stage 3 – Nature based tourism (forest stay)

The proposal includes the following aspects of development:

1. **Service station —** means the use of premises for—

   (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or

   (b) *a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).*

2. **Shop —** means the use of premises for—

   (a) displaying, selling or hiring goods; or

   (b) providing personal services or betting to the public. Examples of a shop—betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket.

The proposed development has been conceived partly in response to recent natural disasters. In December 2023, Tropical Cyclone Jasper and subsequent flooding devastated Cape Tribulation and the surrounding Daintree region. The damage to vital infrastructure, including the fuel station in Diwan, led to a severe fuel shortage, with only a few days' supply remaining. This shortage severely disrupted daily life, as residents and businesses had to depend on generators due to the lack of mains electricity.

The fuel crisis had a significant impact on the local economy, particularly tourism. Operators, who faced financial strain, were forced to bear the high cost of running generators without incoming visitors post this event.

Douglas Shire Council was further forced to activate disaster management protocols and requested military assistance to deliver essential supplies, inclusive of fuel. ABC News reported that "Tourism operators in Far North Queensland are fighting for survival after a series of natural disasters left them struggling to stay afloat, with fuel and other supplies running out"[4]. Newsport further noted, "The fuel station at Diwan was operating with only a few days' supply, and without fuel deliveries, the community faced further challenges"[5].

When Tropical Cyclone Jasper eventually passed, its aftermath left significant damage to the landscape, triggering numerous severe landslides and compromising the foundations of the sole access route to the most isolated communities, including Cape Tribulation. Douglas Shire Council estimates that over 100 landslips occurred across roads. The road,

[4] How tourist operators in Far North Queensland are fighting for survival after series of disasters," March 2024
[5] Council sends military SOS as situation in Daintree, wider Douglas Shire reaches crisis point," December 2023

which is remote and bordered by a heritage-listed national park and steep cliffs l, sustained substantial damage from multiple landslips. Managing these landslips and other damage was complex, with tension fractures and wet season conditions causing further instability and necessitating intensive monitoring. Between mid-December 2023 and March 2024, access to the roads north of the Daintree River had been limited, with ongoing heavy rain over the wet season delaying necessary repair works. Roads were reopened gradually, with Cape Tribulation finally being accessible to the general public on 27 March 2024[6].

Outside of Cyclone Jasper, it is important to iterate that Cape Tribulation lacks a formal electrical grid, making residents and businesses heavily reliant on alternative energy sources. Most properties utilize solar power systems, often supplemented by diesel or petrol generators to ensure a consistent energy supply, especially during periods of low sunlight or increased demand. This reliance on fuel-powered generators underscores the critical importance of a stable and accessible fuel supply for the community's daily operations and emergency preparedness.

These reports underscore the crucial role of fuel in the region's emergency response and economic survival, highlighting the importance of the proposed service station as a step toward long-term stability.

In response to these challenges, the proposed development, including a new service station and shop, is designed specifically to address the vulnerabilities exposed by Cyclone Jasper. The development aims to provide an additional, reliable and local fuel supply to ensure the community's resilience in future emergencies. For this reason, the service station and shop are intended to be provided during Stage 1 of the development.

The service station and shop have been carefully considered in the context of site, with the preservation of vegetation at the forefront of its design. The proposed design has taken careful consideration of the Cape Tribulation and Daintree Coast Local Plan to ensure the design outcomes are commensurate with the desired outcome of the local plan.

The combined service station and shop includes the following built infrastructure including:

- Associated fuel bowsers. The bowsers will be sited under a minimalistic canopy to protect them from weather. The design will minimise their built form footprint as well as provide a design outcome sympathetic of the natural environs.
- 30,000L fuel storage capacity[7]
- 164m^2 internal commercial space (shop component)
    - Souvenirs, allowing the commercial aspects to tie in with the intent of the Cape Tribulation and Daintree Coast local plan
    - Ancillary office space
    - Kitchen and cooking space
    - Hot food bane
    - Amenities
    - Cold room storage
    - Freezer room storage

[6] Cape Tribulation Road Conditions Fact Sheet dated 25/3/2024 – Douglas Shire Council

[7] Fuel (petrol) is classified as a Class 3 flammable liquid and at 30,000 litres involves the storage of less than 500m3 of chemical storage and does not trigger an Environmentally Relevant Activity (ERA) for the purposes of section 8 of the *Environmental Protection Regulation 2019*.

    - Groceries and dry goods, providing essential goods locals and tourists alike.
- 138m^2 deck and seating area to provide a transition area between outdoor and indoor areas as well as a connection to the rainforest
- Fuel storage
- 8 x carparks, plus an additional long vehicle parking bay
- Loading zone
- Separate entry and exit crossovers to ensure that internal traffic circulation is one-directional maximising safety and traffic flow.
- Onsite wastewater treatment

In addition to the considerations outlined above, the proposed buildings will incorporate a generous 25-metre setback from Cape Tribulation Road (noting that the fuel bowsers will be within this setback). Furthermore, a 10-metre setback will be established along the southern side boundary. These setbacks will not only reduce the need for extensive clearing but also create ample opportunities for lush landscape buffers, enhancing both the aesthetic and environmental quality of the site.

Refer **Schedule 3 – Proposal Plans**.

3. **Dwelling house**
   Dwelling house — means a residential use of premises involving—
   (a) 1 dwelling and any domestic outbuildings associated with the dwelling; or
   (b) 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling

The proposed development will include a two bedroom, two bathroom dwelling house as part of Stage 2 of the project. It has been designed to serve as a residence for the business owner. This dwelling will provide the owner with the opportunity to live on-site, fostering a strong connection between the business and its operations. This living arrangement will also promote a seamless integration of the business into the local community, reinforcing the commitment to sustainable and responsible development in line with local values. The proposed dwelling will be separated from the proposed service station and cabins to maximise privacy and allow for adequate separation between uses. The dwelling house will also include spaces for two cars, as well as a generous 30m^2 verandah.

4. **Nature-based Tourism / Forest Stay**
   'Nature-based Tourism', is defined under the *Planning Regulations 2017* as follows -

   means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—

   (a) an area of environmental, cultural or heritage value; or

   (b) a local ecosystem; or

   (c) the natural environment.

   Examples of nature-based tourism—

   environmentally responsible accommodation facilities including cabins, huts, lodges and tents

'**Forest Stay'** is also identified as a relevant administrative definition: Forest Stay means — *The use of land in a forest setting to provide short term accommodation for tourists and visitors to enable the experience of living in a forest setting. It is a sub-ordinate business to the primary nature conservation objectives of the land and the primary residential*

dwelling on the site. Forest stay does not include short term accommodation or rooming accommodation.

The subject site is located within the Low impact tourism accommodation precinct (Precinct 6) of the Cape Tribulation and Daintree Coast Local Plan. The proposed nature-based tourism use, offers a unique forest stay experience in the heart of the Daintree Rainforest, and is considered to align with the objectives of the local plan.

The proposed use is limited to two single bedroom cabins and prioritizes sustainable development that conserves the region's exceptional natural beauty. By offering immersive experiences within this UNESCO World Heritage-listed environment, the development will attract eco-conscious travellers, while fostering a deeper appreciation for the Daintree's biodiversity and pristine landscapes. The design will emphasize minimal environmental impact, integrating with the natural surroundings to ensure that visitors can enjoy the forest's beauty without compromising its ecological integrity. This initiative not only supports the local economy but also aligns with the region's vision for sustainable tourism, which respects the unique cultural and environmental values of the area.

Key features of the cabins include:

- Segregated living and bedrooms
- 18m^2 carport providing ample onsite carparking
- Self-contained bathroom
- 11m^2 veranda orientated for privacy and for maximum engagement with the surrounding rainforest.

Refer **Schedule 3 – Proposal Plans**.

3.1 DEVELOPMENT SUMMARY

TABLE 3-1 DEVELOPMENT SUMMARY

Material Change of Use (Service Station and Shop) – Stage 1	
Buildings	One (1)
Staging	• **Stage 1**: Service station and shop, including parking, access, crossovers and wastewater systems Refer drawing number 1661- SD-A104 – Staging Plan in **Schedule 3 – Proposal Plans**
Setbacks	**Rear:** >10 metres **Front:** 25 metres (to the shop), 13m to the fuel bowsers (approx.) **Side (north)**: >20 metres **Side (south)**: 10 metres to driveway
Building Height	• All structures will be a maximum of 1 storey
Finished Floor Level	Minimum FFL of 12.0m Australian Height Datum (AHD)
Gross Floor Area	**Total:** 164m^2 (all buildings, including Class 10)
Car Parking	8 x standard parking bays, 1 x long vehicle parking bay, 1 x loading bay
Materials and finishes	**Roof:** Colorbond monument and/or evening haze **Walls:** Painted blockwork *Note – decks and pergola construction to comprise solid timber.*
Material Change of Use (Dwelling House) – Stage 2	

Number of buildings	One (1)
Staging	• **Stage 2 –** Dwelling house (2 bedroom), including associated internal driveways
Building Height (Proposed)	• 1 storey • 2.7m to eaves
Setbacks	**Rear:** >10 metres **Front:** >45 metres **Side (north)**: >20 metres **Side (south)**: >10 metres
Finished Floor Level	Minimum FFL of 17.0m AHD
Gross Floor Area	108m^2
Car Parking	2 x standard parks
Materials and finishes	**Roof:** Colorbond monument and/or evening haze **Walls:** weatherboard cladding *Note – decks to comprise solid timber.*
Material Change of Use (Nature-based Tourism / Forest Stay) – Stage 3	
Accommodation units	Two (2)
Buildings	Two (2)
Staging	• **Stage 3**: Nature based tourism (forest stay), including two cabins and associated internal driveways
Building Height (Proposed)	• 1 storey • 4.042m maximum building height
Setbacks	**Rear:** >10 metres **Front:** >45 metres **Side (north)**: >20 metres **Side (south)**: >10 metres
Finished Floor Level	Minimum FFL of RL 16.0m AHD
Gross Floor Area	**Total:** 66m^2 (33m^2 per cabin)
Car Parking	2 (1 space per unit)
Materials and finishes	**Roof:** Colorbond monument and/or evening haze **Walls:** weatherboard cladding *Note – decks to comprise solid timber.*
Material Change of Use (all aspects)	
Staging	3 stages Refer 1661-DA A104 Staging Plan in **Schedule 3 – Proposal Plans**
Waste-water	The proposed location of the waste-water treatment plant and associated absorption area is located toward the north of the proposed service station and located a minimum of 25 metres from the front boundary.
Water	Rainwater tanks will provide potable and non-potable water to meet the water demands of the proposed development.
Electricity	The proposed development will be supported by on-site solar electricity generation

Access	Separate entry and exit driveways for access to Cape Tribulation Road to current FNQROC standards.
Refuse	A dedicated refuse area is located at the rear of the service station for waste collection and includes a turnaround area for the entry and exit of a refuse collection vehicle in forward gear. The proposed refuse area will be fenced, roofed and will accommodate bulk bins to service the entire development.
Vegetation clearing	The proposed development is located primarily in historically cleared areas on the site. Notwithstanding, select clearing is required to establish a new access and proposed structures.
Total car parking	13 (12 x standard parking spaces and 1 x long vehicle parking bay)

3.2 INFRASTRUCTURE CHARGES

Douglas Shire Council levies infrastructure charges under its *Infrastructure Charges Resolution (No.2) 2021* ('the Resolution'), which came into effect 1 March 2021.

Infrastructure Charges are identified in Schedule 1 of the Resolution.

The Infrastructure Charge rates relevant to the proposed development are as follows:

- Stage 1 – Service station and shop
  - $25,849.70 ($49,993.08 base charge less $24,143.38 credit)
- Stage 2 – Dwelling house (2 bedroom)
  - $19,832.67
- Stage 3 – Nature based tourism (forest stay)[8]
  - $12,786.66

In accordance with section 120 of the Planning Act, a Credit will apply if:

- there is an existing, lawful use already taking place on the relevant premises;
- a use that was previously, but is no longer, taking place on the premises was lawful at the time the use was carried out; or
- other development on the premises may be lawfully carried out without the need for a further development permit.

The Infrastructure Charges and credits applicable to the proposed development are identified in **Table 3-3** (Phase 1) **and Table 3-4** (Phase 2).

[8] The Douglas Shire Council Infrastructure Charges Resolution does not have a prescribed charge for a nature based tourism use. As such, the adopted charge for a Tourist park – cabins has been applied.

TABLE 3-3 PHASE 1 INFRASTRUCTURE CHARGES ESTIMATE

ADOPTED INFRASTRUCTURE CHARGE						
EXISTING LAND USE						
Category	**Use**			**Quantity**	**Charge**	**Discount Applied**
Residential	Dwelling house (including Domestic outbuildings and secondary dwelling)	Use Charge	$24,143.38 per 3 or more bedroom dwelling	1	$24,143.38	$8,450.18[9]
				Existing Credit	**$24,143.38**	
ADOPTED INFRASTRUCTURE CHARGE						
PROPOSED LAND USE – STAGE 1						
Category	**Use**			**Quantity**	**Charge**	
Commercial (retail)	Service station (fuel pumps)	Use Charge Stormwater Charge	Nil charge	1	Nil charge	Nil charge
	Service station (shop component)	Use Charge Stormwater Charge	$165.54 per m^2 GFA[10] Nil	302m^2 NA	$49,993.08	$19,997.23[11]
PROPOSED LAND USE – STAGE 2						
Residential	Dwelling house (including Domestic outbuildings and secondary dwelling)	Use Charge	$19,832.67 per 2 bedroom dwelling	1	$19,832.67	$6,941.43[1]

[9] Pursuant to section 4.1d. of the Resolution: 35% discount applied due to no waste-water connection and further 30% discount applied for residential development where there is no water supply.

[10] GFA also includes areas available for patronage, whether enclosed within a building or not, i.e., outdoor beer garden, terraced function area.

[11] Pursuant to section 4.1d. of the Resolution: 35% discount applied due to no waste-water connection and further 25% discount applied for non-residential development where there is no water supply

ADOPTED INFRASTRUCTURE CHARGE						
PROPOSED LAND USE – STAGE 3						
Accommodation (short term)	Tourist park - cabins	Use Charge Stormwater Charge	$6,393.33 per 1 bedroom in a cabin Nil	2 NA	$12,786.66 Nil	$5,114.66[3]
				Proposed Charge	**$32,053.32**	
				Adopted charge (less credit)	**$23,603.14[12]**	

[12] Plus indexation.

4. STATE PLANNING MATTERS

4.1 PLANNING ACT 2016

The current version of the *Planning Act 2016* is **27 April 2025**.

4.2 PLANNING REGULATION 2017

The current version of the *Planning Regulation 2017* ('the Regulation') is **3 February 2025**.

Schedule 10 of the *Planning Regulation 2017* identifies development that is prohibited development.

Table 4-1 provides a checklist against Schedule 10 and identifies that the development the subject of this development application does not include prohibited development.

TABLE 4-1 PROHIBITED DEVELOPMENT IDENTIFIED IN PLANNING REGULATION 2017

Prohibited Development	Prohibition Description (Schedule 10)	Applicable (Y/N)
Brothels	Part 2, Division 1	N
Development in Caboolture West Investigation Area	Part 2A, Division 1	N
Clearing native vegetation other than for a relevant purpose	Part 3, Division	N
Environmentally relevant activities – development in North Stradbroke Island Region	Part 5, Division 1	N
Development interfering with koala habitat in koala priority area and koala habitat area	Part 10, Division 1	N
Noise sensitive place on noise attenuation land	Part 11	N
SEQ regional landscape and rural production area and SEQ rural living area – Reconfiguring a Lot	Part 16, Division 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity) – Residential Care Facility	Part 16, Division 3, Subdivision 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Residential development)	Part 16, Division 5	N
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - Shopping Centre)	Part 16, Division 6, Subdivision 1	N
Wetland Protection Area – operational work in wetland protection area	Part 20, Division 1	N

4.2.1 REFERRALS

Schedule 10 of the Regulation identifies when a development application requires referral to a referral agency. In respect to referrals, the Regulation identifies the:

- Trigger for referral
- Referral agency
- Limitations on referral agency's powers
- Matters the referral agency's assessment must or may be against (as applicable)

- Matters the referral agency's assessment must or may have regard to (as applicable)
- Fee for referral.

Table 4-1 and **Table 4-2** are referral checklists against the requirements of Schedule 9 and Schedule 10 and identifies that the subject development application is not subject to any referrals.

TABLE 4-2 REFERRALS IDENTIFIED IN SCHEDULE 9 OF THE PLANNING REGULATION 2017

Referral Aspect	Referral Requirement (Schedule 9)	Aspect of Development Trigger				Jurisdiction		Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Premises seaward of coastal building line	Part 3, Division 1, Table 1, Item 1				•	•		SDAP	N
Declared fish habitat area	Part 3, Division 1, Table 2, Item 1				•	•		SDAP	N
State transport corridor	Part 3, Division 1, Table 3, Item 1				•	•		SDAP	N
Future State transport corridor	Part 3, Division 1, Table 4, Item 1				•	•		SDAP	N
Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts	Part 3, Division 2, Table 1, Item 1				•		•	Other[13]	N
Particular buildings for residential purposes	Part 3, Division 2, Table 2, Item 1				•		•	Other[14]	N
Design and siting	Part 3, Division 2, Table 3, Item 1				•		•	Other[15]	N
Fire safety in particular budget accommodation buildings	Part 3, Division 2, Table 4, Item 1				•		•	Other[16]	N
Higher risk personal appearance services	Part 3, Division 2, Table 5, Item 1				•		•	Other[17]	N
Building work for residential services	Part 3, Division 2, Table 6, Item 1				•		•	Other[18]	N

[13] Whether the building or structure will impact on the amenity or aesthetics of the locality, including, for example, whether the building or structure complies with a matter stated in a local instrument that regulates impacts on amenity or aesthetics
[14] Whether the building is suitable for residential purposes
[15] Whether the proposed building or structure complies with the performance criteria or qualitative statement stated in the paragraph
[16] Whether, after the building work is completed, the building will comply with the fire safety standard under the Building Act
[17] Whether the building work complies with the performance criteria stated in the Queensland Development Code, part 5.2 that are relevant to the acceptable solution
[18] Whether, if the building work is carried out, the premises would comply with the Queensland Development Code, part 5.7

Referral Aspect	Referral Requirement (Schedule 9)	Aspect of Development Trigger				Jurisdiction		Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Building work for removal or rebuilding	Part 3, Division 2, Table 7, Item 1				•		•	Other[19]	N
Building work for particular class 1 buildings relating to Material Change of Use	Part 3, Division 2, Table 8, Item 1				•		•	Other[20]	N
Temporary accommodation buildings	Part 3, Division 2, Table 9, Item 1				•		•	Other[21]	N
Building work relating to end of trip facilities for Queensland Development Code, part 4.1	Part 3, Division 2, Table 10, Item 1				•		•	Other[22]	N
Building work for class 1 building on premises with on-site wastewater management system	Part 3, Division 2, Table 11, Item 1				•		•	Other[23]	N
Flood hazard area	Part 3, Division 2, Table 12, Item 1				•		•	Other[24]	N

[19] (a) Whether the local government should require security, of no more than the value of the building work, for the performance of the work (b) If security is required, the amount and form of security that is appropriate for the development
[20] The relevant provisions of a local instrument that would apply for the application if schedule 6, part 2, section 2(2) did not apply for the material change of use
[21] Whether the building work complies with performance criteria 1 of the Queensland Development Code, part 3.3
[22] Whether the building work complies with performance criteria P12 of the Queensland Development Code, part 4.1
[23] Whether the building work complies with the Queensland Plumbing and Wastewater Code, part 1, performance criteria P2
[24] Matters stated in Part 3, Division 2, Table 12, Item 4

TABLE 4-3 REFERRALS IDENTIFIED IN SCHEDULE 10 OF THE PLANNING REGULATION 2017

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Airport Land	Part 1, Division 3, Table 1, Item 1 - Column 2	•	•	•	•		•	Other[25]	N
Clearing native vegetation	Part 1, Division 4, Table 1-3, Item 1 – Column 2	•	•	•		•		16	N[26]
Contaminated land	Part 4, Division 3, Table 1, Item 1 - Column 2		•	•		•		13[27]	N
Environmentally relevant activities	Part 5, Division 4, Table 1, Item 1 - Column 2			•			•	22	N[28]
Fisheries (Aquaculture)	Part 6, Division 1, Subdivision 3, Table 1, Item 1 - Column 2			•		•		17	N
Fisheries (Declared Fish Habitat)	Part 6, Division 2, Subdivision 3, Table 1, Item 1 - Column 2	•				•		12	N
Fisheries (Marine Plants)	Part 6, Division 3, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•		•		11	N
Fisheries (Waterway barrier works)	Part 6, Division 4, Subdivision 3, Table 1, Item 1 - Column 2	•				•		18	N
Hazardous chemical facilities	Part 7, Division 3, Table 1, Item 1 - Column 2			•		•		21	N

[25] The matters the Local Government as referral agency must be against include the impacts of the proposed development, identified by the local government, on land in its local government area, other than airport land.
[26] Each of Lot 12 and Lot 172 is below 5ha in area and is below the threshold for referral.
[27] Where for other than contamination because of unexploded ordnance, the Single Assessment Referral Agency (SARA) will assess contaminated land applications against the criteria in the Regulation.
[28] The proposed waste-water treatment facility and water treatment facility are below the threshold for a concurrence ERA / referral.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Heritage Places (Local heritage places)	Part 8, Division 1, Subdivision 3, Table 1, Item 1 - Column 2				•		•	Other[29]	N
Heritage Places (Queensland heritage place)	Part 8, Division 2, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•	•	•		14	N
Infrastructure-related referrals (Designated premises)	Part 9, Division 1, Table 1, Item 1 - Column 2 (Assessable Development)	•	•	•	•	•		Other[30]	N
Infrastructure-related referrals (Electricity infrastructure)	Part 9, Division 2, Table 1-3, Item 1 – Column 2	•	•	•			•	Other [31]	N
Infrastructure-related referrals (Oil and gas infrastructure)	Part 9, Division 3, Table 1 - 3, Item 1 - Column 2	•	•	•		•		Other [32]	N
Infrastructure-related referrals (State transport infrastructure generally)	Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Column 2	•	•	•		•		6	N
Infrastructure-related referrals (State transport corridors and future State transport corridor)	Part 9, Division 4, Subdivision 2, Table 1-6, Item 1 – Column 2	•	•	•		•		1, 2, 3, 4	N
Infrastructure-related referrals (State-controlled transport tunnels and future State-controlled transport tunnels)	Part 9, Division 4, Subdivision 3, Table 1-3, Item 1 – Column 2	•	•	•		•		5	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 1			•			•	Other [33]	N

[29] For a local heritage place on the local government's local heritage register under the Heritage Act – assessment must be against the code in the *Queensland Heritage Regulation 2015*, schedule 2. For a local heritage place identified in the local government's planning scheme – the assessment must be against the relevant provisions of a local categorising instrument.
[30] The referral agency's assessment must have regard to the designation.
[31] The referral agency's assessment must be against the purposes of the Electricity Act and the Electrical Safety Act.
[32] The referral agency's assessment must be against the purposes of the Petroleum and Gas Act.
[33] The matters Brisbane City Council assessment as referral agency must be against include the impacts of the proposed development, identified by the council, on land in its local government area, other than Brisbane core port land.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 2-11	•	•	•	•	•		1[34], 22, 8, 21, 10, 20, 12	N
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 1, Item 1 – Column 2	•	•	•		•		8	N
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 2, Item 1 – Column 2	•	•	•			•	Other[35]	N
Ports (Land within limits of another port – assessable development)	Part 13, Division 3, Table 1, Item 1 – Column 2	•	•	•			•	Other [36]	N
Ports (Strategic port land)	Part 13, Division 5, Subdivision 3, Table 1, Item 1 – Column 2	•	•	•		•		Other [37]	N
SEQ Development Area (Reconfiguring a lot – referral agency's assessment)	Part 15, Division 1, Table 1, Item 1 – Column 2		•			•		Other [38]	N
SEQ Development Area (Material Change of Use)	Part 15, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other[39]	N
SEQ regional landscape and rural production area and SEQ rural living area (Tourist or sport and recreation activity)	Part 16, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other[40]	N

[34] Where involving development that is inconsistent with Brisbane port LUP for transport reasons the matters the referral agency must be against include 'the transport reasons'.
[35] The referral agency's assessment must be against the safety and operational integrity of the port.
[36] The referral agency's assessment must be against the port authority functions under the Transport Infrastructure Act, Chapter 8, part 3.
[37] The referral agency's assessment must be against the Transport Infrastructure Act, section 287A.
[38] The referral agency's assessment must be against whether the development is consistent with the future planning intent for the area in which the premises are located.
[39] As stated in Part 15, Division 2, Subdivision 3, Table 1, Item 4
[40] As stated in Part 16, Division 2, Subdivision 3, Table 1, Item 4

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
SEQ regional landscape and rural production area and SEQ rural living area (Community activity)	Part 16, Division 3, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other[41]	N
SEQ regional landscape and rural production area and SEQ rural living area (Indoor recreation)	Part 16, Division 4, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other[42]	N
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - biotechnology industry / service station / another urban activity)	Part 16, Division 6, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other[43]	N
SEQ regional landscape and rural production area and SEQ rural living area (Combined uses – community activity / indoor recreation / sport and recreation / tourist activity / urban activity)	Part 16, Division 7, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other[44]	N
Tidal works or work in a coastal management district	Part 17, Division 3, Table 1-6, Item 1 – Column 2	•	•	•		•		7, 8	N
Urban design	Part 18			•		•		24	N
Water related development (Taking or interfering with water)	Part 19, Division 1, Subdivision 3, Table 1, Item 1 – Column 2	•				•		10	N
Water related development (Removing quarry material)	Part 19, Division 2, Subdivision 3, Table 1, Item 1 – Column 2	•				•		15	N

[41] As stated in Part 16, Division 3, Subdivision 4, Table 1, Item 4
[42] As stated in Part 16, Division 4, Subdivision 3, Table 1, Item 4
[43] As stated in Part 16, Division 6, Subdivision 4, Table 1, Item 4
[44] As stated in Part 16, Division 7, Subdivision 3, Table 1, Item 4

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Water related development (Referable dams)	Part 19, Division 3, Subdivision 3, Table 1, Item 1 – Column 2	•				•		20	N
Water related development (Levees)	Part 19, Division 4, Subdivision 3, Table 1, Item 1 – Column 2	•				•		19	N
Wetland Protection Area	Part 20, Division 4, Table 1-2, Item 1 – Column 2	•	•	•		•		9	N[45]

[45] The proposed development is anticipate to involve less than 100m^3 of earthworks within 200 metres of a wetland protection area.

4.3 STATE PLANNING POLICY

The current version of the State Planning Policy (SPP) is **July 2017**.

The local planning instrument referred to in section 5.0 of this Planning Report is identified by the then Minister to appropriately reflect the prior version of the SPP.

4.4 REGIONAL PLAN

The *Far North Queensland Regional Plan 2009 – 2031* ('the Regional Plan') is relevant to the site. The site is located within the Regional Landscape and Rural Production Area pursuant to the Regional Plan.

The Minister has identified that the Planning Scheme, specifically the strategic framework, appropriately advances the Regional Plan, as it applies in the planning scheme area.

5. LOCAL PLANNING MATTERS

The *Douglas Shire Planning Scheme 2018* is the local planning instrument in force within the Douglas Shire local government area.

The current version of the Douglas Shire Planning Scheme is version 1.

5.1 STRATEGIC FRAMEWORK

The site is located within a Tourist node within the Natural Areas / Scenic Values layer of the Strategic Framework.

5.2 ZONE

The site is located in the Conservation Zone.

5.3 LOCAL PLAN

The site is located within Precinct 2 – Low Impact Residential Precinct of the Cape Tribulation and Daintree Coast Local Plan.

5.4 OVERLAYS

The site is subject to the following overlays:

- Acid Sulfate Soils (5-20m AHD)
- Bushfire Hazard Overlay (Potential Impact Buffer)
- Flood and Storm Tide Hazard Overlay (Floodplain Assessment Overlay (Daintree River))
- Landscape Values Overlay (Medium Landscape Values / Scenic Route Buffer)
- Natural Areas Overlay (MSES Regulated Vegetation / MSES Wildlife Habitat)
- Transport Overlay (Transport Pedestrian Cycle (Iconic Recreation Route) / Transport Road Hierarchy (Sub Arterial Road)

5.5 CATEGORIES OF DEVELOPMENT AND ASSESSMENT

The proposed development is subject to Impact Assessment, pursuant to Table 5.6.c of the Planning Scheme.

5.6 CODE COMPLIANCE

Pursuant to Table 5.6.c of the Planning Scheme, the following benchmarks are identified as relevant to the assessment of the proposed development:

- Conservation Zone Code
- Cape Tribulation and Daintree Coast Local Plan Code
- Caretaker's Residence Code
- Acid Sulfate Soils Overlay Code
- Bushfire Hazard Overlay Code
- Flood and Storm Tide Hazard Overlay Code
- Landscape Values Overlay Code

- Natural Areas Overlay Code
- Transport Network Overlay Code
- Environmental Performance Code
- Access, Parking and Servicing Code
- Filling and Excavation Code
- Landscaping Code
- Vegetation Management Code.

An assessment against each of the following key codes is provided in **Schedule 4**:

- Conservation Zone Code
- Cape Tribulation and Daintree Coast Local Plan Code
- Caretaker's Residence Code
- Environmental Performance Code
- Access, Parking and Servicing Code
- Bushfire Hazard Overlay Code
- Flood and Storm Tide Hazard Overlay Code
- Landscape Values Overlay Code
- Natural Areas Overlay Code
- Transport Network Overlay Code.

Summarised responses are provided below for the balance of applicable codes:

- **Acid Sulfate Soils Overlay Code:** The proposed development primarily involves buildings that are located above ground and set on piers and limited to no earthworks are proposed. The site is also noted to only include land above 5m AHD and is therefore at lesser risk of exposing acid sulfate soils through development. Development complies or can comply with the relevant provisions of the Acid Sulfate Soils Overlay Code.
- **Filling and Excavation Code:** The proposed development primarily involves buildings that are located above ground and set on piers and limited to no earthworks are proposed on site. Development complies or can comply with the relevant provisions of the Filling and excavation code.
- **Landscaping Code:** The site contains existing vegetation, which will be retained to the greatest extent practicable and contribute to the landscaping of the site. A 10-metre wide landscaping buffer will be provided to all side and rear boundaries and a 25 metre minimum setback to Cape Tribulation Road for buildings. Development therefore complies with the Landscaping code; including overall outcome (2)(e), which requires that *"As far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment"*.

5.6.1 STRATEGIC FRAMEWORK ASSESSMENT

The proposed mixed-use development supports the strategic vision of the Douglas Shire Planning Scheme by contributing to a more resilient, self-reliant and sustainable local community. The development consists of a service station, shop, dwelling house, and nature-based tourism (forest stay), and is intentionally staged to deliver critical infrastructure upfront, particularly a reliable and local fuel source. This approach directly addresses vulnerabilities in essential services exposed during Tropical Cyclone Jasper. With

strong alignment to the intent of the Cape Tribulation and Daintree Coast Local Plan, the proposal carefully balances economic activation, residential amenity, and environmental protection. It integrates low-impact infrastructure within a disturbed site and promotes both community preparedness and eco-tourism in one of Australia's most environmentally sensitive regions.

5.6.1.1 THEME 1: SETTLEMENT PATTERN

Relevant Elements: 3.4.2 Urban Settlement; 3.4.5 Residential Areas and Activities; 3.4.7 Mitigation of Hazards

The subject site is situated within a designated Tourist Node, within a Natural Areas / Scenic Values area of the Strategic Framework. This designation confirms the strategic intent for this site to support small-scale tourism and service-based activities that cater to visitors and the local community, while maintaining a strong connection to the region's environmental and scenic values. The proposed development, which includes a service station, shop, residence, and nature-based accommodation, is fully aligned with this designation. It strengthens the existing tourism framework by delivering essential infrastructure and visitor amenities in an area already acknowledged as suitable for this scale and type of use.

In line with Element 3.4.2 – Urban Settlement, the proposal avoids urban sprawl and provides a compact, logically placed service node that responds directly to existing shortfalls in infrastructure. The development enhances the area's capacity to serve both residents and tourists while respecting the region's character. The service station and shop are sited and designed to deliver vital fuel and supplies in a region with no electricity grid, enhancing self-sufficiency and liveability without compromising the low-density and natural setting.

5.6.1.2 THEME 2: ENVIRONMENT AND LANDSCAPE VALUES

Relevant Elements: 3.5.3 Biodiversity; 3.5.5 Scenic Amenity

The site's inclusion within a Tourist Node within a Natural Areas / Scenic Values area reinforces the importance of achieving a design that both supports tourism and upholds the area's environmental and visual character. The proposed development achieves this by maintaining generous setbacks, preserving over 130 significant trees, and locating built infrastructure in areas of existing disturbance. The development footprint has been refined to retain as much vegetation as practicable, supported by a vegetation management strategy that includes detailed tree assessments, fauna monitoring during clearing, and landscaping with endemic species to enhance scenic buffers.

In accordance with Element 3.5.5 – Scenic Amenity, the development integrates naturally into the rainforest context, with open-air fuel bowsers, timber deck transitions, and open-sided structures reducing visual impact. The established 25-metre setback from Cape Tribulation Road and the 10-metre side boundary setback ensure visual separation and vegetative screening, maintaining the character of this important scenic route. The Tourist Node designation underscores the importance of tourism-compatible land uses at this site, and the proposal delivers this outcome while preserving the scenic integrity and immersive experience expected by visitors to the Daintree region.

5.6.1.3 THEME 5: ECONOMY

Relevant Elements: 3.8.2 Economic Growth and Diversification

The development clearly advances the objectives of Element 3.8.2 – Economic Growth and Diversification by supporting economic resilience, service delivery, and local tourism in a remote community. The recent impacts of Tropical Cyclone Jasper exposed a significant shortfall in local fuel supply. The Diwan fuel station was left with only a few days' capacity, leaving residents and tourism operators vulnerable, particularly given the region's reliance on fuel-powered generators. By delivering a reliable and accessible fuel supply, this proposal fills a vital infrastructure gap and ensures ongoing support for daily operations and emergency response in future events.

The shop component will provide essential goods to the local community and tourists, contributing to commercial sustainability. Furthermore, the Stage 3 inclusion of nature-based accommodation cabins provides a low-impact eco-tourism offering consistent with the Daintree's global reputation for sustainable tourism. These cabins will immerse guests in the forest experience while protecting ecological values and scenic integrity. Together, the service station, shop, and eco-cabins offer a highly integrated and locally responsive commercial model, contributing to a diversified economy that enhances the viability and attractiveness of Cape Tribulation as a destination and place to live.

5.6.1.4 THEME 6 – INFRASTRUCTURE AND TRANSPORT

Relevant Elements: 3.9.2 Energy; 3.9.3 Water and Waste Management

The proposed development responds directly to infrastructure vulnerabilities identified during Tropical Cyclone Jasper, particularly the community-wide fuel shortage. The region's lack of connection to the mains electricity grid means residents and businesses rely on a mix of solar and fuel-powered generators, underscoring the strategic importance of energy availability.

In accordance with Element 3.9.2 – Energy, the service station and shop proposed under Stage 1 of the development provide a vital, localised fuel supply designed to enhance the energy resilience of Cape Tribulation. This outcome directly supports the strategic vision of improving off-grid energy reliability without compromising the World Heritage and ecological values of the area. The proposal achieves this through low-impact design features, including open-aired bowsers and minimal built form, thereby meeting energy needs while preserving the visual and environmental integrity of the site.

In addition, the development aligns with Element 3.9.3 – Water and Waste Management through the inclusion of an onsite wastewater treatment system that eliminates the need for large-scale reticulated infrastructure. This self-approach supports sustainable land use and ensures the protection of sensitive environmental values within the Daintree rainforest. By avoiding extensive service trenching and minimising soil disturbance, the development safeguards the integrity of surrounding ecosystems and aligns with the planning scheme's emphasis on low-impact infrastructure solutions in remote areas.

Together, these infrastructure responses reflect a conscious and strategic commitment to sustainable development in an environmentally and culturally significant setting, providing essential services to support both community wellbeing and regional economic resilience.

5.6.2 ALTERNATIVE SOLUTIONS

Alternative Solutions provided in respect of Acceptable / Performance Outcomes are detailed in **Table 5-1**.

TABLE 5-1 ALTERNATIVE SOLUTIONS

Acceptable Outcome	Performance Outcome
Conservation Zone Code	
AO1 *Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.* **PO1** *The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses.*	**Complies with Performance outcome.** The subject site is located within the Conservation zone. It is also identified as being within Precinct 6 – Low impact tourism accommodation precinct of the Cape Tribulation and Daintree Coast local plan. The proposed development includes the following uses: • Nature-Based Tourism (forest stay) • Dwelling house • Service station • Shop Table 6.2.3.3.b identifies a service station and shop as inconsistent uses for the zone, therefore a Performance Outcome is sought in relation to these uses only. The proposed service station and shop are not considered to represent the intrusion of an inconsistent use, and the proposed development is otherwise consistent with the overall outcomes of the code including that: • The service station and shop have been proposed in direct response to critical community needs identified during and after Cyclone Jasper, which exposed significant deficiencies in access to essential fuel and food supplies in the region. As outlined in Section 3 of the Planning Report, these facilities are intended to enhance local resilience and support recovery in future disaster events. • The proposal does not adversely impact the site's biological diversity, ecological integrity, or scenic amenity. Supporting documentation—including a *Vegetation Management and Tree Clearing Plan* (**Schedule** 5)and a *Protected Plant Survey Report* (**Schedule 6**)—confirms the site comprises predominantly disturbed vine forest. The area proposed for

Acceptable Outcome	Performance Outcome
	clearing includes a high proportion of non-native fruit trees, garden plants, weeds, and grasses, along with remnants of historical structures and animal enclosures. In accordance with the *Nature Conservation Act 1992*, these areas are not considered to be 'in the wild'. • The proposed nature-based tourism use and dwelling house are low-intensity, site-sensitive uses that align with the intent of the *Low Impact Tourism Accommodation Precinct*. Development complies with PO1 on this basis.
Cape Tribulation and Daintree Coast Local Plan Code	
AO13.1 *Vehicle access is limited to one access per lot and sited in an approved location, clear of any watercourses.* **AO13.2** *Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.* **PO13** *House sites have efficient and safe vehicle access and manoeuvring areas on site, and to the site, to an acceptable standard for the local plan area*	**R13.1 Complies with Performance Outcome** The dwelling house gains access via a single internal driveway**.** It should be noted that the development includes an ingress and egress crossover. This additional crossover is required to facilitate effective traffic management for the service station and shop, and not as a result of the dwelling house. **R13.2 Complies with Performance Outcome** The proposed access will be 4.5m wide. This is required to facilitate effective traffic management for the service station and shop, and not as a result of the dwelling house.
AO14 *Forest stay accommodation:* *(a) is confined to:* *(i) Precinct 2 – Low impact residential precinct;* *(ii) Precinct 5 – Low impact rural and tourism enterprise precinct;* *(iii) Precinct 6 – Low impact tourism accommodation precinct.* *(b) does not occur above the 60 metre contour;* *(c) is located on lots of 10 hectares or greater.* **PO14** *Forest stay accommodation provides a local economic opportunity for permanent residents of those parts of the Shire which are isolated*	**R14 Complies with Performance Outcome.** 'Forest Stay' is defined by the Planning Scheme as follows: *The use of land in a forest setting to provide short term accommodation for tourists and visitors to enable the experience of living in a forest setting. It is a sub-ordinate business to the primary nature conservation objectives of the land and the primary residential dwelling on the site. Forest stay does not include short term accommodation or rooming accommodation.* The proposed forest stay is modest in scale, comprising two single-bedroom cabins. This form of accommodation supports sustainable economic development for the site's permanent

Acceptable Outcome	Performance Outcome
and constrained by a lack of urban services and facilities.	residents by enabling diversification of service offerings. It delivers a low-impact, small-scale tourism experience in a convenient and appropriate location, consistent with the intent of the precinct
AO15.5 *If forest stay accommodation is provided in buildings which are separate from the dwelling:* *(a) the maximum number of separate building/s is determined based on each building containing a minimum of 2 bed spaces each, provided that each building has a maximum area of 50m2 (inclusive of verandahs/patios etc.);* **PO15** *Forest stay accommodation remains ancillary to the primary residential use and the natural values of the land and the use is compatible with the character and amenity of the locality.*	**R15.5 Complies with Performance Outcome** The proposal includes two single-bedroom forest stay cabins, each with a gross floor area of 33m², which are subordinate in both scale and function to the primary 108m² dwelling house. The dwelling house will be delivered as Stage 2 of the development, with the forest stays to follow in Stage 3, reinforcing their ancillary role to the main residential use. The cabins do not include any cooking or laundry facilities, further emphasising their dependence on the primary dwelling and their role as short-stay, low-impact accommodation. The forest stay accommodation represents a small-scale, low-impact addition that will not dominate the site. The cabins are to be located near the centre of the property within an existing cleared area, thereby consolidating the development footprint and minimising the need for further vegetation clearing. Their design and siting are sensitive to the natural values of the land and are compatible with the surrounding character and amenity. The proposal supports the intent of the *Low Impact Tourism Accommodation Precinct* by delivering sustainable tourism opportunities that complement, rather than compromise, the site's primary residential function and environmental setting.
Service Station Code	
AO1 *Convenience retailing does not exceed 100m2 gross floor area.* **AO13.2** *Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.* **PO1** *Retail services for general convenience items:* *(a) are ancillary to the service station use;* *(b) do not compromise the role and function of the region's network of centres.*	**R1 – Complies with Performance Outcome** The proposed service station includes a dual shop use with a combined GFA of 164m2, marginally above the 100m2 GFA prescribed under AO1. This retail component aims to provide essential convenience items such as snacks, beverages, and automotive accessories, catering to the immediate needs of passing motorists and local residents. The retail space is modest in size and scope, ensuring that it supports rather than competes with nearby commercial centres. The development is strategically located to serve the immediate area, addressing the needs of the community and visitors. By focusing on essential convenience items and maintaining a compact retail footprint, the service station and

Acceptable Outcome	Performance Outcome
	shop do not detract from the viability or vitality of established retail centres within the region. This approach aligns with planning principles that seek to support the primary function of designated centres while providing accessible services to the community.
Flood and storm tide hazard overlay code	
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;* **PO1** *Development is located and designed to:* *a) ensure the safety of all persons;* *b) minimise damage to the development and contents of buildings;* *c) provide suitable amenity;* *d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events..*	**R1.1 Performance Solution (Complies)** Development is proposed within the Floodplain Assessment Overlay sub-category and therefore does not comply with AO1.3(a). However, the natural ground level on the site ranges between 18.0mAHD and 8.0m AHD with built infrastructure designed to have a finished floor level (FFL) of not less than 12m AHD (service station). The site is not located within a Medium Storm Tide Hazard Area or High Storm Tide Hazard Area which impacts lower lying areas adjacent the coast at natural ground levels of 4.0m AHD (approx.) and below. The proposed forest stay cabins will be elevated, with a FFL of not less than 16.0m AHD, and the dwelling house with a FFL of 17.0m AHD.
Landscape Values Overlay Code	
AO3.2 *No clearing of native vegetation is undertaken within a Scenic route buffer area.* **PO3** *Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:* *(a) retains visual access to views of the surrounding landscape, the sea and other water bodies;* *(b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors;* *(c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character;* *(d) minimises visual impacts on the setting and views in terms of:* *(e) the scale, height and setback of buildings;*	**Complies with Performance Outcome** The site is within a scenic route buffer and vegetation clearing is proposed to provide vehicle access to the premises. Vegetation exists to the frontage of the site (refer **Figure 2** in the Town Planning Report and **Schedule 3 – Proposal Plans**) and a landscaped buffer (25 metres wide) is proposed adjacent Cape Tribulation Road which will enhance the existing screening provided by vegetation. Therefore, limited vegetation is required to access the site; however, the development is otherwise consistent with the requirements of PO3: (a) retains visual access to views of the surrounding landscape, the sea and other water bodies, to the extent relevant; (b) otherwise retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character;

Acceptable Outcome	Performance Outcome
(f) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; *(g) the scale, extent and visual prominence of advertising devices.*	(d) minimises visual impacts on the setting and views in terms of: • the scale, height and setback of buildings; • the extent of earthworks (which is minimal) and impacts on the landform including the location and configuration of access roads and driveways; • the scale, extent and visual prominence of advertising devices in so much as no advertising devices are proposed at this time. Development complies with PO3 on this basis.
Transport network overlay code	
AO1.3 *Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.* **PO1** *Development supports the road hierarchy for the region.*	**R1.3 Complies with Performance Outcome** The lowest order road is Camelot Close being an access road. However, the proposed development provides via Cape Tribulation Road (sub-arterial). The proposed development supports the regional road hierarchy and is underpinned by a Traffic Impact Assessment. While Camelot Close is a lower-order road, its use for access was deemed unsuitable due to the extent of vegetation clearing that would be required. Instead, access is proposed via Cape Tribulation Road, utilising an existing crossover and avoiding further environmental impacts. Although the development incorporates multiple land uses, all will be serviced via a single access point, minimising the number of crossovers to Cape Tribulation Road and ensuring efficient integration with the existing road network. The development is supported by a Traffic Impact Assessment, refer to **Schedule 7**.
Vegetation Management Code	
Note - AO1.1 – AO1.12 exemptions do not apply to the proposed vegetation clearing. **PO1** *Vegetation is protected to ensure that:* *(a) the character and amenity of the local area is maintained;* *(b) vegetation damage does not result in fragmentation of habitats;* *(c) vegetation damage is undertaken in a sustainable manner;*	**Complies with Performance Outcome** Vegetation is protected to ensure that: (a) the character and amenity of the local area is maintained through limiting vegetation clearing to establishment of vehicle access to the site consistent with FNQROC standards; (b) vegetation damage does not result in fragmentation of habitats in so much as no vegetation clearing is proposed within any mapped wildlife habitat areas;

Acceptable Outcome	Performance Outcome
(d) the Shire's biodiversity and ecological values are maintained and protected; *(e) vegetation of historical, cultural and / or visual significance is retained;* *(f) vegetation is retained for erosion prevention and slope stabilisation.*	(c) vegetation damage is undertaken in a sustainable manner in so much as the majority of vegetation on site is proposed to be protected and enhanced by landscaping using endemic flora and culturally significant flora; (d) the Shire's biodiversity and ecological values are maintained and protected in so much as no clearing within any areas of local or state environmental significance is proposed; (e) vegetation of historical, cultural and / or visual significance is retained to the extent relevant; (f) vegetation will be retained for erosion prevention and slope stabilisation as relevant. Development complies with PO1 on this basis.
Access, parking and servicing code	
AO7.1 *Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.* **PO7** *Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).*	**Complies with Performance Outcome** The proposed development includes buildings with a maximum height of approximately 4.26 metres and is below the canopy height of existing vegetation and in this regard minimises disturbance to matters of state environmental significance
Access, parking and servicing code	
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* **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;*	**Complies with Performance Outcome** The development includes a one-way internal circulation system with two separate driveways connecting to Cape Tribulation Road—an entry-only driveway to the south and an exit-only driveway to the north. This arrangement will be clearly signposted and reinforced with pavement markings. It aligns with Austroads Guide to Road Design Part 12: Integrated Transport Assessments (Section 4.3 – Access to Development), which recommends separate entry and exit points for petrol stations to support unidirectional flow past fuel pumps. This configuration enhances on-site safety and efficiency while minimising disruption to through traffic on Cape Tribulation Road. Access is located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. Refer to **Schedule 7** for further information.

Acceptable Outcome	Performance Outcome
(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; *(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).*	

5.7 KEY ISSUES

5.7.1 CONSISTENCY WITH CONSERVATION ZONE OUTCOMES AND PROTECTION FROM INCONSISTENT USES

The proposed development does not comply with Acceptable Outcome AO1 of the Conservation zone Code.

The subject site is located within the Conservation zone and is also identified as being within Precinct 6 – Low Impact Tourism Accommodation Precinct of the Cape Tribulation and Daintree Coast local plan. The proposed development includes the following uses:

- Nature-Based Tourism (forest stay)
- Dwelling house
- Service station
- Shop

According to Table 6.2.3.3.b, a service station and shop are identified as inconsistent uses for the Conservation zone. Therefore, a Performance Outcome (PO1) is sought in relation to these uses only.

The proposed service station and shop are not considered to represent the intrusion of inconsistent uses, and the proposed development is otherwise consistent with the overall outcomes of the code. The following points support this compliance:

1. **Response to Critical Community Needs**:
    - The service station and shop have been proposed in direct response to critical community needs identified during and after Cyclone Jasper. The cyclone exposed significant deficiencies in access to essential fuel and food supplies in the region. These facilities are intended to enhance local resilience and support recovery in future disaster events, addressing a vital need for the community.
2. **Impact on Biological Diversity, Ecological Integrity, and Scenic Amenity**:
    - The proposal does not adversely impact the site's biological diversity, ecological integrity, or scenic amenity. Supporting documentation, including a Vegetation Management and Tree Clearing Plan (Schedule 5) and a Protected Plant Survey Report (Schedule 6), confirms that the site comprises predominantly disturbed vine forest. The area proposed for clearing includes a high proportion of non-native fruit trees, garden plants, weeds, and grasses, along with remnants of historical structures and animal enclosures. In accordance with the *Nature Conservation Act 1992*, these areas are not considered to be 'in the wild'.
3. **Alignment with Low Impact Tourism Accommodation Precinct Intent**:
    - The proposed nature-based tourism use and dwelling house are low-intensity, site-sensitive uses that align with the intent of the Low Impact Tourism Accommodation Precinct. These uses support sustainable economic development and promote eco-conscious tourism, which is consistent with the precinct's objectives.

4. **Consistency with Conservation Zone Overall Outcomes**:
    - **Biological Diversity and Ecological Integrity**: The development protects and maintains the integrity of biodiversity values and wildlife habitats, ensuring minimal impact on the site's ecological assets.
    - **Scenic Amenity**: The design integrates naturally into the rainforest context, maintaining visual separation and vegetative screening to preserve the site's scenic values.
    - **Recreational and Other Uses**: The development supports low-intensity, nature-based tourism that aligns with the management plans of the controlling authority, avoiding adverse impacts on conservation and scenic values.
    - **Land Use Compatibility**: The proposed uses do not affect the environmental, habitat, conservation, or scenic values of the land or the surrounding area.
    - **Development Constraints**: The development addresses constraints such as bushfire hazard and flooding, ensuring that uses and works are located, designed, and managed to conserve natural features and maintain conservation status.
    - **Infrastructure and Environmental Protection**: The development minimizes soil erosion, landslip, and siltation of watercourses, achieving sound catchment management practices and avoiding modification of riparian areas.

The development complies with PO1 on the basis that the proposed service station and shop address critical community needs, do not adversely impact the site's environmental values, and align with the intent of the Low Impact Tourism Accommodation Precinct. Despite being identified as inconsistent uses in the Conservation zone, the service station and shop are essential for enhancing local resilience and supporting sustainable development in the Cape Tribulation and Daintree Coast region. The proposal aligns with the overall outcomes sought by the Conservation zone code within the Douglas Shire Planning Scheme, ensuring a balanced approach to development that respects and enhances the natural environment.

5.7.2 CONSISTENCY WITH CAPE TRIBULATION AND DAINTREE COAST LOCAL PLAN OUTCOMES AND SUPPORT FOR SUSTAINABLE DEVELOPMENT

The Cape Tribulation and Daintree Coast Local Plan aims to balance sustainable development with the preservation of the region's unique environmental and scenic values. The proposed mixed-use development, which includes a service station, shop, dwelling house, and nature-based tourism (forest stay), aligns with the strategic vision of the local plan by addressing critical community needs, enhancing local resilience, and promoting sustainable economic opportunities. Below is a detailed response against the relevant overall outcomes of the local plan.

1. Efficient and Safe Vehicle Access

- The proposed development includes an ingress and egress crossover to facilitate effective traffic management for the service station and shop, which is essential for the safe and efficient operation of these facilities. This additional crossover is not a result of the dwelling house but is necessary to

ensure efficient traffic flow and safety. The proposed access will be 4.5 meters wide, slightly exceeding the maximum width specified in AO13.2, to accommodate larger vehicles accessing the service station. This design avoids significant vegetation and habitat corridors, aligning with the intent of PO13 to provide safe and efficient vehicle access while minimizing environmental impact. The one-way internal circulation system with separate entry and exit driveways enhances on-site safety and efficiency, meeting the acceptable standard for the local plan area.

2. Local Economic Opportunities

- The proposed forest stay accommodation is located within Precinct 6 – Low Impact Tourism Accommodation Precinct, consistent with the requirements. Although the lot size is less than 10 hectares, the modest scale of the development (two single-bedroom cabins) supports sustainable economic development for the site's permanent residents. This form of accommodation provides a low-impact, small-scale tourism experience in a convenient and appropriate location, consistent with the intent of the precinct. The forest stay accommodation offers local economic opportunities in an isolated area constrained by a lack of urban services and facilities, aligning with PO14.

3. Ancillary and Compatible Uses

- The proposal includes two single-bedroom forest stay cabins, each with a gross floor area of 33m², which are subordinate in both scale and function to the primary 108m² dwelling house. The dwelling house will be delivered as Stage 2 of the development, with the forest stays to follow in Stage 3, reinforcing their ancillary role to the main residential use.
- The cabins do not include any cooking or laundering facilities, further emphasizing their dependence on the primary dwelling and their role as short-stay, low-impact accommodation. The forest stay accommodation represents a small-scale, low-impact addition that will not dominate the site. The cabins are located near the centre of the property within an existing cleared area, thereby consolidating the development footprint and minimizing the need for further vegetation clearing. Their design and siting are sensitive to the natural values of the land and are compatible with the surrounding character and amenity. The proposal supports the intent of the Low Impact Tourism Accommodation Precinct by delivering sustainable tourism opportunities that complement, rather than compromise, the site's primary residential function and environmental setting.

The proposed development complies with the relevant Performance Outcomes of the Cape Tribulation and Daintree Coast Local Plan Code. By addressing critical community needs, ensuring safe and efficient vehicle access, and providing sustainable tourism opportunities, the development aligns with the overall intent of the local plan. The careful design and staging of the project ensure that it supports the region's environmental and scenic values while providing essential infrastructure and services, making it a valuable and forward-thinking initiative for the Cape Tribulation and Daintree Coast community.

5.7.3 CONSISTENCY WITH VEGETATION MANAGEMENT CODE OUTCOMES AND SUSTAINABLE VEGETATION PROTECTION

The Vegetation Management Code within the Douglas Shire Planning Scheme aims to protect and manage vegetation to maintain the character, amenity, and ecological values of the area. The proposed development aligns with these objectives by ensuring that vegetation clearing is minimized and managed sustainably. Below is a detailed response against the relevant overall outcomes of the Vegetation Management Code.

1. Protection of Vegetation

- **Character and Amenity**: The character and amenity of the local area are maintained by limiting vegetation clearing to the establishment of vehicle access to the site, consistent with FNQROC standards.
- **Habitat Fragmentation**: Vegetation damage does not result in fragmentation of habitats, as no vegetation clearing is proposed within any mapped wildlife habitat areas.
- **Sustainable Vegetation Management**: Vegetation damage is undertaken in a sustainable manner, with the majority of vegetation on site being protected and enhanced through landscaping using endemic and culturally significant flora.
- **Biodiversity and Ecological Values**: The Shire's biodiversity and ecological values are maintained and protected, as no clearing within any areas of local or state environmental significance is proposed.
- **Historical, Cultural, and Visual Significance**: Vegetation of historical, cultural, and/or visual significance is retained to the extent relevant.
- **Erosion Prevention and Slope Stabilisation**: Vegetation will be retained for erosion prevention and slope stabilisation as relevant.

2. Safe and Efficient Access

- The development includes a one-way internal circulation system with two separate driveways connecting to Cape Tribulation Road—an entry-only driveway to the south and an exit-only driveway to the north. This arrangement will be clearly signposted and reinforced with pavement markings. It aligns with Austroads Guide to Road Design Part 12: Integrated Transport Assessments (Section 4.3 – Access to Development), which recommends separate entry and exit points for petrol stations to support unidirectional flow past fuel pumps. This configuration enhances on-site safety and efficiency while minimizing disruption to through traffic on Cape Tribulation Road.
- Access is located, designed, and constructed in accordance with:
  - Australian Standard AS2890.1.
  - Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.
- This ensures that access points operate safely and efficiently, accommodate the anticipated type and volume of vehicles, and do not adversely impact traffic, pedestrian movement, existing intersections, on-street parking, or existing services within the road reserve.

The proposed development complies with the relevant Performance Outcomes of the Vegetation Management Code. By protecting and managing vegetation sustainably and ensuring safe and efficient vehicle access, the development aligns with the overall intent

of the code. The careful design and management of the project ensure that it supports the region's environmental and scenic values while providing essential infrastructure and services, making it a valuable and forward-thinking initiative for the Cape Tribulation and Daintree Coast community.

6. CONCLUSION

The Applicant proposes a Material Change of Use for a mixed-use development comprising Service Station, Shop, Dwelling House, and Nature-based Tourism (Forest Stay) on freehold land located at Lot 7 on RP33181, Camelot Close, Cape Tribulation.

This planning assessment demonstrates that the proposed development complies with the relevant assessment benchmarks prescribed by the Douglas Shire Planning Scheme 2018 (Version 4). Where alternative solutions are proposed in lieu of Acceptable Outcomes, the development satisfies the corresponding Performance Outcomes and/or the Purpose and Overall Outcomes of the relevant codes. In areas where strict interpretation of local plan provisions may appear to conflict with the form of development proposed, this assessment identifies that such conflict is minor and is offset by compelling planning merit, as supported by compliance with the State Planning Policy, the Far North Queensland Regional Plan 2009–2031, and the Strategic Framework of the Planning Scheme.

The development directly addresses critical infrastructure vulnerabilities exposed during Tropical Cyclone Jasper, most notably the absence of a reliable fuel supply and dependency on generators due to the lack of an electricity grid. The service station and shop will provide much-needed services for both residents and visitors, enhancing local self-sufficiency and emergency preparedness. The dwelling house provides for on-site management and integration with the local community, and the nature-based tourism component delivers low-impact, eco-sensitive accommodation that aligns with the intent of the Local Plan and advances the regional tourism strategy.

On this basis, the proposed development is considered to be capable of approval in the context of applicable State planning instruments and the Douglas Shire Planning Scheme. More broadly, the proposal supports the purpose of the *Planning Act 2016*, promoting ecologically sustainable development that responds to the needs of the local community while protecting the outstanding environmental and scenic values of Cape Tribulation.

Accordingly, on behalf of the Applicants, we respectfully recommend approval of the development application, subject to reasonable and relevant conditions of approval.

7. SCHEDULES

SCHEDULE 1 SEARCHES

SCHEDULE 2 SARA DA MAPPING

SCHEDULE 3 PROPOSAL PLANS

SCHEDULE 4 PLANNING SCHEME COMPLIANCE

SCHEDULE 5 VEGETATION AND TREE CLEARING PLAN

SCHEDULE 6 PROTECTED PLANTS SURVEY

SCHEDULE 7 TRAFFIC IMPACT ASSESSMENT

SCHEDULE 8 DA FORM 1

SCHEDULE 1

SEARCHES

2018 Douglas Shire Council Planning Scheme Property Report

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

For more information and to determine if the mapping layers are applicable, refer to the 2018 Douglas Shire Council Planning Scheme. This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: 07 4099 9444 or 1800 026 318 or email enquiries@douglas.qld.gov.au.

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

Property Information

Property Address

Lot Plan 7RP733181 (Freehold - 20890m^2)

Selected Property | Easements | Property

Douglas Shire Planning Scheme 2018 version 1.0

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

Zoning	Applicable Zone	More Information
Zoning	Conservation	• View Section 6.2.3 Conservation Zone Code • View Section 6.2.3 Conservation Zone Compliance table • View Section 6.2.3 Conservation Zone Assessment table

Douglas Shire Planning Scheme 2018 version 1.0

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

Local Plans	**Applicable Precinct or Area** Cape Tribulation Precinct 6	**More Information** • View Section 7.2.1 Cape Tribulation and Daintree Coast Local Plan Code • View Section 7.2.1 Cape Tribulation and Daintree Coast Local Plan Compliance table
Acid Sulfate Soils	**Applicable Precinct or Area** Acid Sulfate Soils (5-20m AHD)	**More Information** • View Section 8.2.1 Acid Sulfate Soils Overlay Code • View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
Flood Storm	**Applicable Precinct or Area** Floodplain Assessment Overlay (Daintree River)	**More Information** • View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code • View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
Landscape Values	**Scenic Buffer Area** Scenic route buffer **Landscape Values** Medium Landscape Value	**More Information** • View Section 8.2.6 Landscape Values Overlay Code • View Section 8.2.6 Landscape Values Overlay Compliance table
Natural Areas	**Applicable Precinct or Area** MSES - Wildlife Habitat MSES - Regulated Vegetation	**More Information** • View Section 8.2.7 Natural Areas Overlay Code • View Section 8.2.7 Natural Areas Overlay Compliance table
Transport Pedestrian Cycle	**Applicable Precinct or Area** Iconic Recreation Route	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Road Hierarcy	**Applicable Precinct or Area** Access Road Sub Arterial Road	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone

Conservation

More Information

- View Section 6.2.3 Conservation Zone Code
- View Section 6.2.3 Conservation Zone Compliance table
- View Section 6.2.3 Conservation Zone Assessment table

Selected Property

Property

Zoning

- Centre
- Community Facilities
- Conservation
- Environmental Management
- Industry
- Low Density Residential
- Low-medium Density Residential
- Medium Density Residential
- Recreation and Open Space
- Rural
- Rural Residential
- Special Purpose
- Tourism
- Tourist Accommodation

Local Plans

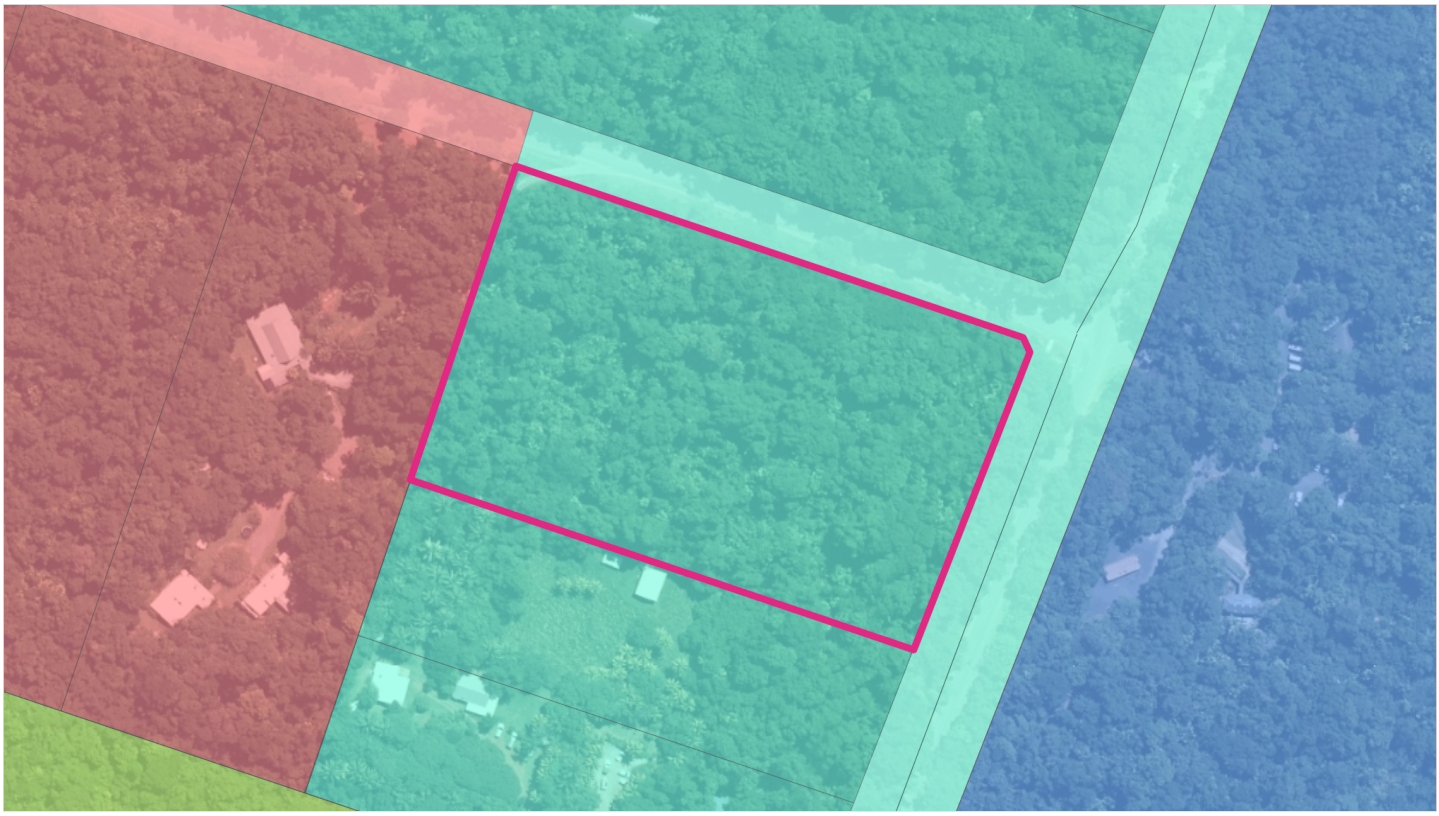
Applicable Precinct or Area

Cape Tribulation

Precinct 6

More Information

- View Section 7.2.1 Cape Tribulation and Daintree Coast Local Plan Code
- View Section 7.2.1 Cape Tribulation and Daintree Coast Local Plan Compliance table



Selected Property

Property

Transport Investigation Corridor

Transport Investigation Corridors

Major Road Connections

Major Road Connections

Major Road Connections (No Arrow)

Major Road Connections

Daintree River to Bloomfield

Daintree River to Bloomfield

Creb Track and Quaid Road

Creb Track

60 metre contour

60 metre contour

Local Plan Boundary

Local Plan Boundary

Local Plan Sub Precincts

1a Town Centre

1b Waterfront North

1c Waterfront South

1d Limited Development

1e Community and Recreation

1f Flagstaff Hill

Local Plan Precincts

Not Part of a Precinct

Precinct 1

Precinct 2

Precinct 3

Precinct 4

Precinct 5

Precinct 6

Precinct 7

Precinct 8

Precinct 9

Live Entertainment Precinct

Live Entertainment Precinct

Indicative Future Open Space

Indicative Future Open Space

Road Reserve Esplanade

Acid Sulfate Soils

Applicable Precinct or Area

Acid Sulfate Soils (5-20m AHD)

More Information

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

Selected Property

Property

Acid Sulfate Soils

Acid Sulfate Soils (< 5m AHD)

Acid Sulfate Soils (5-20m AHD)

all others

Flood Storm

Applicable Precinct or Area

Floodplain Assessment Overlay (Daintree River)

More Information

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

Selected Property | Property | Medium Storm Tide Hazard | High Storm Tide Hazard

100 Year ARI - Mossman Port Douglas and Daintree Flood Studies | Floodplain Assessment Overlay

Landscape Values

Scenic Buffer Area
Scenic route buffer
Landscape Values
Medium Landscape Value

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

Selected Property
Property

Scenic Buffer Area
Gateway
Lookout
Scenic route
Scenic route buffer
View corridor
all others

Landscape Values
Coastal scenery
High landscape values
Medium Landscape Value
all others

Natural Areas

Applicable Precinct or Area

MSES - Wildlife Habitat

MSES - Regulated Vegetation

More Information

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

Selected Property

Property

MSES - Regulated Vegetation (Intersecting a Watercourse)

MSES - High Ecological Value Waters (Watercourse)

MSES - Wildlife Habitat

MSES - Regulated Vegetation

MSES - Protected Area

MSES - Marine Park

MSES - Legally Secured Offset Area

MSES - High Ecological Value Waters (Wetland)

MSES - High Ecological Significance Wetlands

Transport Pedestrian Cycle

Applicable Precinct or Area

Iconic Recreation Route

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Property

Pedestrian and Cycle Network

- District Route
- Principal Route
- Future Principal Route
- Strategic Investigation Route
- Iconic Recreation Route
- all others
- Neighbourhood Route

Transport Road Hierarcy

Applicable Precinct or Area

Access Road

Sub Arterial Road

More Information

- View Section 8.2.10 Transport Network Overlay Code
- View Section 8.2.10 Transport Network Overlay Compliance table

Selected Property

Property

Road Hierarchy

Access Road

Arterial Road

Collector Road

Industrial Road

Major Rural Road

Minor Rural Road

Sub Arterial Road

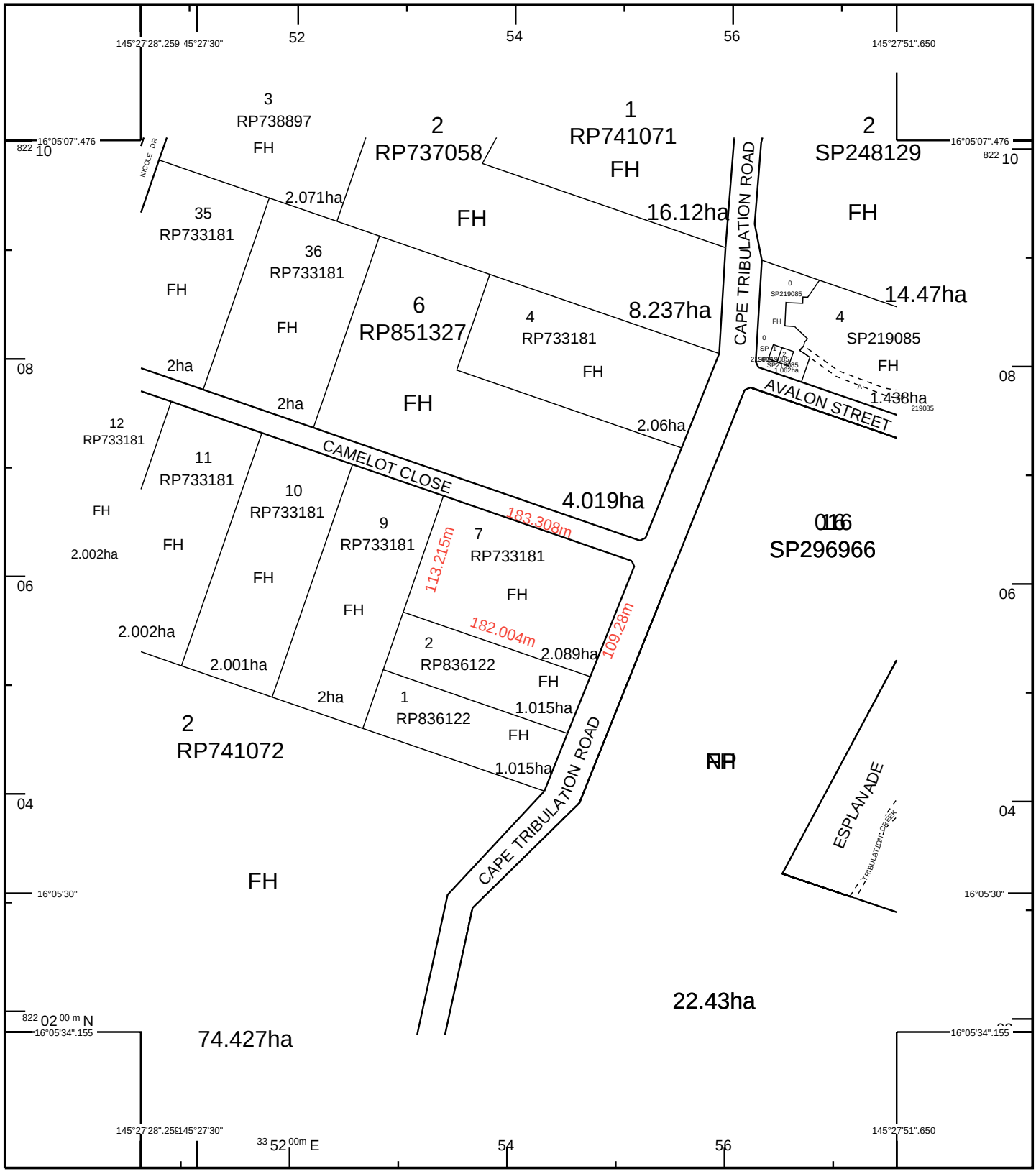
Unformed Road

all others

Major Transport Corridor Buffer Area

Disclaimer

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



STANDARD MAP NUMBER
7965-11242

0 100 200 300 400 500 m

HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 5000

MAP WINDOW POSITION & NEAREST LOCATION

145°27'39".954
16°05'20".815
CAPE TRIBULATION
7.09 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	7/RP733181
Area/Volume	2.089ha
Tenure	FREEHOLD
Local Government	DOUGLAS SHIRE
Locality	CAPE TRIBULATION
Segment/Parcel	8944/20

CLIENT SERVICE STANDARDS

PRINTED 20/02/2024

DCDB 19/02/2024

GDA

SmartMap

An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base

Queensland Government

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**21081035**	**Search Date:**	26/03/2025 11:10
Date Title Created:	29/09/1978	**Request No:**	51341453
Previous Title:	21080068		

ESTATE AND LAND

Estate in Fee Simple

LOT 7 REGISTERED PLAN 733181
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 722887911 17/11/2023

GDUB HOLDINGS PTY LTD A.C.N. 117 633 628 TRUSTEE
UNDER INSTRUMENT 722887911

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21069121 (POR 2)
Deed of Grant No. 21069122 (POR 2)

2. MORTGAGE No 722887912 17/11/2023 at 13:36
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Requested by: D-ENQ GLOBALX

Folding or Mutilating may Lead to Refusal

33181

Of the area 3·845 ha reserved for Road Purposes in Por. 2 Parish of Noah, 0·607 ha may be considered absorbed by the New Road (2-3-14-14^a) shown surveyed hereon but no part of the balance of 3·238 ha remaining is required in Lots 1-14 and 33-36.

K13/137

Surveyor-General
8 · 9 · 78

ESPLANADE — AVALON RD. — NEW TRIBULATION RD. — CAPE CAMELOT CL. — NEW Datum Line

Lots 1-14 & 33-36

Orig. Portion 2

Orig. Grant Vol N1065 Fols 121 & 122

Cancelling Part of Portion 2 on plan Sr 135

County of Solander Town of

Parish of NOAH

Surveyed by P.D. Dennis 13/7/1978

SCALE 1-3000

REGISTERED PLAN 33181

CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

Part of Lot 2 on SR 135

CANCELLATIONS etc
Lot 34 cancelled see new plan 37058

PM FN 33181

Total Area of New Road :- 3·434 ha.

Drawings of Plan must be restricted to the space inside the blue lines

33181

Note:- For details of unmarked lines see survey records

This plan MUST NOT BE FOLDED but may be rolled.

No 48886

I Paul David Dennis of Cairns
Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners or occupiers of the land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Acts, 1867-1960"

P D Dennis
Authorised Surveyor

Made and Signed at CAIRNS this 14TH day of JULY 19 78 before me.

J.P.
Signature of Registrar of Titles or of a Magistrate

Council of the SHIRE of DOUGLAS certifies that all the requirements of this Council, the Local Government Acts of 1936 to 19 and all By-Laws have been complied with and approves this Plan of Subdivision subject to

Dated this 3rd day of August 19 78

A R Andrews
Mayor or Chairman

Shire Clerk

We ROBERT EDWIN PRESCOTT, BEVERLEY JOYCE PRESCOTT as proprietor/s
E & M BRUCE INVESTMENTS PTY. LTD.
of this land, agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor/s ROBERT EDWIN PRESCOTT R E Prescott

BEVERLEY JOYCE PRESCOTT B.J. Prescott

The Common Seal of E & M BRUCE INVESTMENTS PTY. LTD. WAS hereunto affixed by authority of the Board of Directors in the presence of

EVAN FRASER BRUCE

Permanent Governing Director

E & M BRUCE INVESTMENTS PTY. LTD. THE COMMON SEAL OF

Calc. Bk. No. 116/187
Examined 31/8/78 ...ster.D
Passed {11/9/78 ...ster.D / 11/9/78
Charted 10/10/78 ...M.F.S...
Located ...2 Mile - 449 (Back)
...N.P...
28 SEP 1978

Particulars entered in Register Book
Vol. N 1069 Fol. 121 & 122

25 SEP 1978

REGISTRAR OF TITLES
DEP. (NORTHERN DISTRICT)

FOR TITLES OFFICE USE ONLY

Previous Title D/G Vol 1069 & 121 & 122 Por 2 Sr 135
Mortgagee's Consent to dedication of New Road see Ltr 78/009588
Lot 8 see now plan 836122
Lots 5 and 6 See now 851327

E & M Bruce Pty. Ltd.

Plan Sub.	Vol.	Fol.
1	N1081	29
2		30
3		31
4		32
5		33
6		34
7		35
8		36
9		37
10		38
11		39

E & M Bruce Pty. Ltd.

Plan Sub.	Vol.	Fol.
12	N1081	40
13		41
14		42
33		43
34		44
35		45
36		46
36	N1458	170, 171

For Additional Plan & Document Nottings Refer to CISP

18 NEW TITLES
Vol. Fol.

PAID D48379
FEES
$5.00 by R.E. Prescott, 4.9.78 go.

$3.00 RECD
4 SEP 1978 go
Paid Voucher No. D48379

mtges consent by Bank NSW 25/8/78

Lodged by MacDonnells Solicitors Cairns.

Field notes to be lodged.

Fees Payable

7.00	Postal fee and Postage	
76.00	Lodgt. & Exam.	
5.00	Entd. on Docs.	
234.00	New Title	
5.00	Entd. on Deeds	
3.50	Photo Fee	
$330.50	Total	

Short Fees Paid ... A.T. paid 2nd due

Received Registrar of Titles
Journal No. N888505
Receipt No. 22346
AUG 18 12 33 PM '78 RECEIVED TITLES OFFICE

Field Notes. (Plans 33181 & 33182) Filed 31/8/78

REGISTERED PLAN No. 33181

SCHEDULE 2

SARA DA MAPPING

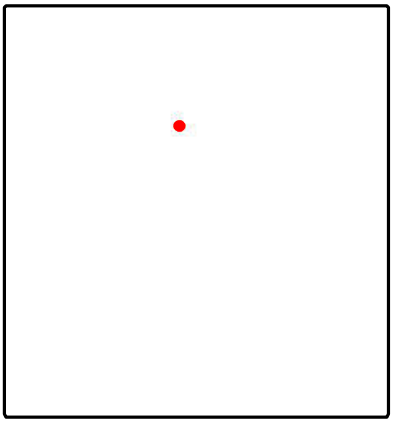
SCHEDULE 2

PLAN

State Assessment and Referral Agency

Date: 15/02/2024

Queensland Government



Matters of Interest for all selected Lot Plans

Wetland protection area trigger area
Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 7RP733181 (Area: 20890 m^2)
Wetland protection area trigger area
Regulated vegetation management map (Category A and B extract)

State Assessment and Referral Agency

Date: 15/02/2024

Queensland Government

Legend

Wetland protection area trigger area

Wetland protection area trigger area

0 30 60 90 120

Metres

State Assessment and Referral Agency

Date: 15/02/2024

Queensland Government

0 30 60 90 120

Metres

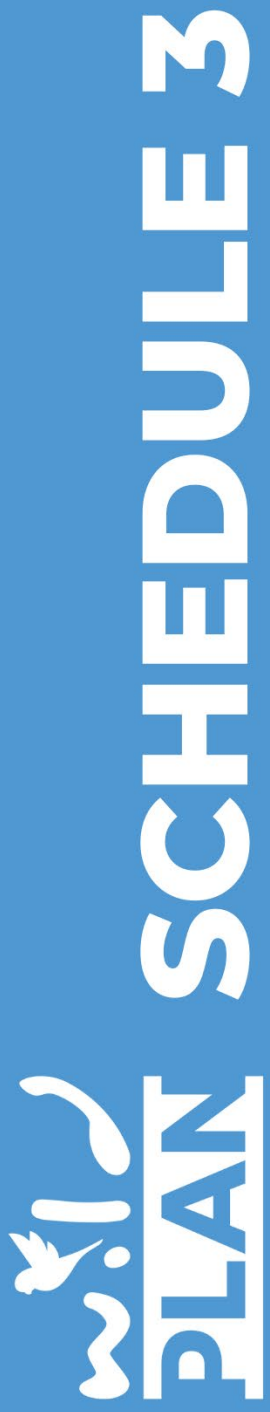
Legend

Regulated vegetation management map (Category A and B extract)

- Category A on the regulated vegetation management map
- Category B on the regulated vegetation management map

SCHEDULE 3

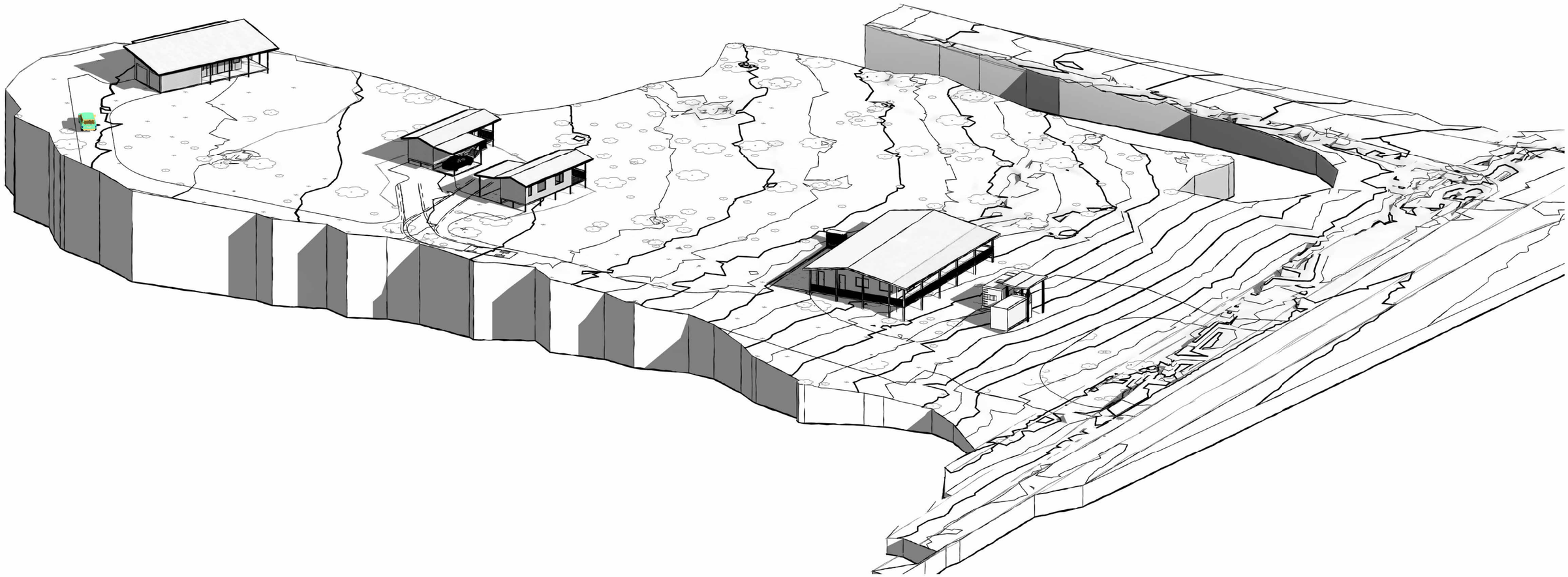
PROPOSAL PLANS



PROPOSED MIXED-USE DEVELOPMENT

LOT 7, CAMELOT CLOSE, CAPE TRIBULATION

DRAWING LIST



AMENDMENTS		DATE
P2	REVISED FOR COMMENT	25/09/24
P3	REVISED	26/09/24
P4	REVISED	26/03/25
P5	DA ISSUE	07/05/25
P6	REVISED DA ISSUE	13/05/25

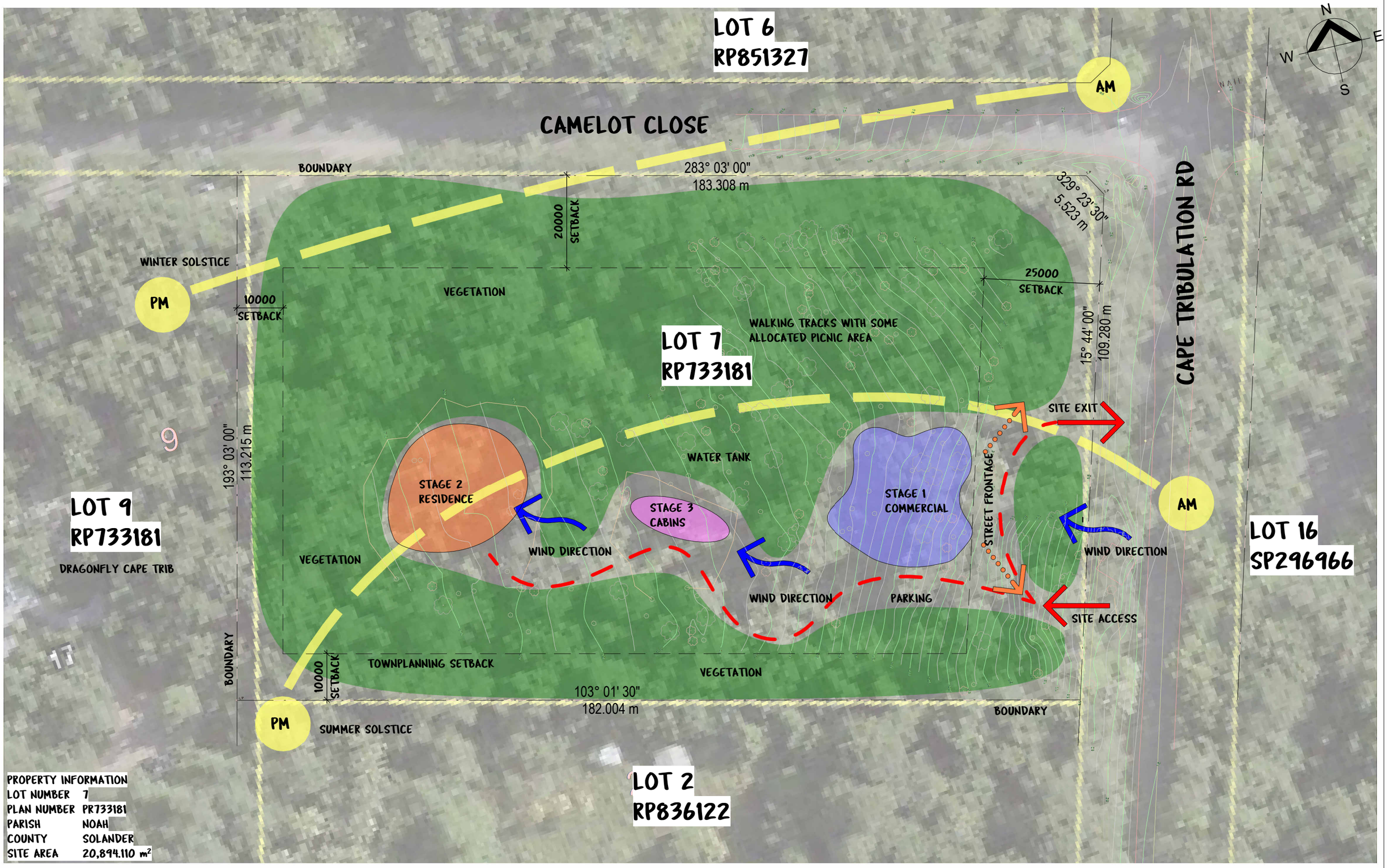
clarke and prince |ARCHITECTS
3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w.www.clarkeandprince.com.au

DRAWN	HBU	SCALE	SIZE A3
APPROVED	SC	DATE	08/15/24

PROJECT **MIXED USE DEVELOPMENT**
LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
FOR **MR. GRAHAM WILLIAMS**

DWG **COVER PAGE**

DWG No. **1661-DA A000** | STAMP PRELIMINARY | ISSUE **P6**



PROPERTY INFORMATION

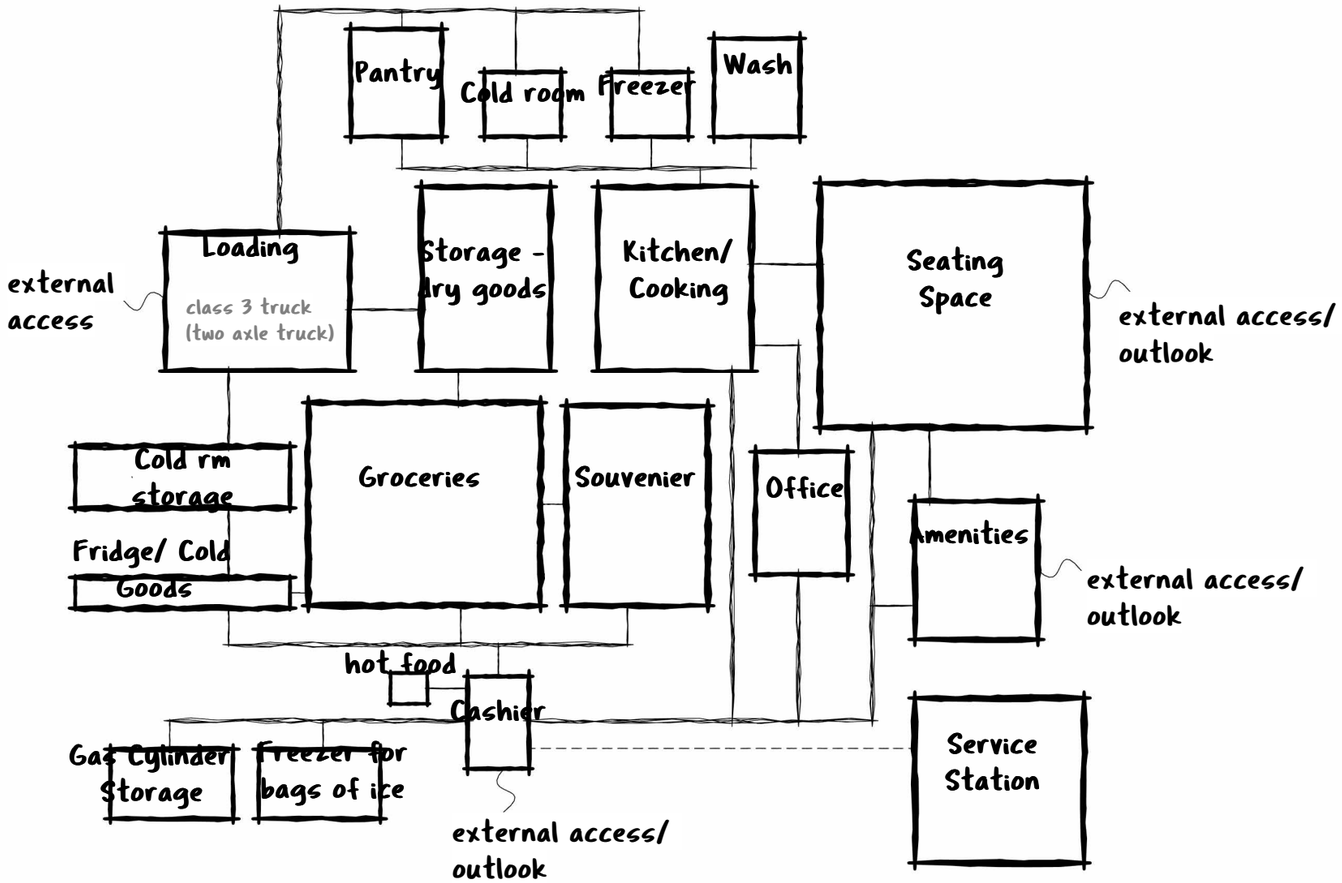
LOT NUMBER	7
PLAN NUMBER	RP733181
PARISH	NOAH
COUNTY	SOLANDER
SITE AREA	20,894.110 m²

AMENDMENTS		DATE
P1	PRELIMINARY	15/08/24
P2	REVISED FOR COMMENT	25/09/24
P3	REVISED	26/03/25
P4	DA ISSUE	07/05/25
P5	REVISED DA ISSUE	13/05/25

clarke and prince |ARCHITECTS
3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w.www.clarkeandprince.com.au

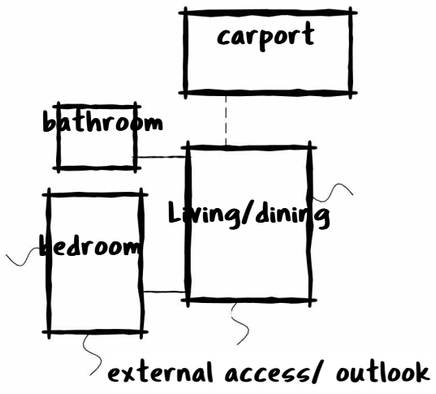
DRAWN	HBU	SCALE 1 : 750	SIZE A3
APPROVED	SC	DATE 07/08/24	

PROJECT **MIXED USE DEVELOPMENT**
LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
FOR **MR. GRAHAM WILLIAMS**
DWG **SITE ANALYSIS**
DWG No. **1661-DA A101** | STAMP PRELIMINARY | ISSUE **P5**



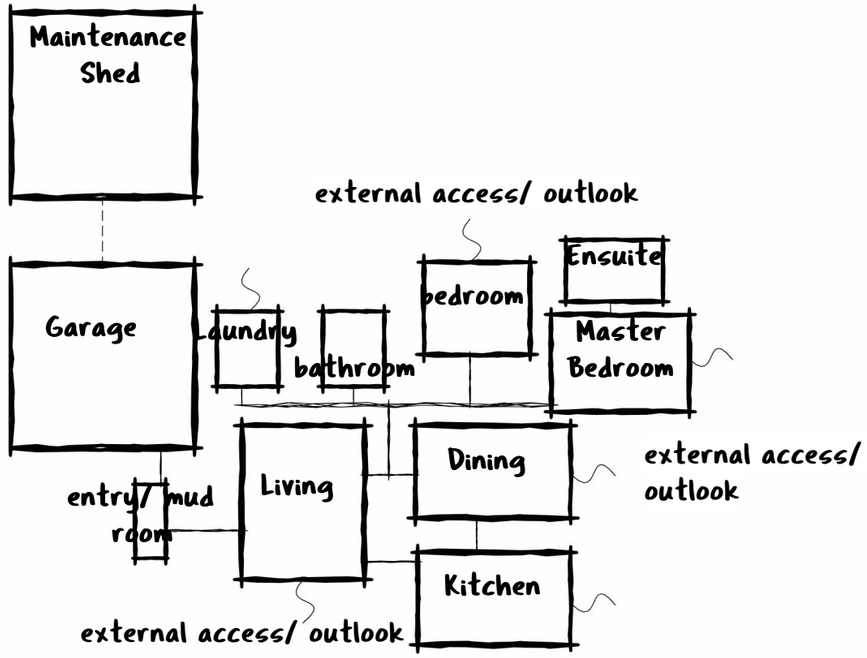
1 A107 Relationship Diagram - COMMERCIAL

SCALE - 1 : 200



3 A108 Relationship Diagram - CABINS

SCALE - 1 : 200



2 A108 Relationship Diagram - RESIDENCE

SCALE - 1 : 200

AMENDMENTS		DATE
P1	PRELIMINARY	15/08/24
P2	REVISED FOR COMMENT	25/09/24
P3	REVISED	26/03/25
P4	DA ISSUE	07/05/25
P5	REVISED DA ISSUE	13/05/25

clarke and prince |ARCHITECTS
3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w.www.clarkeandprince.com.au

DRAWN	HBU	SCALE 1 : 200	SIZE A3
APPROVED	SC	DATE 07/08/24	

PROJECT **MIXED USE DEVELOPMENT**
LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
FOR **MR. GRAHAM WILLIAMS**
DWG **RELATIONSHIP DIAGRAMS**
DWG No. **1661-DA A102** | STAMP PRELIMINARY | ISSUE **P5**

CAMELOT CLOSE

N
W
E
S

20000
SETBACK

LOT 7
RP733181

10000
SETBACK

RESIDENCE

WATER
TANK

CABIN

CABIN

NO TREES
LOCATED

REFUSE

COMMERCIAL

SETBACK

25000
SETBACK

EXIT

PETROL
STATION

WASTE WATER
TREATMENT

SITE
ACCESS

CAPE TRIBULATION RD

8 7 6 5 4 3 2 1
CARPARKS

HEAVY/THICK LANDSCAPING TO
SETBACK

10000
SETBACK

HEAVY/THICK LANDSCAPING TO
SETBACK

PROPERTY INFORMATION

LOT NUMBER	7
PLAN NUMBER	PR733181
PARISH	NOAH
COUNTY	SOLANDER
SITE AREA	20,894.110 m²
SITE COVER	793.971 m²; 4% OF SITE AREA

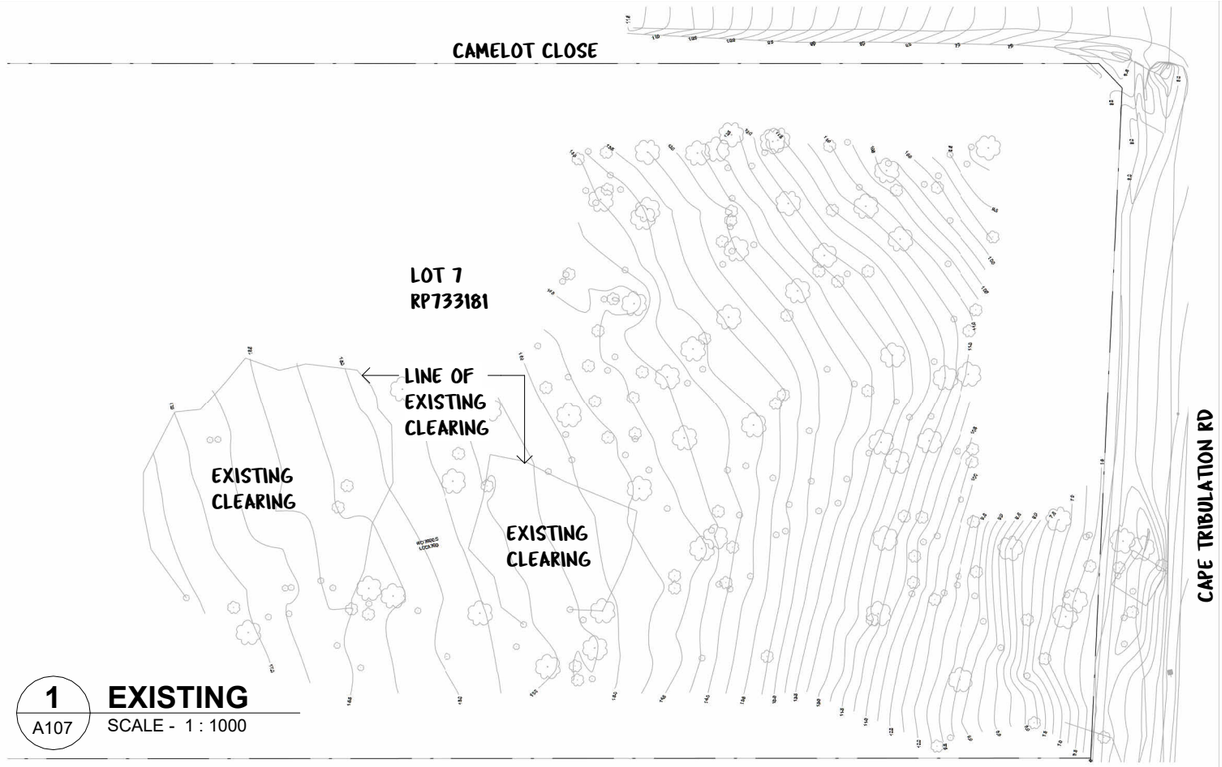
AMENDMENTS		DATE
P2	REVISED FOR COMMENT	25/09/24
P3	REVISED	12/02/25
P4	REVISED	26/03/25
P5	DA ISSUE	07/05/25
P6	REVISED DA ISSUE	13/05/25

DO NOT SCALE DRAWINGS.
USE FIGURED DIMENSIONS ONLY.
DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.

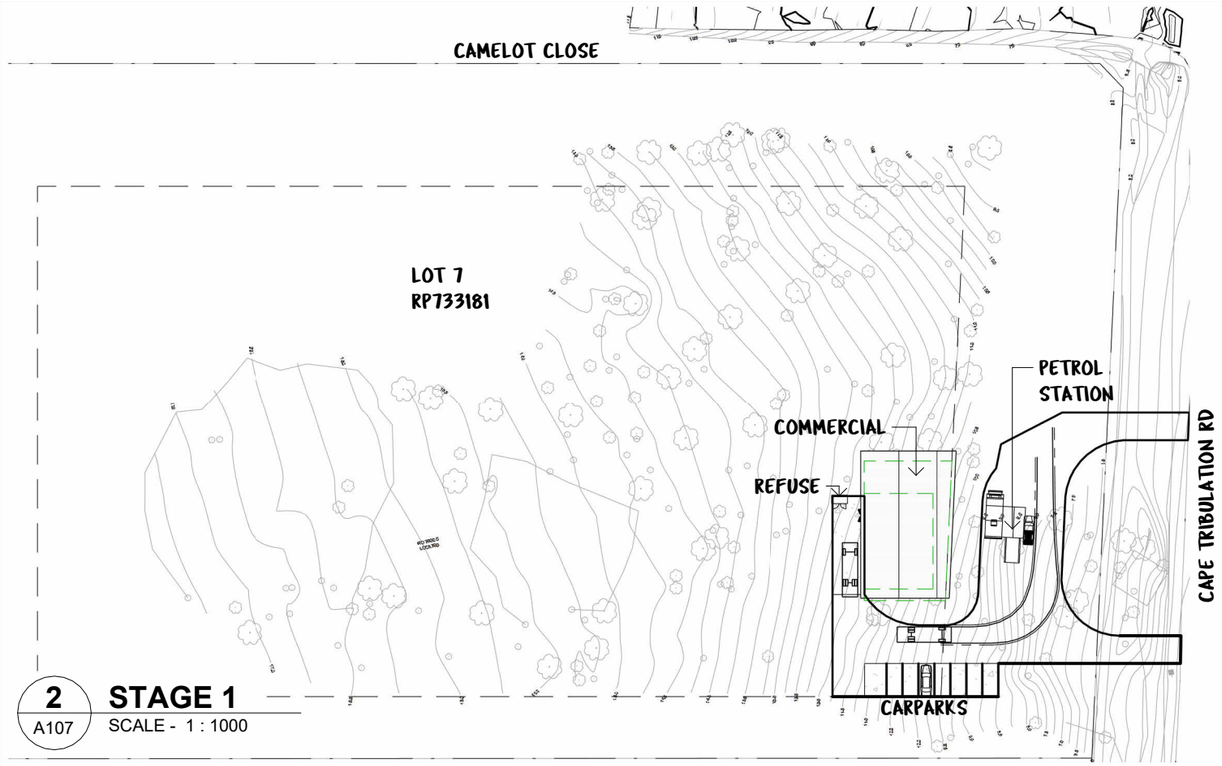
clarke and prince |ARCHITECTS
3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w. www.clarkeandprince.com.au

DRAWN	HBU	SCALE 1 : 500	SIZE A3
APPROVED	SC	DATE	07/08/24

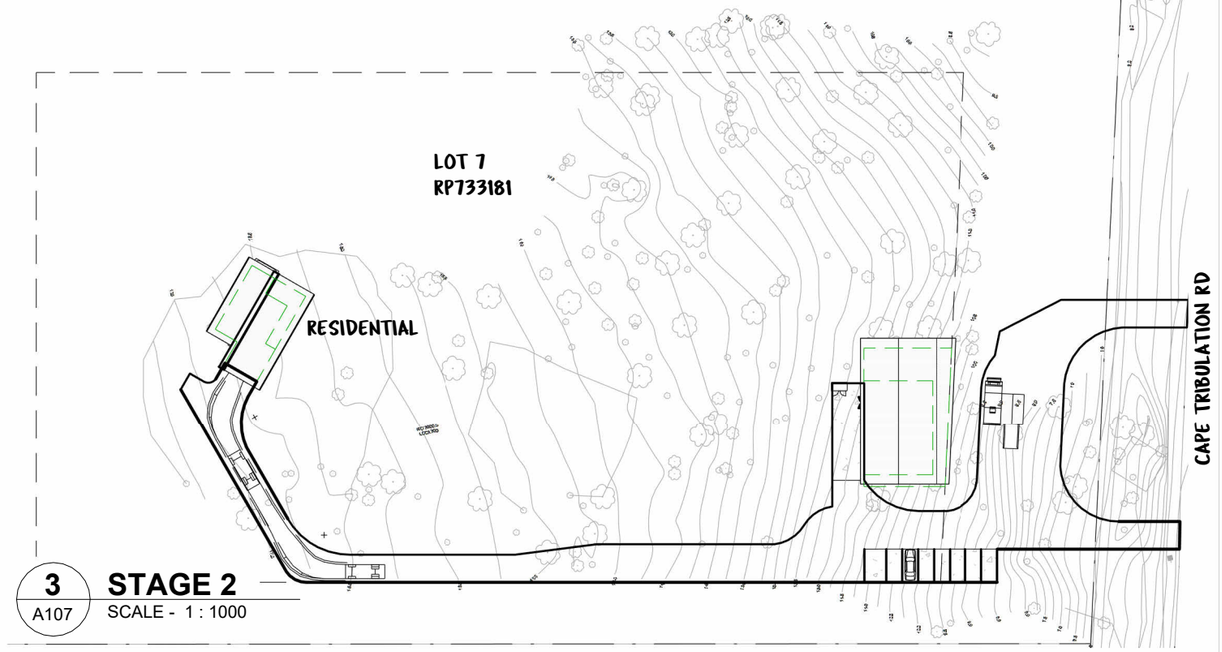
PROJECT **MIXED USE DEVELOPMENT**
LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
FOR **MR. GRAHAM WILLIAMS**
DWG **PROPOSED SITE PLAN**
DWG No. **1661-DA A103** | STAMP PRELIMINARY | ISSUE **P6**



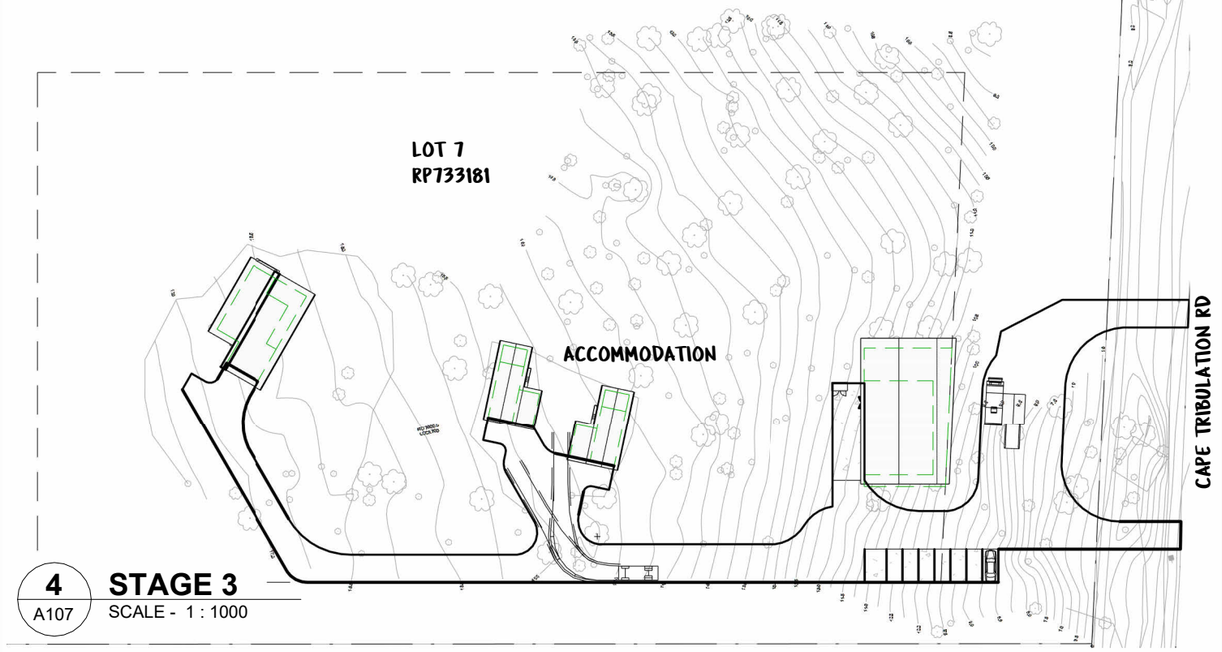
1 A107 **EXISTING**
SCALE - 1 : 1000



2 A107 **STAGE 1**
SCALE - 1 : 1000



3 A107 **STAGE 2**
SCALE - 1 : 1000



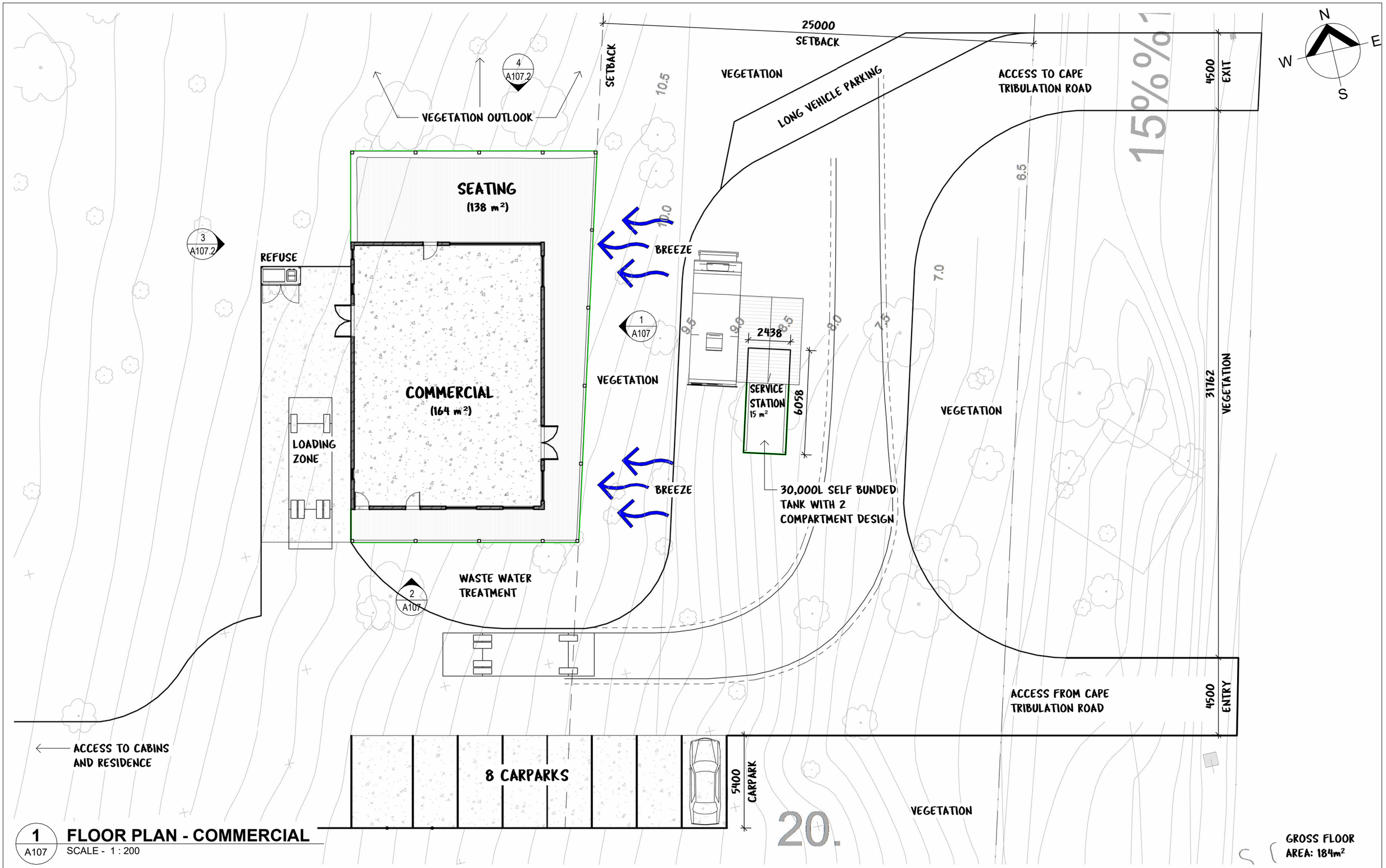
4 A107 **STAGE 3**
SCALE - 1 : 1000

AMENDMENTS		DATE
P1	PRELIMINARY	15/08/24
P2	REVISED FOR COMMENT	25/09/24
P3	REVISED	26/03/25
P4	DA ISSUE	07/05/25
P5	REVISED DA ISSUE	13/05/25

clarke and prince |ARCHITECTS
3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w.www.clarkeandprince.com.au

DRAWN	HBU	SCALE	1 : 1000
APPROVED	SC	DATE	08/15/24
SIZE	A3		

PROJECT **MIXED USE DEVELOPMENT**
LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
FOR **MR. GRAHAM WILLIAMS**
DWG **STAGING PLAN**
DWG No. **1661-DA A104**
STAMP PRELIMINARY
ISSUE **P5**



1 A107 **FLOOR PLAN - COMMERCIAL**

SCALE - 1 : 200

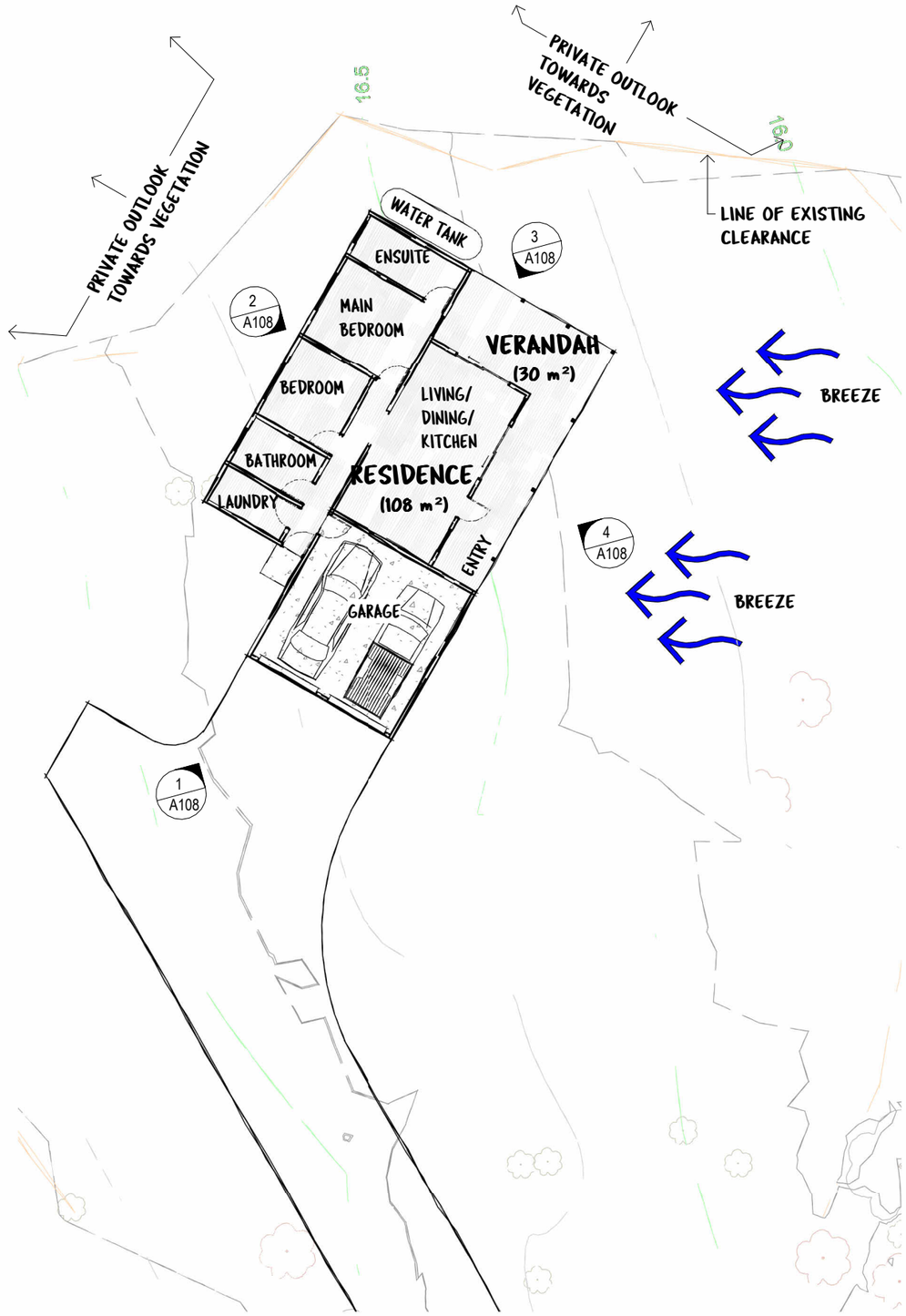
GROSS FLOOR AREA: 184m²

AMENDMENTS		DATE
P2	REVISED FOR COMMENT	25/09/24
P3	REVISED	26/03/25
P4	REVISED	03/04/25
P5	DA ISSUE	07/05/25
P6	REVISED DA ISSUE	13/05/25

clarke and prince |ARCHITECTS
3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w.www.clarkeandprince.com.au

DRAWN	HBU	SCALE 1 : 200	SIZE A3
APPROVED	SC	DATE	07/08/24

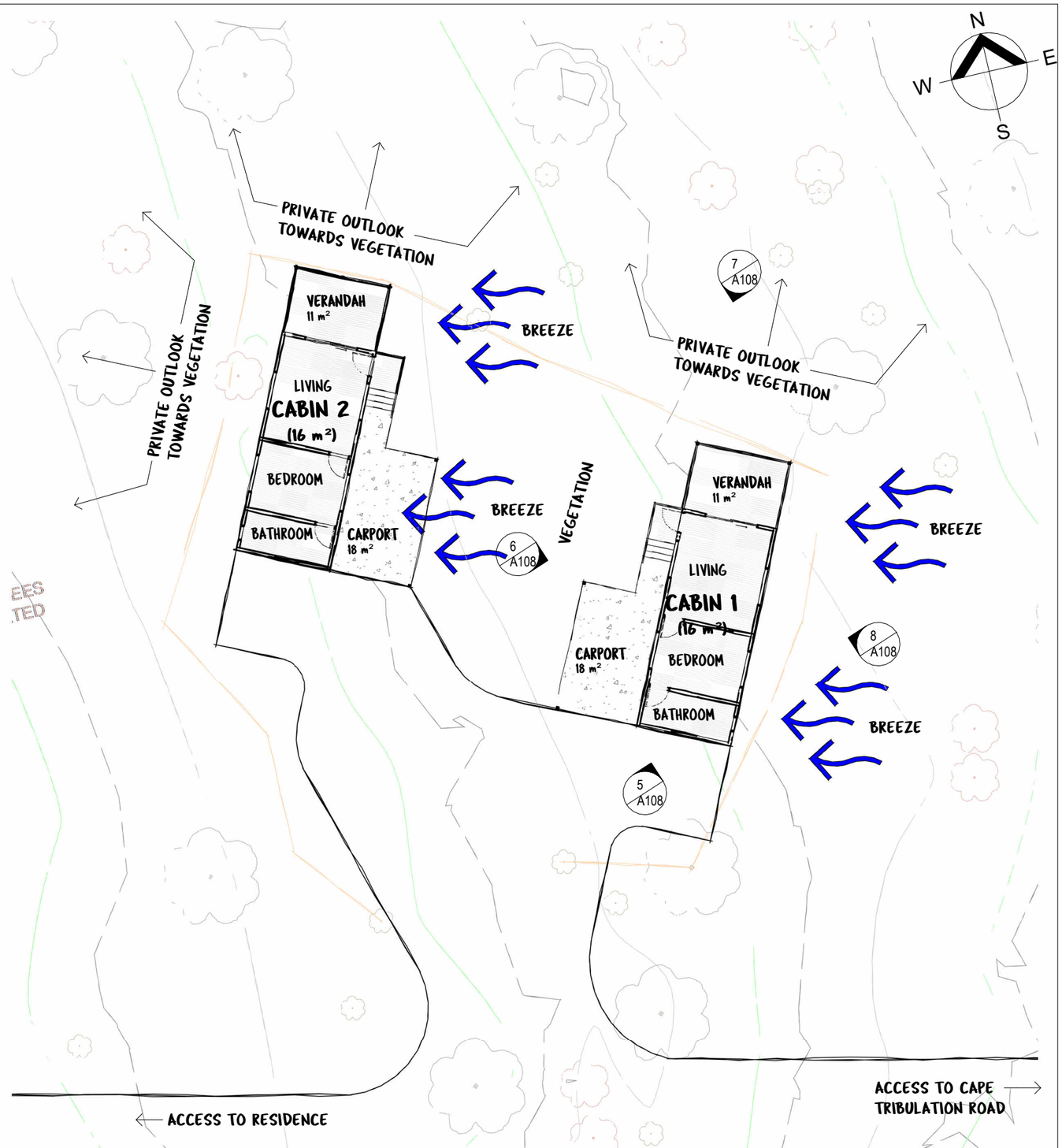
PROJECT **MIXED USE DEVELOPMENT**
LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
FOR **MR. GRAHAM WILLIAMS**
DWG **PROPOSED FLOOR PLAN - COMMERCIAL**
DWG No. **1661-DA A105** | STAMP PRELIMINARY | ISSUE **P6**



2 A108 GROUND FLOOR PLAN - RESIDENTIAL

SCALE - 1 : 200

GROSS FLOOR AREA: 108m²



1 A108 GROUND FLOOR PLAN - CABINS

SCALE - 1 : 200

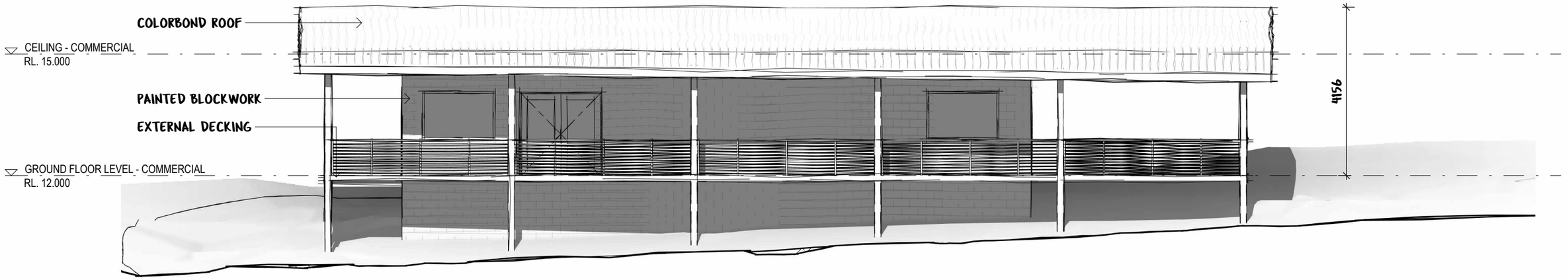
GROSS FLOOR AREA : 33m²
(PER CABIN)

AMENDMENTS		DATE
P1	PRELIMINARY	15/08/24
P2	REVISED FOR COMMENT	25/09/24
P3	REVISED	26/03/25
P4	DA ISSUE	07/05/25
P5	REVISED DA ISSUE	13/05/25

clarke and prince |ARCHITECTS
3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w.www.clarkeandprince.com.au

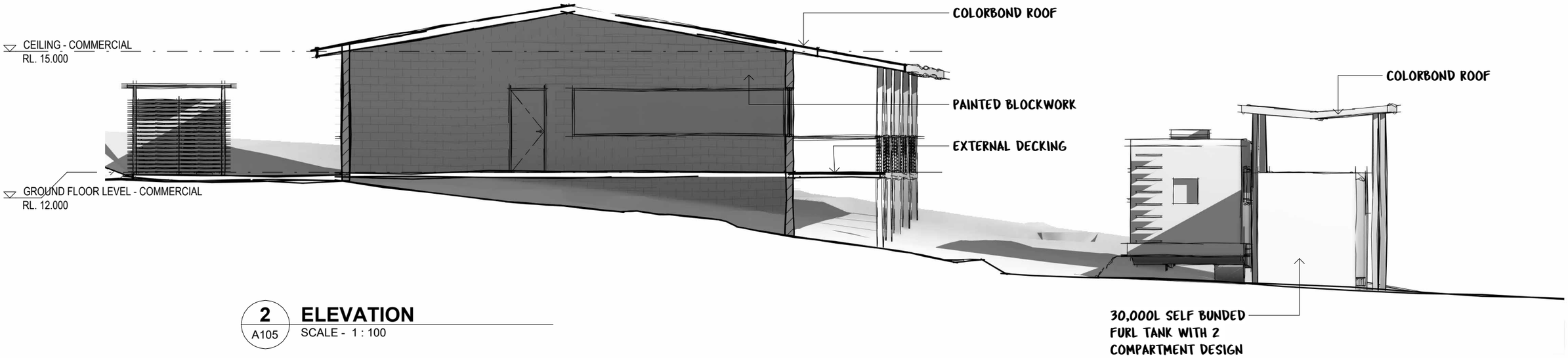
DRAWN	HBU	SCALE 1 : 200	SIZE A3
APPROVED	SC	DATE	08/07/24

PROJECT **MIXED USE DEVELOPMENT**
LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
FOR **MR. GRAHAM WILLIAMS**
DWG **PROPOSED FLOOR PLAN - ACCOMMODATION**
DWG No. **1661-DA A106** | STAMP PRELIMINARY | ISSUE **P5**



1 ELEVATION
A105

SCALE - 1 : 100



2 ELEVATION
A105

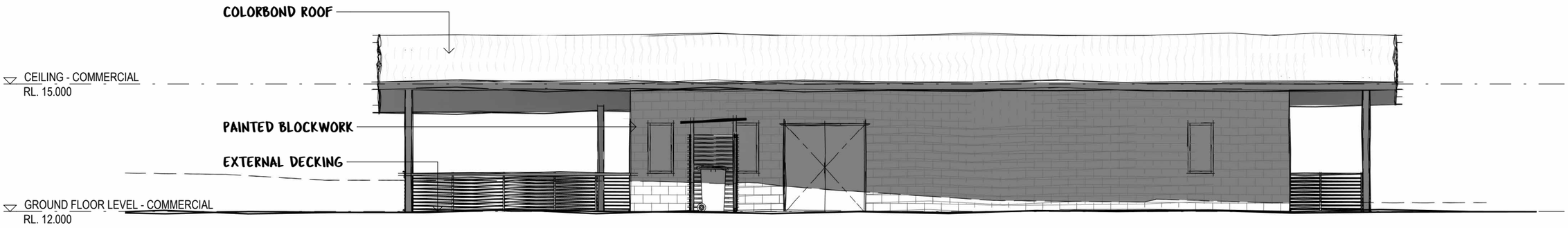
SCALE - 1 : 100

AMENDMENTS		DATE
P1	REVISED FOR COMMENT	25/09/24
P2	REVISED	26/03/25
P3	DA ISSUE	07/05/25
P4	REVISED DA ISSUE	13/05/25

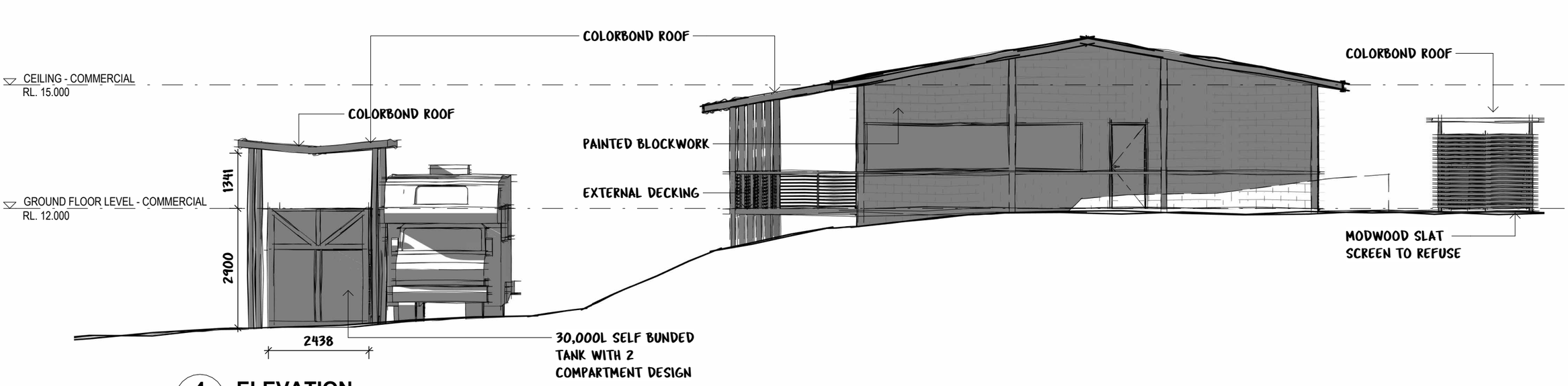
clarke and prince |ARCHITECTS
3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w.www.clarkeandprince.com.au

DRAWN	HBU	SCALE 1 : 100	SIZE A3
APPROVED	SC	DATE	09/23/24

PROJECT **MIXED USE DEVELOPMENT**
LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
FOR **MR. GRAHAM WILLIAMS**
DWG **ELEVATION - COMMERCIAL**
DWG No. **1661-DA A107** | STAMP PRELIMINARY | ISSUE **P4**



3 / A105 ELEVATION
SCALE - 1 : 100



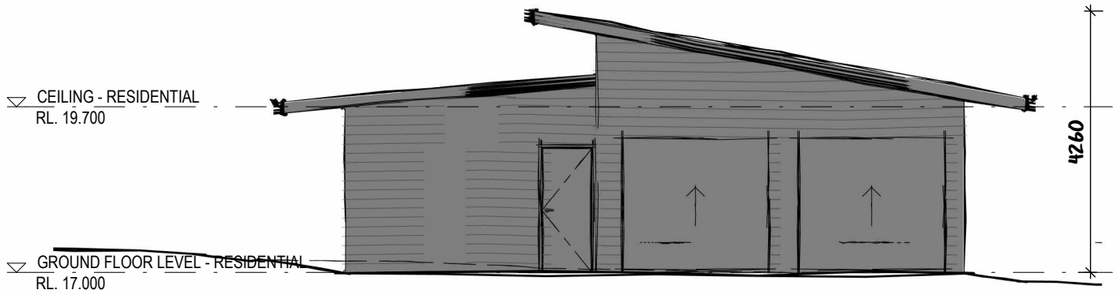
4 / A105 ELEVATION
SCALE - 1 : 100

AMENDMENTS		DATE
P1	REVISED FOR COMMENT	25/09/24
P2	REVISED	26/03/25
P3	DA ISSUE	07/05/25
P4	REVISED DA ISSUE	13/05/25

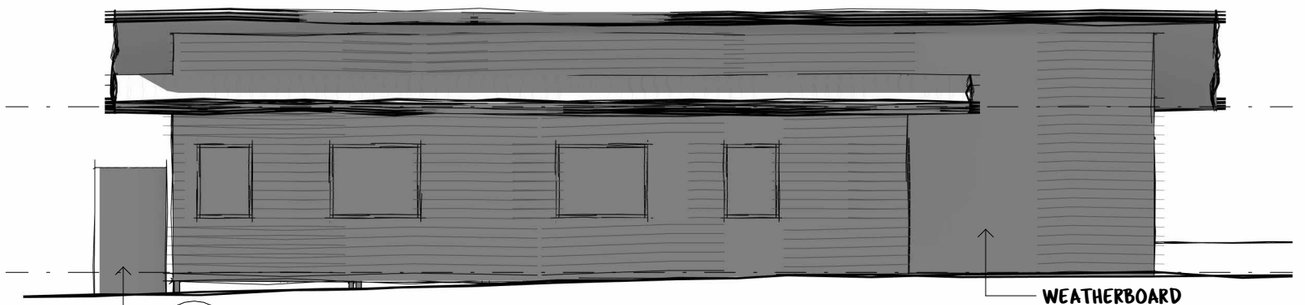
clarke and prince |ARCHITECTS
3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w.www.clarkeandprince.com.au

DRAWN	HBU	SCALE 1 : 100	SIZE A3
APPROVED	SC	DATE	09/23/24

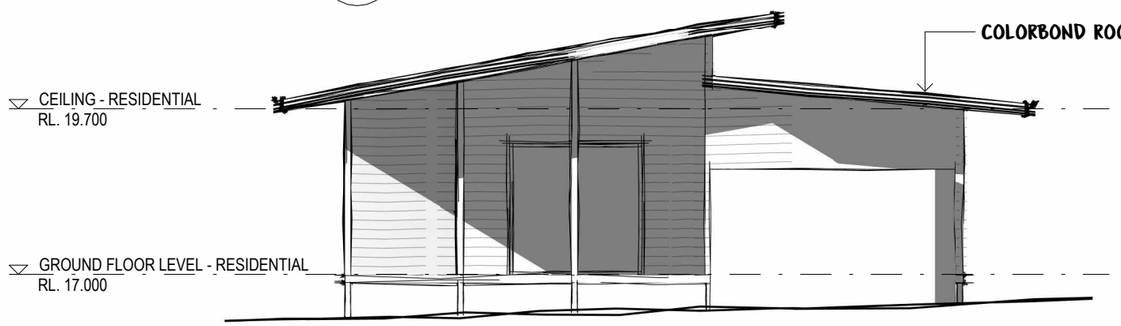
PROJECT **MIXED USE DEVELOPMENT**
LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
FOR **MR. GRAHAM WILLIAMS**
DWG **ELEVATION - COMMERCIAL**
DWG No. **1661-DA A107.2** | STAMP PRELIMINARY | ISSUE **P4**



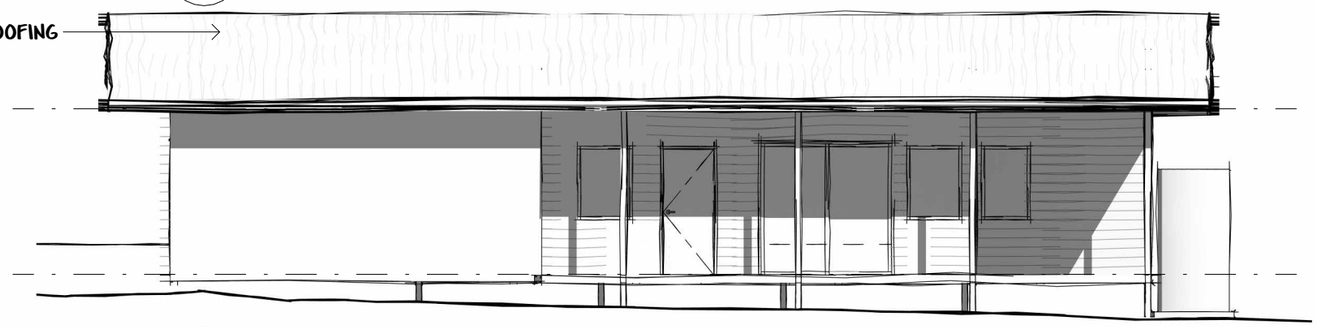
1 A106 RESIDENCE ELEVATION
SCALE - 1 : 100



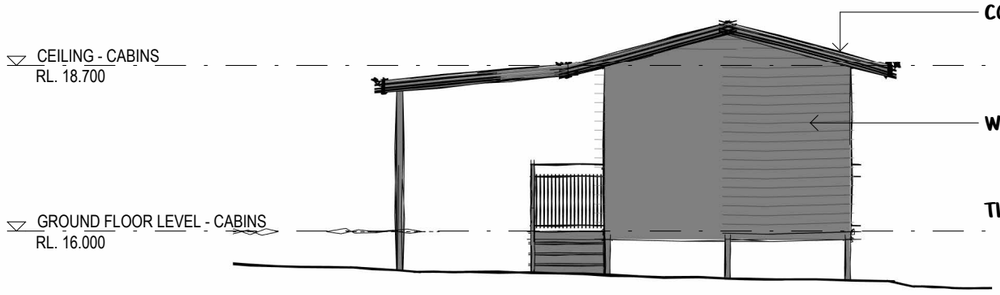
2 A106 RESIDENCE ELEVATION
SCALE - 1 : 100



3 A106 RESIDENCE ELEVATION
SCALE - 1 : 100



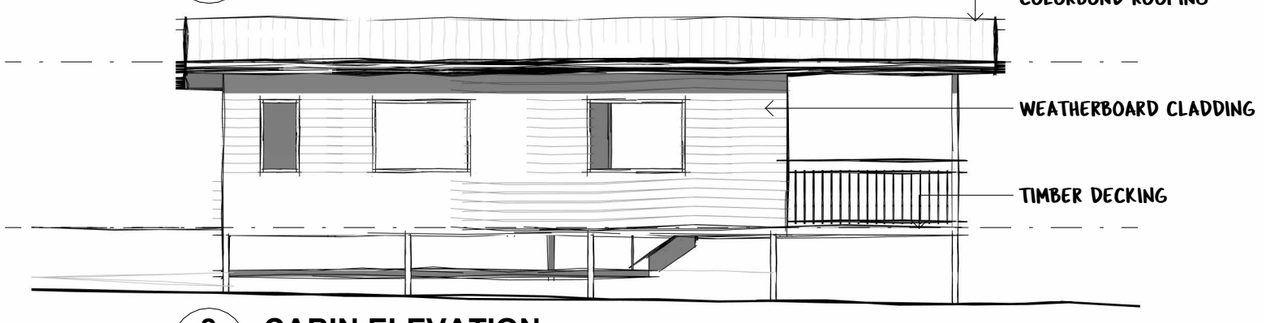
4 A106 RESIDENCE ELEVATION
SCALE - 1 : 100



5 A106 CABIN ELEVATION
SCALE - 1 : 100

6 A106 CABIN ELEVATION
SCALE - 1 : 100

7 A106 CABIN ELEVATION
SCALE - 1 : 100



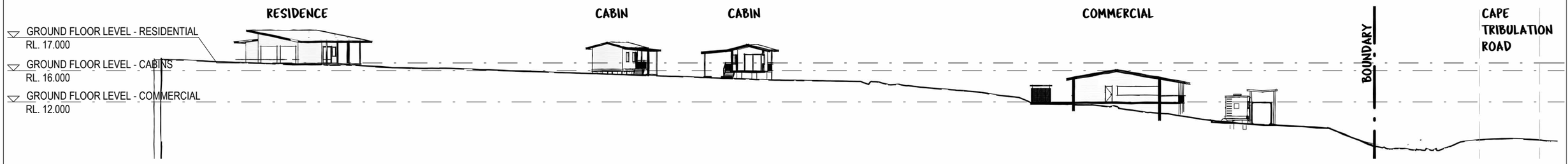
8 A106 CABIN ELEVATION
SCALE - 1 : 100

AMENDMENTS		DATE
P1	REVISED FOR COMMENT	25/09/24
P2	REVISED	26/03/25
P3	DA ISSUE	07/05/25
P4	REVISED DA ISSUE	13/05/25

clarke and prince |ARCHITECTS
3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w.www.clarkeandprince.com.au

DRAWN	HBU	SCALE 1 : 100	SIZE A3
APPROVED	SC	DATE	09/23/24

PROJECT **MIXED USE DEVELOPMENT**
LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
FOR **MR. GRAHAM WILLIAMS**
DWG **ELEVATION - RESIDENTIAL**
DWG No. **1661-DA A108** | STAMP PRELIMINARY | ISSUE **P4**



1 SITE SECTION

SCALE - 1 : 500

AMENDMENTS		DATE
P1	REVISED FOR COMMENT	25/09/24
P2	REVISED	26/03/25
P3	DA ISSUE	07/05/25
P4	REVISED DA ISSUE	13/05/25

clarke and prince |ARCHITECTS
3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w.www.clarkeandprince.com.au

DRAWN	HBU	SCALE 1 : 500	SIZE **A3**
APPROVED	SC	DATE 09/24/24	

PROJECT **MIXED USE DEVELOPMENT**
LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
FOR **MR. GRAHAM WILLIAMS**
DWG **PROPOSED SITE SECTION**
DWG No. **1661-DA A109** | STAMP PRELIMINARY | ISSUE **P4**

SCHEDULE 4

PLANNING SCHEME COMPLIANCE

9.4 Other development codes

9.4.1 Access, parking and servicing code

9.4.1.1 Application

(1) This code applies to:

(a) operational work which requires a compliance assessment as a condition of a development permit; or

(b) a material change of use or reconfiguring a lot if:

(i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;

(ii) impact assessable development, to the extent relevant.

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

9.4.1.2 Purpose

(1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;

(b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;

(c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;

(d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;

(e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;

(f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.

9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	**AO1.1** The minimum number of on-site vehicle parking spaces is not less than the number prescribed in **Error! Reference source not found.** for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. **AO1.2** Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. **AO1.3** Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. **AO1.4** For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	**R1.1 Complies** Error! Reference source not found. identifies that one (1) car park is required per 25m2 of GFA for the service station or a shop. The service station and shop have a combined GFA of 164m2, amounting to 6.56 parking spaces. The proposed development include 8 x standard car parks, and 1 x long vehicle parking bay for caravans, trucks and the like. Parking for the dwelling house is assessed under the dwelling house code. For completeness, the proposed dwelling house is provided with 2 x parking bays and is compliant with the relevant assessment benchmarks. Table 9.4.1.3.b does not prescribe parking numbers for Nature-based tourism (forest stay). Both cabins are single bedroom only, as such a single carport space is provided. There is adequate room to park in tandem should an additional space be required. **R1.2 Will Comply** Car parking spaces will be freely available for the parking of vehicles at all times and will not be used for external storage purposes, the display of products or rented/sub-leased. **R1.3 Complies**

Performance outcomes	Acceptable outcomes	Applicant response
		Parking for motorcycles is not substituted for ordinary vehicle parking and is therefore less than the 2% of total ordinary vehicle parking required by AO1.3. **R1.4 Not Applicable** Less than 50 car parks are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
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 adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).	**AO3.1** Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. **AO3.2** Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1.	**R3.1 Complies with Performance Outcome** The development includes a one-way internal circulation system with two separate driveways connecting to Cape Tribulation Road—an entry-only driveway to the south and an exit-only driveway to the north. This arrangement will be clearly signposted and reinforced with pavement markings. It aligns with Austroads Guide to Road Design Part 12: Integrated Transport Assessments (Section 4.3 – Access to Development), which recommends separate entry and exit points for petrol stations to support unidirectional flow past fuel pumps. This configuration enhances on-site safety and efficiency while minimising disruption to through traffic on Cape Tribulation Road. Access is located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. Refer to **Schedule 7** for further information.

Performance outcomes	Acceptable outcomes	Applicant response
	AO3.3 Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system. **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.	**R3.2 Will Comply** The site access (including driveway and/or access crossover): (a) is not known to be and will not be placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (c) will adhere to minimum sight distance requirements in accordance with AS2980.1. *Note – AO3.2 (b) is not applicable as there are no footpaths adjacent the site.* **R3.3 Not Applicable** The site does not feature grades greater than 16.6%. **R3.4 Complies** Surface construction materials will be consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath. The applicant will accept reasonable and relevant conditions in this regard.
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.	**R4 Complies** It is understood that the PWD ratio is 1 space for every 50 car parking spaces in AS2890 Parking Facilities. Whilst no PWD parking space is delineated on the proposal plans,

Performance outcomes	Acceptable outcomes	Applicant response
		there is adequate space on site for one to be provided should council deem it necessary. The applicant will accept reasonable and relevant conditions in this regard.
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.	**R5 Can Comply** Access for people with disabilities is provided in accordance with the relevant Australian Standard. The applicant will accept reasonable and relevant conditions in this regard.
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.	**R6 Not Applicable** Table 9.4.1.3.b. does not identify a bicycle parking space requirement for any of the subject land uses.

Performance outcomes	Acceptable outcomes	Applicant response
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	**AO7.1** Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); **AO7.2** Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. **AO7.3** Development provides visitor bicycle parking which does not impede pedestrian movement.	**R7.1 Not Applicable** Table 9.4.1.3.b. does not identify a bicycle parking space requirement for any of the subject land uses. **R7.2 Not Applicable** Table 9.4.1.3.b. does not identify a bicycle parking space requirement for any of the subject land uses. **R7.3 Not Applicable** Table 9.4.1.3.b. does not identify a bicycle parking space requirement for any of the subject land uses.
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.	**R8 Not Applicable** The site does not adjoin any public transport routes or existing cycle and/or walking routes.
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	**AO9.1** Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2. **AO9.2** Service and loading areas are contained fully within the site.	**R9.1 Will Comply** The access driveway and vehicle manoeuvring areas for service vehicles will comply with AS2890.1 and AS2890.2. Refer **Schedule 7 – Traffic Impact Assessment.**. **R9.2 Complies** The service and loading area for refuse collection is fully contained within the site and does not extend into the Cape Tribulation

Performance outcomes	Acceptable outcomes	Applicant response
		Road reserve. Refer to **Schedule 3 – Proposal Plans**
	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.	**R9.3 Complies** The service and loading area for refuse collection will not impede access to parking spaces or pedestrian traffic movement.
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	**AO10.1** Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. **AO10.2** Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	**R10.1 Complies** The proposed development includes a service station. Adequate space is provided for vehicle queuing on site. **R10.2 Complies** Queuing and set-down areas will be designed and constructed in accordance with AS2890.1.

9.4.3 Environmental performance code

9.4.3.1 Application

(1) This code applies to assessing:

(a) building work for outdoor lighting;

(b) a material change of use or reconfiguring a lot if:

(i) assessable development where the code is identified in the assessment criteria column of a table of assessment; or

(ii) impact assessable development, to the extent relevant.

Note – Where for the purpose of lighting a tennis court in a Residential zone, a compliance statement prepared by a suitably qualified person must be submitted to Council with the development application for building work.

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

9.4.3.2 Purpose

(1) The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;

(b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;

(c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;

(d) development contributes to the removal and ongoing management of weed species.

9.4.3.3 Criteria for assessment

Table 9.4.3.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.	**R1.1 Will Comply** Technical parameters, design, installation, operation and maintenance of outdoor lighting will comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting. **R1.2 Not Applicable** No flood lighting is proposed. **R1.3 Complies** The subject site is heavily vegetated. A 10m vegetation buffer will be retained along the southern boundary ensuring that the nearest residential premises is shielded appropriately.
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.	**R2.1 Complies** The proposed development does not involve activities that would cause noise related environmental harm or nuisance.

Performance outcomes	Acceptable outcomes	Applicant response
Performance outcomes	Acceptable outcomes	Applicant response
	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.	**R2.3 Complies** The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through a buffer of dense landscaping.
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 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	**AO3.1** Development does not involve activities that will result in airborne particles or emissions being generated; or **AO3.2** The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance. 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.	**R3.1 Complies** Development does not involve activities that will result in airborne particles or emissions being generated.

Performance outcomes	Acceptable outcomes	Applicant response
	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.	**R4.1 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 the code.	**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 adverse impact on users of the premises and adjacent uses through consideration of: (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;	**R5.1 Complies** A dedicated, fenced, refuse storage area for the storage of bulk bins will ensure that all putrescent waste is stored in a manner that prevents odour nuisance and will be disposed of at regular intervals. **R5.2 Complies** The refuse storage area will be located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated, being located approximately from the nearest accommodation cabin and

Performance outcomes	Acceptable outcomes	Applicant response
	(c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions;	neighbouring residential premises and separated by dense vegetation; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles in so much as bulk bins will be provided with sufficient capacity to accommodate the waste of the intended land uses; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions, noting that the refuse storage is fenced and bulk bins will have lids; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments in so much as the refuse storage area is not proximate to a waterway and any spillage etc will be contained within the fenced compound.

Performance outcomes	Acceptable outcomes	Applicant response
	(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.	**R6.2 Complies** The proposed dwelling house and forest stay land uses are considered to be sensitive land uses in the context of this AO. The nearest cabin will be located some 35 metres from the commercial operations of the service station and separated by dense vegetation ensuring that all potential impacts will be mitigated through design.
Stormwater quality		
PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate 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.	**AO7.1** Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge. **AO7.2** Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.	**R7.1 Will Comply** Stormwater over roofed and hard stand areas will be directed to a lawful point of discharge as required by Council. **R7.2 Complies** Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities in so much as all accommodation units will have clearance above ground level.

Performance outcomes	Acceptable outcomes	Applicant response
	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.	**R7.3 Will Comply** Erosion and sediment control measures will be employed during the construction phase as relevant; however, it is noted that minimal ground disturbance is proposed.
Pest plants (for material change of use on vacant land over 1,000m^2)		
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. 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*.	**AO8.1** The land is free of declared pest plants before development establishes new buildings, structures and practices; or **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.	**R8.2 Will Comply** Pest plants detected on the development site will be removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks, where required by Council as a condition of approval.

7.2.1 Cape Tribulation and Daintree Coast local plan code

7.2.1.1 Application

(1) This code applies to assessing development within the Cape Tribulation and Daintree Coast local plan area as identified on the Cape Tribulation and Daintree Coast local plan maps contained in Schedule 2.

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

7.2.1.2 Context and setting

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

The Cape Tribulation and Daintree Coast local plan area is located in the northern half of the Douglas Shire on land located predominantly to the north and east of the Daintree River. The local plan area contains land of extremely high biodiversity value and is where two World Heritage areas meet – the Wet Tropics World Heritage Area and the Great Barrier Reef World Heritage Area. The precinct is a biodiversity hotspot of international significance and predominantly consists of the Daintree National Park and other reserves. The local plan area provides significant habitat for the critically endangered Southern Cassowary, amongst many other species of fauna and flora and cultural and landscape heritage sites.

The natural environment, containing areas of the highest biodiversity value and flora and fauna unique to the area, are part of the immense drawcard to large numbers of domestic and international visitors. While such an economic resource is invaluable to the Shire, the area needs to be carefully managed to ensure these values are not diminished. However, a significant portion of the local plan area is privately owned freehold land and outside the boundaries of the Wet Tropics World Heritage Area, but is still equally important to the continued conservation of the biodiversity, environmental and scenic values of the area.

Prior to European settlement, the area formed part of the traditional land of the Eastern Kuku Yalanji people. In the late 1800s, limited European settlement commenced associated with timber getting and agriculture. From the 1920s onwards seasonal workers and miners also set up semi-permanent camps in the area. However such activity was restricted due to the relative isolation of the area. The settlement pattern in the area dramatically changed in the late 1970s to 1980s when approximately 950 residential lots were created. The 'rural residential style' allotments north of the Daintree River posed a risk of significant detrimental impacts on the ecology and landscape character of the area, particularly if fully developed. Such development would also result in a greater resident population leading to pressure for an increased level of service and extension of infrastructure, which in turn would lead to more development pressure. Such an outcome is contrary to the objectives of preserving the area's natural environment, landscape character and relative isolation to maintain the area's intrinsic attractiveness to tourists and residents.

Past successive planning regimes have progressively proceeded to rein in development rights within the area. Precincts were created and development was limited. In particular, decisive action was undertaken in 2004 to control and limit permanent residential development north of the Daintree River. This was necessary to ensure a critical population was not reached, and adverse effects from development were not felt on the water quality, biodiversity, scenic amenity and flora and fauna of the region.

Where development rights were extinguished, compensation was paid and / or land was bought as part of a buy-back scheme and retained for conservation purposes. The protection of the regional ecosystem and rare and threatened species is paramount in the limitation of development opportunities within the region.

7.2.1.3 Purpose

(1) The purpose of the Daintree River - Bloomfield River local plan is to retain the attraction of the area as a very low-key, largely undeveloped nature-based recreation environment, based on the exploration and appreciation of the natural environment and to ensure that any development that does occur is appropriate and does not place additional pressures on the values of area.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) areas within the local plan are appropriately managed to protect biological diversity, water catchment quality, ecological functioning, beach protection and coastal management, scenic amenity, and historical and cultural values;
- (b) the natural character of the locality is protected, and where degraded, restored or enhanced;
- (c) new development does not occur, with the exception of development located within, and consistent with the respective precinct intents for:
  - (i) Precinct 1 – Conservation precinct
  - (ii) Precinct 2 – Low impact residential precinct;
  - (iii) Precinct 3 – Low impact commercial precinct;
  - (iv) Precinct 4 – Low impact community purpose precinct;
  - (v) Precinct 5 – Low impact rural production and tourism enterprise precinct;
  - (vi) Precinct 6 – Low impact tourism accommodation precinct;
- (d) where development occurs it is:
  - (i) very low scale and remains within the limits imposed by the vehicular capacity of the Daintree River ferry crossing, the Alexandra Range road crossing and the local road network;
  - (ii) sensitive and sympathetic to its remote location in an area of unique biodiversity, ecological, conservation and scenic amenity value;
  - (iii) self-contained through the use of appropriate on-site or nearby rain water collection and storage, sewerage treatment and electricity generation;
- (e) adequate services and facilities for settlement areas and an appropriate level of economic opportunity for local residents are provided

7.2.1.4 Precinct 1 – Conservation precinct

(1) The purpose of Precinct 1 as detailed on the Local Plan maps contained in Schedule 2 is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.

(2) The overall outcomes sought for Precinct 1 are to:

(a) ensure the conservation, protection and restoration of biological diversity and ecological integrity values of land , and to maintain scenic amenity values;

(b) ensure that further incompatible development, including houses, does not occur;

(c) ensure that where development does occur, it does not adversely affect environmental and scenic amenity values and is in keeping with the natural characteristics of the land.

7.2.1.5 Precinct 2- Low impact residential precinct

(1) The purpose of Precinct 2 as detailed on the Local Plan maps contained in Schedule 2 is to allow for the construction of a single detached dwelling and necessarily associated infrastructure and outbuildings.

(2) The overall outcomes sought for Precinct 2 are to:

(a) ensure development is for a single detached dwelling of limited scale and size and necessary outbuildings and infrastructure only;

(b) locate development within existing cleared areas, or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible;

(c) ensure development is visually non-obtrusive.

7.2.1.6 Precinct 3 - Low impact commercial precinct

(1) The purpose of Precinct 3 as detailed on the Local Plan maps contained in Schedule 2 is to recognise the existing commercial uses and permit their continued use.

(2) The overall outcomes sought for Precinct 3 are to:

(a) ensure that is visually non-obtrusive.

7.2.1.7 Precinct 4 - Low impact community purpose precinct

(1) The purpose of Precinct 4 as detailed on the Local Plan maps contained in Schedule 2 is to recognise the existing public purpose uses and permit their continued use.

(2) The overall outcomes sought for Precinct 4 are to:

(a) ensure the establishment and expansion of community and public purpose uses such as child care centre, community use, educational establishment, health care services, outdoor sport and recreation, utility installation on appropriate sites within the precinct;

(b) locate development within existing cleared areas or where no cleared area exists, development is located such that impacts on conservation, biological, ecological and scenic amenity values are mitigated through the minimisation of excavation, fill and vegetation removal, to the maximum extent possible

(c) services are provided which are appropriate and adequately cater for the demand;

(d) carry out development in accordance with an Environmental Management Plan;

(e) ensure development is visually non-obtrusive.

7.2.1.8 Precinct 5 - Low impact rural production and tourist enterprise precinct

(1) The purpose of Precinct 5 as detailed on the Local Plan maps contained in Schedule 2 is to recognise existing rural areas and permit their continued use, while encouraging low-impact tourism enterprise including bed and breakfast, short term accommodation (being farm stay accommodation) and nature based tourism (being forest stay accommodation) as an alternative land use, where significant restoration and/or rehabilitation measures are undertaken as an incentive.

(2) The overall outcomes sought for Precinct 5 are to:

(a) provide for continued rural production activities where lawfully established and to permit low-key ancillary tourism enterprise such as farm attractions, roadside stalls in appropriate locations;

(b) provide for other tourism enterprise in the form of bed and breakfast, farm stay accommodation or forest stay accommodation as an alternative land use to primary production, where significant rehabilitation of habitat is achieved.

(c) facilitate other existing tourism enterprises based on the appreciation of the natural environment.

(d) ensure development, including waste treatment is limited to existing cleared areas;

(e) development, including primary production, is carried out in accordance with an Environmental Management Plan.

7.2.1.9 Precinct 6 - Low impact tourism accommodation precinct

(1) The purpose of Precinct 6 as detailed on the Local Plan maps contained in Schedule 2 is to recognise existing small-scale tourist accommodation and ancillary low-key activities, based on and compatible with an appreciation of the natural environment and permit their continued use.

(2) The overall outcomes sought for Precinct 6 are to:

(a) provide for continued small-scale tourist accommodation and ancillary low-key activities, based on and compatible with an appreciation of the natural environment in appropriate locations;

(b) ensure development, including treatment of waste, is confined to existing cleared areas;

(c) carry out development in accordance with an Environmental Management Plan;

(d) ensure development is visually non-obtrusive.

Criteria for assessment

Table 7.2.1.10 a – Cape Tribulation and Daintree Coast local plan – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
All development in the Cape Tribulation and Daintree Coast local plan area		
PO1 Development does not result in a demand which exceeds the capacity of: (a) the Daintree River ferry crossing; (b) Alexandra Range Road; (c) the local road network.	**AO1** No acceptable outcomes are prescribed.	**R1 Performance Solution (no Acceptable Outcome prescribed)** The development is for low-key tourism and a combined service station/shop. As outlined in Section 3 of the Planning Report, the service station and shop are intended to enhance local resilience and support recovery in future disaster events. It is not anticipated to increase demand for the use of the: (a) the Daintree River ferry crossing; or (b) Alexandra Range Road; or (c) the local road network.
PO2 Development provides a suitable standard of self-sufficient service for: (a) potable water; water for fire fighting purposes; electricity supply.	**AO2.1** Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be: (a) fitted with a 50mm ball valve and camlock fitting; (b) installed and connected prior to occupation; (c) sited so as to be visually unobtrusive.	**R2.1 Will Comply** Water storage will be provided in tank/s with a minimum capacity to service the proposed use, including fire-fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be: (a) fitted with a 50mm ball valve and camlock fitting; (b) installed and connected prior to occupation; (c) sited so as to be visually unobtrusive. Reasonable an d relevant conditions can be provided to ensure compliance.

Performance outcomes	Acceptable outcomes	Applicant response
All development in the Cape Tribulation and Daintree Coast local plan area		
	AO2.2 Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects. **AO2.3** An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.	**R2.2 Will Comply** Water storage tanks will be fitted with screening at their inlets to prevent the intrusion of leaves and insects. **R2.3 Will Comply** The proposed development will be provided with electricity via a solar system, with battery storage. The solar panels will be fitted to the roofs of buildings on site and will be screened from Cape Tribulation Road and adjoining properties with vegetation buffers within all setback areas.

Performance outcomes	Acceptable outcomes	Applicant response
PO3 On-site waste water does not adversely impact on the environmental quality of the water and soil resources or amenity of residents, through the implementation of best environmental practice.	**AO3** No acceptable outcomes are prescribed	**R3 Will Comply** The proposed development will be provided with an on-site waste-water treatment system. Refer **Schedule 3 – Proposal Plans**.
PO4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	**AO4.1** If groundwater is to be used, development is limited to one bore per site and the bore is: not located within 100 metres of a septic disposal trench (on the site or adjoining sites); not located within 100 metres of another bore. **AO4.2** Surface water is to be used for domestic purposes only.	**R4.1 Will Comply** The proposed development with utilise a combination of rainwater tanks and bore water. **R4.2 Complies** Surface water is not proposed to be used for the development.
PO5 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation	**AO5** No acceptable outcomes are prescribed	**R5 Complies** The proposed development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.
PO6 Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment.	**AO6.1** The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed. **AO6.2** The noise of generators is controlled by design, or the generator is enclosed within a sound insulated building with a residential approved muffler. The noise level	**R6.1 Complies** The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed, utilising primarily a dark grey palette. Refer **Schedule 3 – Proposal Plans**. **R6.2 Not Applicable** The proposed development will be supplied by solar electricity and generators are not proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	generated is less than 65 dBA when measured from a distance of 7 metres.	

Performance outcomes	Acceptable outcomes	Applicant response
	AO6.3 Any fuel storage associated with an on-site generator, with storage of 20 litres or more of fuel, is enclosed with a building and provided with a bund.	**R6.3 Not Applicable** The proposed development will be supplied by solar electricity and generators.
PO7 Landscaping of the development ensures that the endemic character of the local area is dominant.	**AO7.1** Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping; **AO7.2** All of the existing landscaping to be retained and all of the proposed landscaping is 100% endemic or native species and the details are provided on a landscape plan.	**R7.1 Will Comply** Landscaping will comply with the requirements of Planning Scheme Policy 7 – Landscaping. **R7.2 Will Comply** Existing native vegetation is proposed to be retained (with the exception of the development footprint area) and the proposed landscaping will comprise endemic and culturally significant native species. *Note – a landscape plan is recommended to be required as a condition of approval.*
PO8 Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.	**AO8.1** Site access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual and are maintained as low speed gravel roads to maintain the scenic drive experience and to discourage the use of roads by through-traffic; **AO8.2**	**R8.1 Will Comply** Site access driveways will comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual and will be maintained as low speed gravel areas internal to the site, with the exception of the asphalt site entry and turnaround to facilitate refuse collection. **R8.2 Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	Where existing roads/tracks are 4-wheel drive only, upgrading to facilitate conventional vehicles and an increase in through traffic does not occur.	Existing roads/tracks are not currently 4-wheel drive only.
PO9 The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.	**AO9.1** Filling and excavation is kept to a minimum and involves not more than 5% of the cleared area of the lot. **AO9.2** All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred. **AO9.3** This is no disturbance to tree roots and trenching does not involve any damage to tree roots. **AO9.4** On-site drainage and stormwater management: (a) maintains natural flow regimes; (b) minimises impervious surfaces; (c) avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (e.g. rock rip rap, gravel beds, diffusers etc.)	**R9.1 Will Comply** Filling and excavation will be kept to a minimum and will not involve more than 5% of the cleared area of the lot. **R9.2 Will Comply** All exposed surfaces will incorporate erosion and sediment control during construction and will be maintained until revegetation, or other permanent stabilisation, has occurred. **R9.3 Will Comply** Vegetation protection measures will be implemented prior to the commencement of works. Protective fencing or similar will be installed around areas of retained vegetation adjacent to clearing zones, as well as around individual retained trees. This fencing will be positioned at the outer edge of the drip line—or, where the drip line will be impacted, at the boundary of the proposed works—and will remain in place for the duration of construction to prevent disturbance or damage to the vegetation, understory, and root systems. Refer to **Schedule 5** for more information. **R9.4 Will Comply** On-site drainage and stormwater management will:

Performance outcomes	Acceptable outcomes	Applicant response
		(a) maintain natural flow regimes; (b) minimise impervious surfaces; and (c) avoid concentration of flows. Refer **Schedule 3 – Proposal Plans**.
General requirements – Dwelling house		
PO10 Development minimises the loss of vegetation and habitat connectivity on site and is sited to protect the environmental values of the site.	**AO10.1** The elements of development and access to the site are included in a Designated Development Area (DDA). .	**R10.1 Will comply** A Dwelling House is proposed and will be located within an existing cleared area.
	AO10.2 Development is sited in an existing cleared area or in an area approved for vegetation clearing. **AO10.3** Any new clearing is limited to a maximum area of 700m2 and is sited to be clear of the high bank of any watercourse. Note – The 700m^2 of clearing does not include an access driveway	**R10.2 Will comply** A Dwelling House is proposed and will be located within an existing cleared area. **R10.3 Will comply** The dwelling house will not be located on a high bank or watercourse. Clearing will be less than 700m2.
PO11 All existing native vegetation on a house site, other than that required and approved to be cleared for the construction of a house and access thereto, is protected to ensure the environmental integrity of the local plan area.	**AO11** No acceptable solutions are prescribed.	**R11 Will comply** The proposed dwelling house will be located in a disturbed area of the site where historical clearing has been undertaken. A key focus of this development is ensuring that (where possible) vegetation retention is maximised.

Performance outcomes	Acceptable outcomes	Applicant response
		As such, the balance of the subject site will remain undisturbed as part of this development application.
PO12 Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts are minimised.	**AO12.1** Fences are limited in extent to the confines of the cleared area around the house and any associated gates are self-closing. **AO12.2** External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up, and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or timers.	**R12.1 Not Applicable** No fences are proposed. **R12.2 Will comply.** Reasonable and relevant conditions can be provided.
PO13 House sites have efficient and safe vehicle access and manoeuvring areas on site, and to the site, to an acceptable standard for the local plan area.	**AO13.1** Vehicle access is limited to one access per lot and sited in an approved location, clear of any watercourses. **AO13.2** Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface. **AO13.3** Vehicular access is constructed prior to house construction.	**R13.1 Complies with Performance Outcome** The dwelling house gains access via a single internal driveway**. I**t should be noted that the development includes an ingress and egress crossover. This additional crossover is required to facilitate effective traffic management for the service station and shop, and not as a result of the dwelling house. **R13.2 Complies with Performance Outcome** The proposed access will be 4.5m wide. This is required to facilitate effective traffic management for the service station and shop, and not as a result of the dwelling house.

Performance outcomes	Acceptable outcomes	Applicant response
		R13.3 Will comply. Vehicle access will be constructed as part of Stage 1 of the development for the service station and shop.

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Nature based tourism, being Forest stay accommodation		
PO14 Forest stay accommodation provides a local economic opportunity for permanent residents of those parts of the Shire which are isolated and constrained by a lack of urban services and facilities.	**AO14** Forest stay accommodation: (a) is confined to: (i) Precinct 2 – Low impact residential precinct; (ii) Precinct 5 – Low impact rural and tourism enterprise precinct; (iii) Precinct 6 – Low impact tourism accommodation precinct. (b) does not occur above the 60 metre contour; (c) is located on lots of 10 hectares or greater.	**R14 Complies with Performance Outcome.** 'Forest Stay' is defined by the Planning Scheme as follows: *The use of land in a forest setting to provide short term accommodation for tourists and visitors to enable the experience of living in a forest setting. It is a sub-ordinate business to the primary nature conservation objectives of the land and the primary residential dwelling on the site. Forest stay does not include short term accommodation or rooming accommodation.* The proposed forest stay is modest in scale, comprising two single-bedroom cabins. This form of accommodation supports sustainable economic development for the site's permanent residents by enabling diversification of service offerings. It delivers a low-impact, small-scale tourism experience in a convenient and appropriate location, consistent with the intent of the precinct.

Performance outcomes	Acceptable outcomes	Applicant response
PO15 Forest stay accommodation remains ancillary to the primary residential use and the natural values of the land and the use is compatible with the character and amenity of the locality.	**AO15.1** The maximum number of geusts is 10 (10 bed spaces) with up to a maximum of 4 staff (4 bed spaces); Note – Staff includes permanent residents of the dwelling house involved in catering for the use. **AO15.2** None of the accommodation, whether for guests or staff, is self-contained as the use operates only in association with an existing dwelling on the site. **AO15.3** Forest stay accommodation is located on a site which has an existing cleared area. **AO15.4** The natural values of the balance area of the site are protected and enhanced with organised tours being conducted for visiting guests.	**R15.1 Complies.** The proposed development includes a dwelling house which will be constructed as part of Stage 2. The forest stay will be constructed as part of Stage 3. The proposed forest stay is modest in scale, comprising two single-bedroom cabins. **R15.2 Complies.** The proposed forest stay is not self-contained. Refer to **Schedule 3** – Proposal Plans for the proposed floor plans. **R15.3 Complies.** The Forest stay will be located centrally on the subject site in a area which has undergone historical clearing. **R15.4 Complies** The balance of the land will remain densely vegetated and provides opportunities for organised tours. Each cabin provides a generous verandah overlooking the vegetated areas maximin g engagement with the natural environment.

Performance outcomes	Acceptable outcomes	Applicant response
	AO15.5 If forest stay accommodation is provided in buildings which are separate from the dwelling: (a) the maximum number of separate building/s is determined based on each building containing a minimum of 2 bed spaces each, provided that each building has a maximum area of 50m^2 (inclusive of verandahs/patios etc.); or (b) a maximum of one communal bunkhouse is provided with a maximum area of 150m2 to accommodate 10 guests (10 bed spaces) (inclusive of verandahs/patios etc.); or (c) a maximum of two communal bunkhouses are provided with a maximum area of 150m^2 each to accommodate a maximum of 20 guests (20 bed spaces) (inclusive of verandahs/patios etc). **AO15.6** No kitchen or cooking facilities, with the exception of those located within the existing dwelling on the site are provided in association with the forest stay accommodation.	**R15.5 Complies with Performance Outcome** The proposal includes two single-bedroom forest stay cabins, each with a gross floor area of 33m², which are subordinate in both scale and function to the primary 108m² dwelling house. The dwelling house will be delivered as Stage 2 of the development, with the forest stays to follow in Stage 3, reinforcing their ancillary role to the main residential use. The cabins do not include any cooking or laundry facilities, further emphasising their dependence on the primary dwelling and their role as short-stay, low-impact accommodation. The forest stay accommodation represents a small-scale, low-impact addition that will not dominate the site. The cabins are to be located near the centre of the property within an existing cleared area, thereby consolidating the development footprint and minimising the need for further vegetation clearing. Their design and siting are sensitive to the natural values of the land and are compatible with the surrounding character and amenity. The proposal supports the intent of the *Low Impact Tourism Accommodation Precinct* by delivering sustainable tourism opportunities that complement, rather than compromise, the site's primary residential function and environmental setting. **R15.6 Complies**

Performance outcomes	Acceptable outcomes	Applicant response
		No kitchen or cooking facilities are provided within the cabins.
PO16 Development ensures guests are accommodated for short-stay and the dwelling is not the usual residence of the guest.	**AO16** Development involves guests staying a maximum of 14 consecutive nights.	**R16 Will comply** Reasonable and relevant conditions can be provided to ensure compliance..
PO17 Development ensures that effluent disposal and treatment minimise odour and impacts on the natural environment.	**AO17** Development provides an on-site effluent treatment system that is adequately sized to effectively treat effluent from the dwelling house and any additional persons occupying the premises as guests.	**R17 Will comply.** An onsite wastewater treatment system will be provided as part of this development. Refer to **Schedule 3** – proposal plans for further details.

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Precinct 1 – Conservation precinct		
PO18 The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation precinct.	**AO18** No new development occurs whether on undeveloped or developed land except for: Undeveloped land that meets one or more of the following criteria: Land which has been previously been lawfully cleared and currently remains cleared; (a) Land which is the subject of a current Clearing Permit, but has yet to be cleared; (b) Land which is subject of a current Operational Works Permit, can be developed for a house subject to compliance with all relevant codes. In addition, minor extensions can be undertaken to an existing development, provided: (a) The extensions are limited to 30% of the existing gross floor area of the house at the commencement date of the planning scheme. or (b) The extent of extensions are determined on a site specific/use specific basis for other land uses, and (c) No further clearing is required to accommodate the extensions for either a house or any other land use development.	**R18 Not Applicable** The site is located in **Precinct 6**

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Precinct 2– Low impact residential precinct		
PO19 Development is for; (a) a detached dwelling of limited size and scale and necessary outbuildings and infrastructure; (b) home occupations, including bed and breakfast accommodation, where it can be demonstrated that the bed and breakfast accommodation can establish on the site and not detrimentally impact on the scenic values of the site and surrounding areas; (c) Nature based tourism, being Forest stay accommodation where in compliance with other requirements contained within this code.	**AO19.1** Development is limited to one dwelling house per lot. **AO19.2** Establishment of bed and breakfast accommodation only occurs on land on which a dwelling house has been approved and constructed. **AO19.3** Bed and breakfast accommodation is limited to cleared areas on the land; or **AO19.4** Bed and breakfast accommodation is established within an existing house, where there is no additional vegetation clearing required to accommodate the use; **AO19.5** Bed and breakfast accommodation occurs on a site with a minimum area of 1 hectare, and thereafter occurs at a rate of 1 bedroom (2 beds) per hectare, up to a maximum of 4 bedrooms (8) beds per site. **AO19.6** Development is setback a minimum of 100 metres to an Esplanade or a foreshore frontage.	**R19 Not Applicable** The site is located in **Precinct 6**
Additional requirements for Precinct 3 – Low impact commercial precinct		
PO20 Commercial development is located in a convenient location and meets the requirements of the local community and visitors to the area.	**AO20** Commercial development is located within Precinct 3 and has frontage to Cape Tribulation Road.	**R20 Not Applicable** The site is located in **Precinct 6**

Performance outcomes	Acceptable outcomes	Applicant response
PO21 Development is small scale and provides a necessary service to the surrounding community.	**AO21** No acceptable outcomes are prescribed.	**R21 Not Applicable** The site is located in **Precinct 6**
PO22 Development is carried out in accordance with a site-specific, and development specific Environmental Management Plan. Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.	**AO22** No acceptable outcomes are prescribed.	**R22 Not Applicable** The site is located in **Precinct 6**
Additional requirements for Precinct 4 – Low impact community purpose precinct		
PO23 Development results in a small scale expansion of an existing use which provides a necessary service to the surrounding community; or Development results in a new community use or public purpose use for which there is an identified need within the surrounding community.	**AO23** No acceptable outcomes are prescribed.	**R23 Not Applicable** The site is located in **Precinct 6**
PO24 Development is carried out in accordance with a site specific and development specific Environmental Management Plan. Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.	**AO24** No acceptable outcomes are prescribed.	**R24 Not Applicable** The site is located in **Precinct 6**

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Precinct 5 – Low impact rural production and tourism enterprise precinct		
PO25 Development complements, protects and enhances the environmental and scenic values of the site.	**AO25.1** One dwelling house establishes per lot. **AO25.2** Any other development is limited to existing cleared areas on the site. **AO25.3** No development is to occur above the 60 metre contour line. **AO25.4** Any new primary production activity or a change to a primary production activity has minimal impact on the existing natural values of the site and surrounding area.	**R25.1 Not Applicable** The site is located in **Precinct 6** **R25.2 Not Applicable** The site is located in **Precinct 6** **R25.3 Not Applicable** The site is located in **Precinct 6**. **R25.4 Not Applicable** The site is located in **Precinct 6**
PO26 Large cleared or partially cleared sites are revegetated and rehabilitated in association with suitably small scale environmentally sustainable development.	**AO26** The balance area of the development, including any existing area/s not identified for development is/are revegetated / rehabilitated in accordance with a landscape plan.	**R26 Not Applicable** The site is located in **Precinct 6**
PO27 Development is carried out in accordance with a site specific and development specific Environmental Management Plan. Note – Planning scheme policy SC6.4 – Environmental management plans provides further guidance on meeting the performance outcome.	**AO27** No acceptable outcomes are prescribed.	**R27 Not Applicable** The site is located in **Precinct 6**

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Precinct 6 – Low impact tourist accommodation precinct		
PO28 Development complements, protects and enhances the environmental and scenic values of the site.	**AO28.1** One dwelling house establishes per lot. **AO28.2** Any other development is limited to existing cleared areas on the site. **AO28.3** No development is to occur above the 60 metre contour line.	**R28.1 Complies.** The proposed development includes a single dwelling house. **R28.2 Complies with Performance Outcome.** The service station and shop have been proposed to address critical community needs identified during and after Cyclone Jasper, which highlighted significant gaps in access to essential fuel and food supplies. As outlined in Section 3 of the Planning Report, these facilities aim to enhance local resilience and aid in recovery efforts during future disaster events, while ensuring minimal disruption to the site's environmental values. The proposed development will not negatively impact the site's biological diversity, ecological integrity, or scenic amenity. Supporting documentation, including a *Vegetation Management and Tree Clearing Plan* (Schedule) and a *Protected Plant Survey Report* (Schedule), confirms that the site consists largely of disturbed vine forest. The areas proposed for clearing are dominated by non-native fruit trees, garden plants, weeds, and grasses, along with remnants of old structures and animal enclosures. In accordance with the *Nature Conservation Act 1992*, these areas are not considered 'in the wild.' Furthermore, the development has been consolidated and

Performance outcomes	Acceptable outcomes	Applicant response
		largely contained within existing cleared areas or locations that have historically been disturbed, minimising the need for new clearing and preserving the natural environment. To further enhance the environmental and scenic values of the site, the proposal includes revegetation along the property boundaries. This will help restore native vegetation, improve biodiversity, and contribute to the overall scenic amenity of the area. Additionally, all structures have been designed with generous setbacks, fully complying with the requirements of the planning scheme. These setbacks ensure that development is sensitively integrated into the landscape, maintaining visual amenity and protecting the natural features of the site. The nature-based tourism use and dwelling house are low-impact, site-sensitive developments that align with the goals of the *Low Impact Tourism Accommodation Precinct*. These uses are designed to blend harmoniously with the natural environment, supporting sustainable tourism while preserving the site's ecological and scenic values. **R28.3 Complies.** The entre subject site is below the 60m contour line.
PO29	**AO29**	**R29 Not Applicable**

Performance outcomes	Acceptable outcomes	Applicant response
Development results in a small scale expansion of existing tourist accommodation and any associated activities, based on the appreciation of the natural environment.	No acceptable outcomes are prescribed.	The subject site does not contain any existing built form.
PO30 Development is carried out in accordance with a site specific and development specific Environmental Management Plan. Note – Planning scheme policy – Environmental management plans SC6.4 provides further guidance on meeting the performance outcome.	**AO30** No acceptable outcomes are prescribed.	**R30 Will comply.** A *Vegetation Management and Tree Clearing Plan* (Schedule 5) and a *Protected Plant Survey Report* (Schedule 6) have been provided.

6.2.3 Conservation zone code

6.2.3.1 Application

(1) This code applies to assessing development in the Conservation zone.

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

6.2.3.2 Purpose

(1) The purpose of the Conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.

(2) The local government purpose of the code is to:

(a) implement the policy direction set in the Strategic Framework, in particular:

(i) Theme 2 : Environmental and landscape values, Element 3.5.2 – Aboriginal cultural heritage values, Element 3.5.3 – Biodiversity, Element 3.5.3 – Coastal zones.

(ii) Theme 3 – Natural resource management, Element 3.6.2 – Land and catchment management.

(iii) Theme 4 – Strong communities and identity, Element 3.7.8 – Strengthening indigenous communities.

(b) conserve and maintain the integrity of biodiversity values, wildlife, habitats and other significant ecological assets and processes over time, across public and private lands.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Biological diversity, ecological integrity and scenic amenity are protected;

(b) Any recreational or other uses of areas that are in the control of the Crown, or the Council, such as reserves, national parks and the Wet Tropics World Heritage Area or areas adjacent to these areas, are consistent with the management plans of the controlling authority so that conservation and scenic values of these areas are not adversely affected;

(c) Any use of land in private ownership does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area;

(d) Any low intensity facilities based on the appreciation of the natural environment or nature based recreation only establish where there is a demonstrated need and provided they have a minimal impact on the environmental and scenic amenity values of the site or surrounding area.

(e) The provisions of the Return to Country Local Plan facilitate economic and social opportunities on traditional Indigenous lands;

(f) Further lot reconfigurations other than amalgamations, boundary realignments to resolve encroachments, or for the practical needs of essential community infrastructure, or to facilitate Return to Country outcomes do not occur.

6.2.3.3 Criteria for assessment

Table 6.2.3.3.a – Conservation zone – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses.	**AO1** Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.	**R1 Performance Solution** The subject site is located within the Conservation zone. It is also identified as being within Precinct 6 – Low impact tourism accommodation precinct of the Cape Tribulation and Daintree Coast local plan. The proposed development includes the following uses: • Nature-Based Tourism (forest stay) • Dwelling house • Service station • Shop Table 6.2.3.3.b identifies a service station and shop as inconsistent uses for the zone, therefore a Performance Outcome is sought in relation to these uses only. The proposed service station and shop are not considered to represent the intrusion of an inconsistent use, and the proposed development is otherwise consistent with the overall outcomes of the code including that: • The proposed service station and shop have been conceived as a direct result of the recent Cyclone Jasper which impacted FNQ. As discussed within Section 3 of the Planning Report, the recent disaster highlighted a significant shortfall in local fuel and food supplies outlining an overwhelming need for these uses.

Performance outcomes	Acceptable outcomes	Applicant response
		• Biological diversity, ecological integrity and scenic amenity values are not negatively impacted by the development. A Vegetation Management and Tree Clearing Plan (**Schedule 5**) and a Protected Plant Survey Report (**Schedule 6**), has been prepared in support of the proposed development. The reports described the site vegetation as *disturbed vine forest*. It identifies that part of the property has been previously cleared and now contains a mix of non-native fruit trees, garden plants, weeds, and grasses. There are also remains of old structures and animal pens in this area. It goes on to outline that in accordance with the *Nature Conservation Act 1992*, these cleared areas are not considered to be 'in the wild'. and • The proposed Nature-based tourism and dwelling house land uses are low intensity facilities consistent with the zone Development complies with PO1 on this basis.
PO2 The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.	**AO2** Buildings and structures are not more than 8.5 metres in height and two storeys. Note - Height is inclusive of roof height.	**R2 Complies** The proposed development is single storey in nature and will not exceed 8.5m in height.
PO3 Development is setback from site boundaries so they are screened from view from the boundaries of adjoining properties and adjoining roads to maintain the scenic values of the area.	**AO3** Buildings and structures are setback not less than: (a) 40 metres from the frontage of a State-controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2; (b) 25 metres from Cape Tribulation Road frontage; (c) 20 metres from any other road frontage	**R3 Complies** Buildings and structures are proposed to be setback a minimum of: (a) 25 metres from Cape Tribulation Road frontage; (b) 20 metres from any other road frontage; and (c) 10 metres from side and rear boundaries.

Performance outcomes	Acceptable outcomes	Applicant response
	(d) 10 metres from side and rear boundaries.	
PO4 The site coverage of all buildings and structures does not have an adverse effect on the conservation or scenic amenity values of the site and surrounding area and buildings are subservient to the natural environment.	**AO4** Development is sited in an existing cleared area or an area approved for clearing, but which is not yet cleared until a development permit to carry out Building Works is issued. Any clearing is limited to a maximum area of 700m^2 and is sited clear of the high bank of any watercourse. Note – The 700m^2 area of clearing does not include an access driveway.	**R4 Complies** The development is proposed within an existing cleared area, refer Appendix 1- Site Layout and Individual Tree Locations in **Schedule 3 – Vegetation Management And Tree Clearing Plan. V**egetation clearing necessary will be less than 700m^2 in area; and will primarily involve clearing for vehicle access.
PO5 Development is consistent with the overall outcomes sought for the Conservation zone.	**AO5** No acceptable outcomes are prescribed.	**R5 Performance Solution (no Acceptable Outcome prescribed)** The proposed development is considered consistent with the outcomes sought for the Conservation zone. Relevantly, the proposed development will not unduly impact upon biological diversity, ecological integrity and/or scenic amenity values; and, the proposed land uses have been designed to be low intensity facilities. Development complies with PO5 on this basis.

Performance outcomes	Acceptable outcomes	Applicant response
PO6 Development complements, and is subservient to the surrounding environment and is in keeping with the ecological, landscape and scenic values of the area.	**AO6** The exterior finishes and colours of all development are non-reflective and consist of colours that blend easily with surrounding native vegetation and view-shed.	**R6 Will Comply** The Applicant is willing to accept a condition of approval requiring that exterior finishes and colours of all development are non-reflective and consist of colours that blend easily with surrounding native vegetation and view-shed.
PO7 Development is screened from view from adjoining roads and properties with a dense screen of endemic/native landscape which: (a) is informal in character and complementary to the existing natural environment; (b) provides screening; (c) enhances the visual appearance of the development. Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.	**AO7.1** For any development, the balance area of the site not built upon, including all setback areas must be landscaped/revegetated with dense three tier, endemic planting which is maintained to ensure successful screening is achieved. **AO7.2** Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.	**R7.1 Complies** Existing vegetation located on the site is proposed to be retained. The balance of the land is already significantly vegetated. Development therefore can comply with AO7.1. **R7.2 Will Comply** Where endemic palm species are used in the landscape palette, they will be planted as informal accent features only.
P08 Development is complementary to the surrounding environment.	**AO8.1** Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill. **AO8.2** A driveway or parking areas are constructed and maintained to: (a) minimise erosion, particularly in the wet season; (b) minimise cut and fill; (c) follow the natural contours of the site; (d) minimise vegetation clearing. **AO8.3** Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%). or	**R8.1 Complies** A suspended built form is proposed for all aspects of this development. The nature and form of development is considered to be appropriate relevant to the site context and minimal earthworks is proposed. **R8.2 Complies** An 'all weather access' driveway will be constructed and maintained to minimise erosion, earthworks and vegetation clearing. **R8.3 Complies** Development is not proposed on land with a gradient of greater than 1:6.

Performance outcomes	Acceptable outcomes	Applicant response
	On land steeper than 1 in 6 (16.6%) gradient: (a) A split level building form is utilised; (b) A single plane concrete slab is not utilised; (c) Any voids between building and ground level, or between outdoor decks and ground level are screened from view using lattice/battens and/or landscaping. and (d) is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage which includes certification that the site can be stabilised, followed by a certificate upon completion of works. **AO8.4** Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.	**R8.4 Complies** Development on a ridgeline is not proposed.
PO9 Development is located to: (a) protect the ecological values of the site and surrounding land; (b) maintain the scenic values of the area; (c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths; (d) avoid areas that are vulnerable to natural hazards; (e) minimise to the greatest extent possible on site excavation and filling; (f) provide buffers to cultural, historical or ecological features; (g) minimise visibility from external sites or public viewing points; (h) minimises to the greatest extent possible the loss of native vegetation and fauna habitat.	**AO9** No acceptable outcomes are prescribed.	**R9 Performance Solution (no Acceptable Outcome prescribed)** The development is proposed within an already cleared area of the site and requires minimal clearing with the exception of the access driveway from Cape Tribulation Road and potentially in respect to the service station and shop. On this basis, the proposed development will not impact upon native vegetation and fauna habitat and is not expected to detrimentally impact upon the ecological values of the site. A suspended built form is proposed (pole construction) versus slab on ground for all aspects of this development. The nature and form of development is considered to be appropriate relevant to the site context and will not impact upon scenic values.

Performance outcomes	Acceptable outcomes	Applicant response
		A significant amount of vegetation will be retained on site, screening development to an appropriate degree from external sites. The balance of the site will remain vegetated. In accordance with the above, development complies with PO9.
PO10 Development does not result in adverse impacts on: (a) ecological function or features; (b) on-site or surrounding waterways and wetlands.	**AO10** No acceptable outcomes are prescribed.	**R10 Performance Solution (no Acceptable Outcome prescribed)** Development is proposed within an already cleared area of the site and requires limited additional clearing. On-site stormwater infrastructure is proposed to manage overland flow. The proposed development therefore will not result in adverse impacts on ecological function or features.
PO11 Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.	**AO11** No acceptable outcomes are prescribed	**R11 Performance Solution (no Acceptable Outcome prescribed)** The development footprint has been heavily disturbed, with remnants of sheds, greenhouses, animal enclosures, roads, and water infrastructure observed during the site inspection. A high presence of exotic fruit trees and weeds further reflects this disturbance. As a result, much of the proposed clearing area is classified as “Not in the Wild,” and does not require approval for vegetation clearing. In seeking to maintain and improve the environmental integrity of the area, native vegetation is proposed to be retained in the balance area.
PO12 Fencing is designed to not impede the free movement of native fauna through the site.	**AO12** No acceptable outcomes are prescribed.	**R11 Performance Solution (no Acceptable Outcome prescribed)** No fencing is proposed a spart of this application.
PO13	**AO13** No acceptable outcomes are prescribed.	**R13 Not Applicable** No new lots are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
New lots contain a minimum lot size of 200 hectares, unless: (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments); (b) the reconfiguration is limited to one additional lot to accommodate an existing or approved: (i) Telecommunications facility; (ii) Utility installation; (c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan. Note – Boundary realignments must result in an improved environmental outcome or resolve encroachments.		

9.3.8 Dwelling house code

9.3.8.1 Application

(1) This code applies to assessing development for Animal keeping if:

(a) self-assessable development or assessable development where this code identified in the assessment criteria column of a table of assessment; or

(b) impact assessable development.

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

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

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

9.3.8.2 Purpose

(1) The purpose of the dwelling house code is to assess the suitability of development to which this code applies

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) The dwelling house, including all habitable buildings on site, is occupied by a single household;

(b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;

(c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;

(d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.

9.3.8.3 Criteria for assessment

Table 9.3.8.3.a – Dwelling house code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties.	**AO1** The secondary dwelling: (a) has a total gross floor area of not more than 80m^2, excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	**R1 – Not applicable.** The proposal does not include a secondary dwelling.
PO2 Resident's vehicles are accommodated on- site.	**AO2** Development provides a minimum number of on-site car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	**R2 – Complies.** The proposed dwelling includes a 2 bay carport.
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.	**R2 – Complies.** The proposed dwelling will be single storey in nature, ensuring it is below the 8.5m maximum allowable height in the Conservation zone.

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: a) ensure the safety of all persons; b) minimise damage to the development and contents of buildings; c) provide suitable amenity; d) 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	**R1.1 Performance Solution (Complies)** Development is proposed within the Floodplain Assessment Overlay sub-category and therefore does not comply with AO1.3(a). However, the natural ground level on the site ranges between 18.0mAHD and 8.0m AHD with built infrastructure designed to have a finished floor level (FFL) of not less than 12m AHD (service station). The site is not located within a Medium Storm Tide Hazard Area or High Storm Tide Hazard Area which impacts lower lying areas adjacent the coast at natural ground levels of 4.0m AHD (approx.) and below. The proposed forest stay cabins will be elevated, with a FFL of not less than 16.0m AHD, and the dwelling house with a FFL of 17.0m AHD.

Performance outcomes	Acceptable outcomes	Applicant response
		'All weather access' is proposed to all built infrastructure, including upgraded access and egress crossovers. Development has therefore been designed in consideration of the safety of all persons, and to minimise damage to the development and contents of buildings and minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. Development complies with PO1 on this basis. **R1.2 Complies** The dwelling house will have a FFL of 17.0m AHD
	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 plus a freeboard of 300mm.	

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.	**R1.3 Complies** The dwelling house will be located towards the rear and highest part of the site and 'All weather access' is proposed to all built infrastructure, including upgraded access and egress crossovers. **R1.4 Not Applicable** The subject site is not located within 50m of a riparian corridor.
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.	**R2 Complies** Development for a use listed in AO2 is not proposed.
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	**R3.1 Performance Solution** Refer response to AO1.1.

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 70m^2 gross floor area. Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings. For Reconfiguring a lot **AO3.4** Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site. Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots). Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the *Building Act 1975*. **AO3.5**	

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
	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;	**R3.8 Complies** The proposed forest stay cabins will be elevated, with a FFL of not less than 16.0m AHD, and the dwelling house with a FFL of 17.0m AHD.

Performance outcomes	Acceptable outcomes	Applicant response
	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 *Building Act 1975* apply to all building work within the Hazard Area and need to take into account the flood potential within the area.	**R4.2 Performance Solution (Complies)** Non-residential uses include the service station and shop (*Note – these land uses are not defined as an 'Accommodation Activity' in Schedule 1 of the Planning Scheme*). The service station and shop will have a FFL of 12.0m AHD Therefore, the proposed built form is considered to be resilient to flood events and otherwise accounts for the potential risks of flooding. Development complies with PO4 on this basis. **AO4.3 Will Comply** Materials stored on-site: (a) will be readily able to be moved in a flood event; and (b) where capable of creating a safety hazard by being shifted by flood waters, will be contained in order to minimise movement in times of flood.

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.3 Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Notes - (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	
PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties. Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	For Operational works **AO5.1** Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds). **AO5.2** Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than $50m^3$; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters;	**R5.1 Not Applicable** Operational Work is not proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
	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. 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.	**R5.3 Not Applicable** The site is not known to have a DFE and the proposed location of built infrastructure (being above 12m AHD) is not subject to storm tide inundation. **R5.4 Complies** The proposed development is not located within 50 metres of a natural riparian corridor.

Performance outcomes	Acceptable outcomes	Applicant response
	Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.	
PO6 Development avoids the release of hazardous materials into floodwaters.	For Material change of use **AO6.1** Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or **AO6.2** If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters. **AO6.3** Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE. **AO6.4** If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters. Note – Refer to *Work Health and Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous materials.	**R6.1 – R6.4 Not Applicable** No hazardous or noxious materials are associated with the proposed development.

Performance outcomes	Acceptable outcomes	Applicant response
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	**AO7** Development does not: (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (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.	**R7 Complies** The proposed development, despite being located in the Floodplain Assessment Overlay (Daintree River) sub-category is not anticipated to (a) increase the number of people calculated to be at risk of flooding; or (b) increase the number of people likely to need evacuation; or (c) shorten flood warning times - for the reasons identified in response to AO1.1. Further, the proposed development is not considered to 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; (b) 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; (c) retains essential site access during a flood event; (d) 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	**R8.1 Not Applicable** Refer response to AO8.2 **R8.2 Complies** Development for a land use listed in AO8.2 is not proposed. *Note – the proposed waste-water and water treatment plants are below ERA 63 and ERA 64 thresholds for Concurrence ERA and are therefore treated as integral and subservient*

Performance outcomes	Acceptable outcomes	Applicant response
	service under the *Child Care Act 2002* is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. and/or **AO8.3** The following uses have direct access to low hazard evacuation routes as defined in **Error! Reference s ource not found.**: (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.	*to the proposed land uses and do not warrant separate classification as a utility installation in the same manner as a waste-water treatment for a Dwelling House.* **AO8.3 Not Applicable** Development for a use listed in AO8.3 is not proposed. *Note – the proposed waste-water and water treatment plants are below ERA 63 and ERA 64 thresholds for Concurrence ERA and are therefore treated as integral and subservient to the proposed land uses and do not warrant separate classification as a utility installation*

Performance outcomes	Acceptable outcomes	Applicant response
	AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration. **AO8.5** Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	*in the same manner as a waste-water treatment for a Dwelling House.* **AO8.4 Complies** Infrastructure that may when inundated by flood has a FFL in excess of 400mm above natural ground level and is therefore designed to be above any surface water levels. **AO8.5 Complies** Refer response to AO1.3

8.2.6 Landscape values overlay code

8.2.6.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Landscape values overlay, if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Landscape values overlay is identified on the Landscape values overlay map in Schedule 2 and includes in following sub-categories:

(a) High landscape value sub-category;

(b) Medium landscape value sub-category;

(c) Scenic route buffer / view corridor area sub-category;

(d) Coastal scenery area sub-category.

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

8.2.6.2 Purpose

(1) The purpose of the Landscape values overlay code is to:

(a) implement the policy direction of the Strategic Framework, in particular:

(i) Theme 2: Environment and landscape values Element 3.5.5 Scenic amenity;

(ii) Theme 3: Natural resource management Element 3.6.4 – Resource extraction.

(b) enable an assessment of whether development is suitable on land within the Landscape values overlay sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) areas of High landscape value are protected, retained and enhanced;

(b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;

(c) the landscape values of the Coastal scenery area are managed to integrate and limit the visual impact of development;

(d) development maintains and enhances the significant landscape elements and features which contribute to the distinctive character and identity of Douglas Shire;

(e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;

(f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region's diverse character and distinctive tropical image, in particular:

(i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;

(ii) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character;

(iii) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are maintained;

(iv) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.

(g) views towards High landscape value areas and the Coral Sea are not diminished;

(h) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive;

(i) advertising devices do not detract from the landscape values, character types or amenity of an area.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Development in a High landscape value area		
PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction;	**AO1.1** Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of roof height. **AO1.2** Buildings and structures are setback not less than 50 metres from ridgelines or peaks. **AO1.3** Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.	**R1.1 Not Applicable** The site is not located within a High landscape value area. **R1.2 Not Applicable** The site is not located within a High landscape value area. **R1.3 Not Applicable** The site is not located within a High landscape value area.

Performance outcomes	Acceptable outcomes	Applicant response
(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO1.4** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; buildings are split level or suspended floor construction, or a combination of the two; lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs. **AO1.5** The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow. **AO1.6** No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%). **AO1.7** Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values. Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.	**R1.1 Not Applicable** The site is not located within a High landscape value area. **R1.5 Not Applicable** The site is not located within a High landscape value area. **R1.1 Not Applicable** The site is not located within a High landscape value area. **R1.7 Not Applicable** The site is not located within a High landscape value area.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.8 Advertising devices do not occur.	**R1.8 Not Applicable** The site is not located within a High landscape value area.
Development within the Medium landscape value area		
PO2 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;	**AO2.1** Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height. **AO2.2** Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer. **AO2.3** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs. **AO2.4** The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.	**R2.1 Complies** The proposed development is single storey and has a maximum building height of approximately 4.657 metres. **R2.2 Complies** Development is not proposed within 50 metres of a ridgeline or peak. **R2.3 Complies / Will Comply** Vegetation exists to the frontage of the site (refer **Figure 2** in the Town Planning Report and **Schedule 3 – Proposal Plans**) and a landscaped buffer (25 metres wide) is proposed adjacent Cape Tribulation Road (excluding vehicle access etc) which will enhance the existing screening provided by vegetation. **R2.4 Will Comply** The Applicant is willing to accept a condition of approval requiring that exterior finishes and colours of all development are non-reflective and subdued, in accordance with AO2.4.

Performance outcomes	Acceptable outcomes	Applicant response
(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO2.5** No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%). **AO2.6** Advertising devices do not occur.	**R2.5 Complies** No clearing of native vegetation is proposed on land with a slope greater than 1 in 6. **R2.6 Complies** Advertising devices are not proposed.
Development within a Scenic route buffer / view corridor area		
PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2: (a) retains visual access to views of the surrounding landscape, the sea and other water bodies; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; (d) minimises visual impacts on the setting and views in terms of: i. the scale, height and setback of buildings; ii. the extent of earthworks and impacts on the landform including the location	**AO3.1** Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code. **AO3.2** No clearing of native vegetation is undertaken within a Scenic route buffer area.	**R3.1 Complies** The site is within a scenic route buffer and the height of building and structures is not more than the maximum height specified in the Conservation Zone Code. **R3 Performance Solution** The site is within a scenic route buffer and vegetation clearing is proposed to provide vehicle access to the premises. Vegetation exists to the frontage of the site (refer **Figure 2** in the Town Planning Report and **Schedule 3 – Proposal Plans**) and a landscaped buffer (25 metres wide) is proposed adjacent Cape Tribulation Road which will enhance the existing screening provided by vegetation. Therefore, limited vegetation is required to access the site; however, the development is otherwise consistent with the requirements of PO3:

Performance outcomes	Acceptable outcomes	Applicant response
and configuration of access roads and driveways; iii. the scale, extent and visual prominence of advertising devices. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.		(a) retains visual access to views of the surrounding landscape, the sea and other water bodies, to the extent relevant; (b) otherwise retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; (d) minimises visual impacts on the setting and views in terms of: i. the scale, height and setback of buildings; ii. the extent of earthworks (which is minimal) and impacts on the landform including the location and configuration of access roads and driveways; iii. the scale, extent and visual prominence of advertising devices in so much as no advertising devices are proposed at this time.
	AO3.3 Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code.	**RO3.3 Will Comply** The site is within a Scenic route buffer and buildings are set back 25 metres and will be screened from view from a scenic route by existing native vegetation and/or landscaped to a width of in excess of 10 metres in

Performance outcomes	Acceptable outcomes	Applicant response
		accordance with the requirements of the landscaping code.
	AO3.4 Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.	**R3.4 Complies** Advertising devices are not proposed.
Development within the Coastal scenery area		
PO4 The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO4.1** The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore. **AO4.2** Where located adjacent to the foreshore buildings and structures are setback: (a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or (b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code. **AO4.3** Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback:	**AO4.1 Not Applicable** The site is not mapped as containing Coastal scenery landscape value area. **AO4.2 Not Applicable** The site is not mapped as containing Coastal scenery landscape value area. **AO4.3 Not Applicable** The site is not mapped as containing Coastal scenery landscape value area.

Performance outcomes	Acceptable outcomes	Applicant response
	(a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or (b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code.	
PO5 Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical. Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.	**AO5** No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code	**AO5 Not Applicable** The site is not mapped as containing Coastal scenery landscape value area.

8.2.7 Natural areas overlay code

8.2.7.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:

(a) MSES – Protected area;

(b) MSES – Marine park;

(c) MSES – Wildlife habitat;

(d) MSES – Regulated vegetation;

(e) MSES – Regulated vegetation (intersecting a Watercourse);

(f) MSES – High ecological significance wetlands;

(g) MSES – High ecological value waters (wetlands);

(h) MSES – High ecological value waters (watercourse);

(i) MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.

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

8.2.7.2 Purpose

(1) The purpose of the Natural areas overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;

(ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

(b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development is avoided within:

(i) areas containing matters of state environmental significance (MSES);

(ii) other natural areas;

(iii) wetlands and wetland buffers;

(iv) waterways and waterway corridors.

(b) where development cannot be avoided, development:

(i) protects and enhances areas containing matters of state environmental significance;

(ii) provides appropriate buffers;

(iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;

(iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;

(v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;

(vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;

(vii) enhances connectivity across barriers for aquatic species and habitats;

(viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;

(ix) protects areas of environmental significance from weeds, pests and invasive species.

(c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	**AO1.1** Development avoids significant impact on the relevant environmental values. or **AO1.2** A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. or **AO1.3** Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	**R1.3 Complies** Development is located, designed and operated to mitigate significant impacts on environmental values as determined by Gap Tree Change Pty Ltd (refer **Schedule 5** and **Schedule 6**). More specifically, it is noted that: a) Development is largely located in historically disturbed areas. b) Tree clearing will be confined to what is absolutely necessary for the development and landscaping and restoration of degraded areas will be undertaken with locally occurring species. c) Site stormwater and effluent management will be managed so as to not release sediment and nutrients in excess of existing levels.
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:	R2 Complies The design and layout of the proposed development minimises adverse impacts on

Performance outcomes	Acceptable outcomes	Applicant response
	(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.	ecologically important areas as required by AO2 by: a) focusing development in cleared areas to protect existing habitat; b) consolidating infrastructure to preserve existing habitat and native vegetation as much as possible; c) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; d) ensuring that significant fauna habitats are protected in their environmental context by leaving as much area as possible untouched and removing existing barbed wire boundary fencing where still in place; e) incorporating measures that allow for the safe movement of fauna through the site by removing existing fencing and ensuring any new fencing is limited to what is necessary for public safety and does not span corridor of retained vegetation along Camelot Road; and f) Landscaping and restoration of disturbed areas will use local occurring species only and remove and manage exotic weeds and pests on the lot. Refer **Schedule 3** and **Schedule 6** which identify that the proposed development does

Performance outcomes	Acceptable outcomes	Applicant response
		not result in unacceptable environmental impacts or impacts on protected species.
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.	**R3.1 Complies** The site is not located within 100 metres of a mapped Wetland Protection Area.
PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	**AO4.1** Native vegetation within wetlands and wetland buffer areas is retained. **AO4.2** Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in	**R4.1 Not Applicable** The site does not contain MSE – High Ecological Significance Wetlands. **R4.2 Not Applicable** The site does not contain MSE – High Ecological Significance Wetlands.

Performance outcomes	Acceptable outcomes	Applicant response
	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.	**R5.1 Complies** The proposed development is not expected to provide for the introduction of non-native pest species. **R5.2 Will Comply** Pest management will be undertaken by the landholder on an as required basis.
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.	**R6.1 Complies** Native vegetation is proposed to be retained in large areas on the site. **R6.2 Not Applicable** The site is not known to be located within an ecological corridor. **R6.3 Not Applicable** The site is not known to be located within a conservation corridor.
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.	**R7Performance Outcome** The proposed development includes buildings with a maximum height of approximately 4.26 metres and is below the canopy height of

Performance outcomes	Acceptable outcomes	Applicant response
	and **AO7.2** Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	existing vegetation and in this regard minimises disturbance to matters of state environmental significance . **R7.2 Complies** Development is not proposed within 10 metres of existing riparian vegetation and watercourses.
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 **Error! Reference source not found.**.	**R8.1 Not Applicable** Development does not involve a waterway 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; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	**AO9** Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within **Error! Reference source not found.**.	**R9 Not Applicable** Development does not involve a waterway in a non-urban area.

9.3.19 Service station code

9.3.19.1 Application

(1) This code applies to assessing development for a Service station if:

(a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or

(b) impact assessable development.

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

9.3.19.2 Purpose

(1) The purpose of the Service station code is to assess the suitability of development to which this code applies

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) a service station is established at a suitable location and on a site that is capable of accommodating all necessary and associated activities;

(b) centre activities are ancillary to the primary vehicle servicing purpose of the service station;

(c) service stations do not compromise the hierarchy of activity centres;

(d) development results in a high standard of appearance and safety;

(e) development does not result in detrimental impacts on the amenity of surrounding sensitive land uses;

(f) development achieves a high standard of vehicular accessibility and minimises impacts on surrounding traffic networks;

(g) development prevents adverse environmental impacts resulting from activities on the site.as per code;

9.3.19.3 Criteria for assessment

Table 9.3.19.3.a – Service station code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Retail services for general convenience items: (a) are ancillary to the service station use; (b) do not compromise the role and function of the region's network of centres.	**AO1** Convenience retailing does not exceed 100m2 gross floor area. Note - Where floor area for the other uses exceeds 100m^2 GFA, separate approval for the use will be required.	**R1 – Complies with Performance Outcome** The proposed service station includes a dual shop use with a combined GFA of 164m2, marginally above the 100m2 GFA prescribed under AO1 if circa 25m^2 is nominally allocated to the service station component.

Performance outcomes	Acceptable outcomes	Applicant response
		This retail component aims to provide essential convenience items such as snacks, beverages, and automotive accessories, catering to the immediate needs of passing motorists and local residents. The retail space is modest in size and scope, ensuring that it supports rather than competes with nearby commercial centres. The development is strategically located to serve the immediate area, addressing the needs of the community and visitors. By focusing on essential convenience items and maintaining a compact retail footprint, the service station and shop do not detract from the viability or vitality of established retail centres within the region. This approach aligns with planning principles that seek to support the primary function of designated centres while providing accessible services to the community.
For assessable development		
PO2 The site has sufficient area and frontage to accommodate: (a) buildings and structures; (b) setbacks; (c) access, parking, manoeuvring and circulation; (d) pedestrian access; (e) landscaping.	**AO2.1** The site is regular in shape and is configured generally as a rectangle or square. **AO2.2** The site has a minimum area of 1,500m^2. **AO2.3** The site has a minimum frontage of: (a) 40 metres where the site is not a corner site; or (b) 30 metres to each road where the site is a corner site.	**R2.1 – Complies** The subject site is rectangular in nature. **R2.2 – Complies** The subject site has an area of approx. 2ha. **R2.3 – Complies** The subject site is a corner lot, and has a minimum frontage width of approx. 100m.
PO3 Development is located and designed so that the safety and efficiency of the road network, access and internal vehicle and pedestrian movements are not adversely impacted upon.	**AO3.1** The development is supported by a traffic management and impact report demonstrating the development's location, design and access does not adversely impact upon: (a) the safety and function of the road network; (b) operation of the service station with respect to the types of vehicles accessing and servicing the development.	**R3.1 – Complies.** A Traffic Impact Assessment has been included within **Schedule7.** The report examines key considerations such as site access and egress, sight distances, swept path analysis, internal vehicle circulation, traffic

Performance outcomes	Acceptable outcomes	Applicant response
	The traffic management and impact report should take into account and make recommendations about: (a) traffic movements in the vicinity of the development and the expected traffic movements from the development; (b) matters that will impact on the amenity and safety of all road users, (e.g. queuing, deceleration/acceleration, turning movements, intersection treatments, corner truncations);	generation, and adherence to relevant Australian Standards and traffic engineering guidelines. The findings indicate that, with the implementation of the recommended access design and external works, the proposed development is not anticipated to negatively affect the safety or efficiency of the surrounding road network.

Performance outcomes	Acceptable outcomes	Applicant response
	(c) safe and convenient access for all vehicles accessing the site, location and ability to support a functional service station; (d) manoeuvring (for all vehicle types) within the development; (e) conflicts between pedestrian and vehicle movements; (f) methods and extent of mitigation required to ensure safety and efficiency of the road network.	
	AO3.2 Bulk fuel storage tanks are located on the site so that, when a fuel delivery vehicle is discharging fuel into the storage tanks, the fuel delivery vehicle is standing entirely within the site in a location that does not restrict the movement of other vehicles on the site.	**R3.2- Complies** A swept path analysis for a Heavy Rigid Vehicle (HRV) was undertaken to confirm that the internal driveway accommodates the safe and efficient movement of the largest vehicles expected on-site, including fuel tankers, buses, RVs, and vehicles towing trailers or boats. As shown in Appendix 2, these vehicles can navigate the site without conflict, ensuring access to refueling bays, parking, and loading zones. The layout is considered suitable to support commercial activities and fuel services while maintaining safe and efficient vehicle movement. Refer to **Schedule** 7 for further information.
PO4 Buildings, structures and mechanical equipment for vehicle service and customer facilities (such as air and water points) are setback from the road, and surrounding uses to ensure a high standard of appearance, safety and amenity is achieved.	**AO4.1** Buildings and structures, excluding canopies are setback a minimum of 10 metres from road frontages and any canopy is setback no less than 6 metres from road frontages. **AO4.2** Fuel pumps, liquid petroleum gas tanks and customer facilities (such as air and water points) are setback a	**R4.1 – Complies** All buildings and structures (excluding canopies / bowsers) are setback 25 metres from Cape Tribulation Road. **R4.2 – Complies.** The fuel pumps are setback approximately 14 metres from Cape Tribulation Road.

Performance outcomes	Acceptable outcomes	Applicant response
	minimum of 7.5 metres from any road frontages and not within any landscaped area including buffer areas.	

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.3 Any ancillary hire or vehicles, trailers and the like occurs a minimum of 7.5 metres from road frontages and not within any landscaped area including buffer areas.	**R4.3 - Complies.** The proposed development does not include the ancillary hire of vehicles, trailers and the like.
PO5 Development is sited, designed and oriented to minimise adverse impacts on nearby sensitive land uses.	**AO5.1** The height of buildings, including canopies, does not exceed 8.5 metres in height. **AO5.2** Where the site adjoins land containing a sensitive land use, all buildings/structures are setback 5 metres from the common boundary with the adjoining property.	**R5.2 – Complies.** The height of all buildings is single storey and will not exceed 8.5 metres **R5.2 – Complies.** The proposed development will be located a minimum of 10metres from the southern side boundary.
PO6 Development avoids or minimises air emissions, including the installation of vapour recovery systems.	**AO6** No acceptable outcomes are prescribed.	**R6 – Will comply.** Development avoids or minimises air emissions, including the installation of vapour recovery systems. Reasonable and relevant conditions can be provided if necessary.
PO7 Development is designed and constructed to prevent the release of contaminants to surface water or groundwater, through the incorporation of: (a) spill and leakage prevention measures from underground tanks, above-ground tanks and pipework; (b) Leak detection systems for tanks and pipework; (c) stormwater and spill management systems for fuel dispensing and uncovered forecourt areas.	**AO7** No acceptable outcomes are prescribed.	**R7 – Will comply.** The development is designed and constructed to prevent the release of contaminants to surface water or groundwater. Reasonable and relevant conditions can be provided if necessary.
PO8	**AO8.1**	**R8.1 – Complies.**

Performance outcomes	Acceptable outcomes	Applicant response
Landscaping and fencing are provided to create an attractive facility and a buffer to surrounding uses.	A landscaped area not less than 3 metres wide is provided and maintained within the site along all road frontages.	A minimum landscaped area of 25metres has been provided (excluding access and driveway infrastructure).

Performance outcomes	Acceptable outcomes	Applicant response
	AO8.2 Where the site adjoins land containing a sensitive land use: (a) a landscaped area with deep planting of not less than 5 metres wide is provided within the site along the boundary adjoining the sensitive land use; (b) an acoustic fence is provided and maintained along the boundary adjoining the sensitive land use. Note – The recommendations of an acoustic and lighting report will determine the height of fencing to protect sensitive land uses. However if recommendations for fencing exceed 2.0 metres in height, the proposed development is generally not considered to be appropriate in terms of design and siting relative to the nearby sensitive land uses.	**R 8.2 – Complies.** The proposed development will be located a minimum of 10 metres from the southern side boundary.
PO9 The roads adjacent to the Service station site are constructed to an appropriate standard.	**AO9** Roadworks to improve the adjacent road network are constructed in accordance with the Design guidelines set out in Sections D1 and D3 of Planning scheme policy SC6.5 – FNQROC Regional Development Manual.	**R9 – Complies.** The roads adjacent to the Service station site are constructed to an appropriate standard. Refer to **Schedule 7** for further information.

8.2.10 Transport network overlay code

8.2.10.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:

(a) Transport network (Road Hierarchy) overlay sub-categories:

(i) State controlled road sub-category;

(ii) Sub-arterial road sub-category;

(iii) Collector road sub-category;

(iv) Access road sub-category;

(v) Industrial road sub-category;

(vi) Major rural road sub-category;

(vii) Minor rural road sub-category;

(viii) Unformed road sub-category;

(ix) Major transport corridor buffer area sub-category.

(b) Transport network (Pedestrian and Cycle) overlay sub-categories:

(i) Principal route;

(ii) Future principal route;

(iii) District route;

(iv) Neighbourhood route;

(v) Strategic investigation route.

8.2.10.2 Purpose

(1) The purpose of the Transport network overlay code is to:

(a) implement the policy direction of the Strategic Framework, in particular:

(i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;

(ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;

(b) enable an assessment of whether development is suitable on land within the Transport network overlay.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development provides for transport infrastructure (including active transport infrastructure);

(b) development contributes to a safe and efficient transport network;

(c) development supports the existing and future role and function of the transport network;

(d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

Criteria for assessment

Table 8.2.10.3 a – Transport network overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 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** Development does not compromise the safety and efficiency of the transport network.	**R1.1 Complies** Cape Tribulation Road is identified as a sub-arterial road on the Transport network overlay maps and the anticipated traffic generation of the proposed development is compatible with a sub-arterial road. **R1.2 Complies** The proposed development is not anticipated to compromise the safety and efficiency of the transport network in so much as a new access and on-site queuing will be provided in accordance with the FNQROC Development Manual.

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.	**R1.3 Complies with Performance Outcome** The lowest order road is Camelot Close being an access road. However, the proposed development provides via Cape Tribulation Road (sub-arterial). The proposed development supports the regional road hierarchy and is underpinned by a Traffic Impact Assessment. While Camelot Close is a lower-order road, its use for access was deemed unsuitable due to the extent of vegetation clearing that would be required. Instead, access is proposed via Cape Tribulation Road, utilising an existing crossover and avoiding further environmental impacts. Although the development incorporates multiple land uses, all will be serviced via a single access point, minimising the number of crossovers to Cape Tribulation Road and ensuring efficient integration with the existing road network. The development is supported by a Traffic Impact Assessment, refer to **Schedule 7**.
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.	**R2 Not Applicable** No road network improvements are identified to be required by the: (a) the Transport network overlay maps contained in Schedule 2; or (b) any relevant Local Plan.

Performance outcomes	Acceptable outcomes	Applicant response
	Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	
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.	**R3 Not Applicable** The site is not within a major transport corridor buffer area.
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.	**R4.1 Not Applicable** The site does not adjoin or major transport corridor. **R4.2 Complies** Direct access is not provided to a major transport corridor.

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.	**R4.3 Not Applicable** Direct access is not provided to a major transport corridor. **R4.4 Not Applicable** Direct access is not provided to a major transport corridor.
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.	**R5 Not Applicable** The site does not adjoin or major transport corridor.
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.	**R6 Not Applicable** Reconfiguring a Lot development is not proposed.

9.4.9 Vegetation management code

9.4.9.1 Application

(1) This code applies to assessing operational works for vegetation damage if:
- (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment;
- (b) impact assessable development, to the extent relevant.

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

9.4.9.2 Purpose

(1) The purpose of the Vegetation management code is achieved through the overall outcomes.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) vegetation is protected from inappropriate damage;
- (b) where vegetation damage does occur it is undertaken in a sustainable manner;
- (c) significant trees are maintained and protected;
- (d) biodiversity and ecological values are protected and maintained;
- (e) habitats for rare, threatened and endemic species of flora and fauna are protected and maintained;
- (f) landscape character and scenic amenity is protected and maintained;
- (g) heritage values are protected and maintained.:

9.4.9.3 Criteria for assessment

Table 9.4.9.3.a – Vegetation management – assessable development

Note – All vegetation damage is to have regard to the provisions of AS4373-2009 Pruning of Amenity Trees

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Change of use within existing building or facilities		
PO1 Vegetation is protected to ensure that: (a) the character and amenity of the local area is maintained; (b) vegetation damage does not result in fragmentation of habitats;	**AO1.1** Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over; or	**R1 Performance Solution** Vegetation is protected to ensure that: (a) the character and amenity of the local area is maintained through limiting vegetation clearing to establishment of vehicle access to the site consistent with FNQROC standards;

Performance outcomes	Acceptable outcomes	Applicant response
(c) vegetation damage is undertaken in a sustainable manner; (d) the Shire's biodiversity and ecological values are maintained and protected; (e) vegetation of historical, cultural and / or visual significance is retained; (f) vegetation is retained for erosion prevention and slope stabilisation.	**AO1.2** Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government; or **AO1.3** Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of: (a) vegetation declared as a pest pursuant to the Land Protection (Pest and Stock Route Management) Act 2002; or (b) vegetation identified within the local govern-ment's register of declared plants pursuant to the local government's local laws; or (c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or (d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within three metres of an existing or approved structure, not including a boundary fence; or **AO1.4** Vegetation damage that is reasonably necessary for carrying out work that is: (a) authorised or required under legislation or a local law; (b) specified in a notice served by the local government or another regulatory authority; or **AO1.5**	(b) vegetation damage does not result in fragmentation of habitats in so much as no vegetation clearing is proposed within any mapped wildlife habitat areas; (c) vegetation damage is undertaken in a sustainable manner in so much as the majority of vegetation on site is proposed to be protected and enhanced by landscaping using endemic flora and culturally significant flora; (d) the Shire's biodiversity and ecological values are maintained and protected in so much as no clearing within any areas of local or state environmental significance is proposed; (e) vegetation of historical, cultural and / or visual significance is retained to the extent relevant; (f) vegetation will be retained for erosion prevention and slope stabilisation as relevant. Development complies with PO1 on this basis.

Performance outcomes	Acceptable outcomes	Applicant response
	Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval; or **AO1.6** Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the *Vegetation Management Act 1999;* or **AO1.7** Vegetation damage is essential to the maintenance of an existing fire break; or **AO1.8** Vegetation damage is essential to prevent interference to overhead service cabling; or **AO1.9** Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the *Vegetation Management Act 1999;* or **AO1.10** Vegetation damage is undertaken in accordance with section 584 of the *Sustainable Planning Act 2009.* **AO1.11**	

Performance outcomes	Acceptable outcomes	Applicant response
	Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another). **AO1.12** Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.	
PO2 Vegetation damaged on a lot does not result in a nuisance	**AO2.1** Damaged vegetation is removed and disposed of at an approved site; or **AO2.2** Damaged vegetation is mulched or chipped if used onsite.	**AO2.1 Not Applicable** **AO2.2 Will Comply** Damaged vegetation will be mulched or chipped and used onsite.
For assessable development		
PO3 Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values.	**AO3** No acceptable outcomes are prescribed.	**AO3 Not Applicable** Vegetation damage is not proposed within a site on the Places of significance overlay.

SCHEDULE 5

VEGETATION MANAGEMENT AND TREE CLEARING PLAN

GAP Tree Change Pty Ltd
Agriculture and Ecology advice

VEGETATION MANAGEMENT AND TREE CLEARING PLAN
LOT 7 RP733181
3878 Cape Tribulation Road
Cape Tribulation QLD.

Date	:	12 April 2025
Prepared for	:	Cape Trib Grocer Pty Ltd
Our Reference		20250320 Vegetation Management and Tree Clearing Plan LOT 7 RP733181 3878 Cape Tribulation Road Cape Tribulation QLD.
Version number:	:	00
Author		Grant Paterson - Principal Ecologist
GAP Tree Change Pty Ltd	ACN	632 384 537
	ABN	71 632 384 537
Telephone	:	+61 477 348 779
Registered Address	:	Level 1, 40 Wood Street, Mackay Qld. 4740
POSTAL ADDRESS	:	18 Mataranka Road, Veteran Qld 4570.

Limitations of this Report

The information in this report and any associated digital information is provided to the client *Cape Trib Grocer* for their use only.

All the information contained within this report is provided in good faith in the belief that no information or recommendations made are misleading.

GAP Tree Change Pty Ltd (GAP TC) cannot be held liable for reliance on this document by a third party.

GAP TC do not warranty the work of others used in preparation of this report. Instead, the report uses information provided in the supplied reports and information in good faith and are not responsible for their accuracy.

The report is exclusively about the matters addressed within and are based on the technical and practical experience of our staff.

The Report is not presented as legal advice, any advice, opinions or recommendations contained in this document should be read and relied upon only in the context of the document as a whole and are considered current as of the date of this document.

CONTENTS

1 INTRODUCTION

1.1 Background

GAP Tree Change Pty Ltd (GAP TC) was engaged by Wild Plan to supply a Vegetation Management and Tree Clearing Plan (VM and TCP) for a development site located at 3878 Cape Tribulation Road, described as Lot 7 RP733181 Cape Tribulation QLD.

This VM and TCP is for the construction and operation of a shop with fuels sales and a managers residence and associated accomodation and infrastructure including Parking and Access road.

The project area location for this survey is within the southern section of the lot, west of Cape Tribulation road and largely within historically disturbed areas. The proposed development accesses directly onto Cape Tribulation Road between established residential houses. Clearing within building and infrastructure envelopes, parking areas and access road will be determined based upon layout as shown in **Appendix 1**.

This VMP and TCP is provided for the purposes of identification of trees to be removed as part of the vegetation clearing works and to detail overall site provisions for the protection and management of vegetation within and adjacent to areas of works, with consideration to impacts upon the tree protection zone and structural root zone.

1.2 Current and surrounding land use

Surrounding land use is a mixture of rural residential and tourism developments to the North, south and west and reserve areas to the east

Vegetation consists of previously disturbed *Complex mesophyll vine forest on well-drained alluvium of high fertility*. The vegetation present is analogous with Regional Ecosystem (RE) 7.3.17. An area of the lot has been previously cleared and supports some exotic fruit trees, weeds, grasses, and garden plants along with remains of some structures and animal enclosures. See **Appendix 1** for the area determined to be not in the wild as defined by the Nature Conservation Act 1992. The area has a high number of exotic species .

Table 1 below provides more detail on the vegetation areas mentioned above.

Table 1 Vegetation present and condition

Location on Lot	Regional Ecosystem VM Status	Vegetation types and condition
Majority of lot	7.3.17 Least concern	Complex mesophyll vine forest on well-drained alluvium of high fertility, Exotic fruit trees are present in the understory and sub=canopy and confirm the area was historically disturbed.
Cleared and disturbed area	Non remnant	Area in rear center of the lot, south center and front south and access track as shown in Figure 2 and “Not in The Wild” for the purposes of the Nature Conservation Act 1992 Protected Plant Survey

1.3 Hydrology / topography

The topography slopes gently downward from west to east, with the lowest point being at the south-eastern corner of the property. The elevation of the subject site ranges from approximately 19 t0 7 m above sea level. There are no drainage features present on the lot and the lot is not adjacent to any water bodies.
No clearing or excavation is proposed in the stream or within the high banks of any Creek or water body.

1.4 Development proposal

The development comprises the removal of vegetation within building footprints and a 3 m buffer and for the access roadway and Parking. All trees within the 3 m buffer will be assessed to determine if they can be retained. As many trees as possible will be retained in line with the development's philosophy.

Where Council deems it necessary landscaping can be provided along property boundaries or within existing disturbed areas. Any landscaping requirements should focus on restoration of the environs of the grounds with local and endemic species.

1.5 Identified construction impacts on retained trees

The following potential impacts have been identified as:

- vegetation removal
- site access and site storage activities

2 ASSESSMENT

2.1 Tree assessment

GAP TC undertook an assessment of the subject site on the 24th and 25th of July 2024 in order to:

1. Identify species, individual tree structures and characteristics and map trees to be removed and those in close proximity to the clearing area that may be retained.

2. Provide recommendations and mitigation measures to minimise impacts of development on vegetation.

2.2 Survey methods

A summary of survey methodology is as follows:

- Identification of individual tree species of significant size (greater than 20 cm DBH), collection of data of significant sized trees, including measurements of height, diameter at breast height (DBH) and cover (using GPS, clinometric equipment, Hypsometer, DBH tape and tape measure respectively).

3 ASSESSMENT RESULTS

Some of the vegetation across the site shows a significant amount of historic disturbance. This disturbance is supported by the presence of some relic structures and animal enclosures and the presence of a number of exotic fruit trees.

Table 1 above details the structure and composition of the vegetation present

The clearing area associated with the project contains very few trees that are over 50 cm DBH that are considered to be mature or emergent trees, It is recommended that mature trees are retained wherever practicable within the clearing area and that a fauna spotter is present during vegetation clearing to manage any fauna interactions. Some of the trees with a recorded DBH of 50 cm are an artifact of the methodology of adding multiple stems over the 20cm threshold or the presence of buttresses above the DBH height of 1.35m.

Refer to **Appendix 3** for data collected on significant sized vegetation.

Refer to **Figure 1** in **Appendix 1** for the Vegetation Management and Tree Clearing Plan depicting the GPS locations of significant vegetation within the areas of earthworks (note that handheld Ipad with RTK enhancement GPS with +/- 1.5 m accuracy was used to record location).

Most of the trees within the development footprint will be required to be cleared. All trees within the 3m buffer of buildings and roadways have been identified for assessment of the Root Protection Zone (RPZ) after initial clearing is completed but it is likely that existing impacts and those resulting from necessary clearing will impact some of these trees that may require their removal as well.

It is estimated that 30% of trees identified for assessment will also require removal with more than 130 significant trees will be retained.

The proposed development proposes the removal of 36 trees and 28 Trees to be assessed and a total clearing footprint of approximately 4100 m^2. The proposed development has been redesigned from a previous layout to retain an extra 60 trees. It should be noted that as many trees as possible will be retained in line with the development's philosophy.

Where Council deems it necessary landscaping can be provided along property boundaries or within existing disturbed areas. Any landscaping requirements should focus on restoration of the environs of the grounds with local and endemic species.

4 CONTRACTOR REQUIREMENTS DURING CONSTRUCTION PHASE

This section provides advice to ensure that the stability of the site and tree health is not adversely affected by the proposed development works. Mitigation methods have also been provided to ensure the long term health and viability of any vegetation to be retained.

4.1 General vegetation protection

An arborist should assess the viability of retaining trees that have canopy / root protection zones that cross into the clearing area. The arborist should oversee vegetation management during works on site where retained trees are adjacent to infrastructure or where they may pose a future risk to safety or be impractical to retain in close proximity to buildings and roadways (due to location or growth form of the particular tree or species). The arborist should oversee implementation of the tree clearing works, provide advice to contractors, undertake vegetation monitoring, and give direction on additional tree protection requirements, along with maintenance and monitoring of tree protection measures.

During development of the site, disturbance to areas of retained vegetation is prohibited. Whereby disturbance includes the following:

- earthworks, cut, fill and erosion
- movement and/or storage of machinery and equipment
- dumping of site waste, including vegetation waste and soil
- native vegetation removal (directly or indirectly by mechanical or chemical removal)
- introduction of non-native species (weeds)

Retained vegetation is to be marked with flagging tape or behind vegetation protection / safety fencing wherever it is in close proximity to site construction works.

All trees to be retained and protected should be clearly identified on site before works commence. Trees also require protection from any earth works and construction activities occurring on the site. Adequate protection measures should include, but are not limited to, the following:

- Fenced tree protection zone (TPZ).

- Maintenance of adequate soil moisture levels within root protection zones.

- Where required, stem wraps or other devices to protect trunk and branches from damage during specific construction activities.

- Compaction bridging to protect tree roots from soil compaction and compression damage.

- Correct treatment, under arboricultural supervision, of any roots that may be exposed during excavation.

Tree protection measures and tree protection zone (TPZ) fencing should be installed before any earthworks or construction activities begin.

4.2 Tree protection zone (TPZ) / safety fencing

Vegetation protection / safety fencing or similar is to be erected around areas of retained vegetation where it is adjacent to the areas of clearing, and around any individual retained trees, to the outer drip line (or in instances where the drip line will be impacted, to the edge of proposed works), where it shall remain before and during construction to prevent disturbance of or damage to the retained vegetation, understory and root zones. Fencing must be installed by the civil works contractor and inspected by site superintendent prior to commencement of any works on the subject site. In summary:

- Tree protection / safety fencing must be installed prior to all clearing and construction works and must be retained in place during the construction period.

- Tree protection / safety fencing will ideally consist of 2 meter high weld mesh temporary builders' fence (relocatable panels) or other approved fencing to the limit of the canopy drip- line or the edge of proposed works (or as per Australian Standard 4970:2009, where applicable). Alternative fencing materials will be utilised where specific site conditions (sloping or unstable ground) exist.

- Fences may be erected around distinct groups of trees or at the limit of works. Fencing trees in groups ensures that the maximum volume of soil shared by forest grown trees is protected during the construction.

- Signs should be erected on the exterior of the fence that clearly indicate the tree protection zone and that no entry is permitted inside the fence.

- With few exceptions, work is not permitted within the drip zones of protected vegetation to reduce impacts on surface and feeder roots.

- A 'duty of care' is applied to all contractors and sub-contractors in regard to the protection and retention of indicated trees as noted within this plan.

- No removal of trees can occur until operational works approval for tree clearing is given.

- The vegetation removal contractor is to obtain a copy of approval prior to any clearing.

- Tree removals will be carried out in such a way as to prevent damage to above and below- ground parts of any adjacent trees that are to be retained.

4.3 Stormwater drainage and other services

The following measures are proposed for managing impacts from service installation:

- Wherever possible the alignment of in-ground services will avoid the TPZ's of trees to be retained.

- Encroachment into TPZ's of trees to be retained will not be greater than 10% of the total TPZ area in accordance with the specifications in AS4970.

- Where trenching is required and approved, roots will be clean cut with a high-pressure water jet or by hand. Tree roots from trees to be retained will not be severed using excavation machinery.

- In locations where trenching is required and approved, excavated earth or spoil will not be stored within the TPZ.

- Where machinery access is required, compaction bridging will be used to avoid soil and root damage.

4.4 Disturbance of root zone

The information provided here is given for the purpose of referencing by the supervising arborist during works if the need to assess possibilities of root disturbance occurs through significant impacts to the tree root zone.

The installation of tree protection fences prevents disturbance to the tree root zone. Issues that may arise from potential disturbance to the root zone include:

- Potential removal of feeder roots under the drip line which can cause a decline in the trees health.

- A major reduction in the length of main lateral and feeder roots will prevent water and nutrients reaching the above-ground parts of the tree, increasing the risk of wilt and death to the upper crown and subsequent limb drop.

- Concentrated removal of lateral roots to one side of the tree can cause increased likelihood of the tree being blown over.

- Removing lateral roots will increase the likelihood of root-rot fungi.

Root barrier installation may be required in particular areas to ensure that the growth of future lateral roots does not affect the stability or quality of surrounding infrastructure and services.

Root barriers:

- must be installed to extend into the impermeable soil layer

- should extend beyond the likely spread of the tree roots

- be durable and be strong enough to prevent root penetration

- contain no holes or hairline fractures.

4.5 Protection of significant flora

No significant species listed under either the Queensland *Nature Conservation Act 1992* or *Environmental Protection (and Biodiversity) Act 1999* were observed within the proposed development footprint or the buffer area as detailed within the Protected Plant Survey report by GAP TC dated March 2025.

An clearing exemption notification under the ***Nature Conservation Act*** **1992** will be required to be lodged with PALM of the Department of Environment, Tourism, Science and Innovation (DETSI) along with the Protected Plant Survey Report prior to clearing commencing. See **Appendix 2** for list of flora species identified during the concurrent Protected Plant survey.

4.6 Fauna management

No conservation significant fauna species were observed, and no evidence of conservation significant species was identified during this assessment. Regardless of this outcome, a qualified Spotter Catcher with a current license issued by DETSI is to be present to inspect trees to be felled immediately prior to clearing and be present during clearing. In particular, the Spotter Catcher is to inspect the trees for any active fauna breeding structures.

4.7 Sediment fencing

To ensure that sediment runoff does not impact retained vegetation or impact water quality, sediment controls eg. Silt fencing or turfed areas, are to be installed downslope of the proposed works and areas of exposed topsoil areas. An erosion and sediment control plan will be required as part of the Construction Environmental management Plan for the site.

5 BIBLIOGRAPHY

Arboriculture Committee EV-018 (2009) *Australian Standard: Protection of Trees on Development Sites*. Standards Australia, Sydney.

Arboriculture Committee EV-018 (2007) *Australian Standard: Pruning of Amenity Trees*, 2nd Edn. Standards Australia, Sydney.

Beasley, J. (2006). *Plants of Tropical North Queensland: The Compact Guide*. Footloose Publications, Kuranda, Australia.

Cooper, W. & Cooper, W. (2013). *Australian Rainforest Fruits: A Field Guide*. CSIRO Publishing, Australia.

James Cook University (2010). Australian Tropical Rainforest Plants. Url: http://www.anbg.gov.au/cpbr/cd-keys/rfk/ (Accessed 11/02/2019)

Neldner, V.J., Wilson, B.A., Thompson, E.J. and Dillewaard, H.A. (2012) *Methodology for Survey and Mapping of Regional Ecosystems and Vegetation Communities in Queensland. Version 3.2. Updated August 2012.* Queensland Herbarium, Queensland Department of Science, Information Technology, Innovation and the Arts, Brisbane.

Queensland Government (2016) *Mapping regional ecosystems*. Url: https://www.qld.gov.au/environment/plants-animals/plants/herbarium/mapping-ecosystems/ (Accessed 25/01/2018).

APPENDICES

APPENDIX 1

Site Layout and Individual Tree Locations

Figure 1. Trees Within Proposed Development

Legend

Lot on Plan

Proposed Development

Building

Carpark

Road

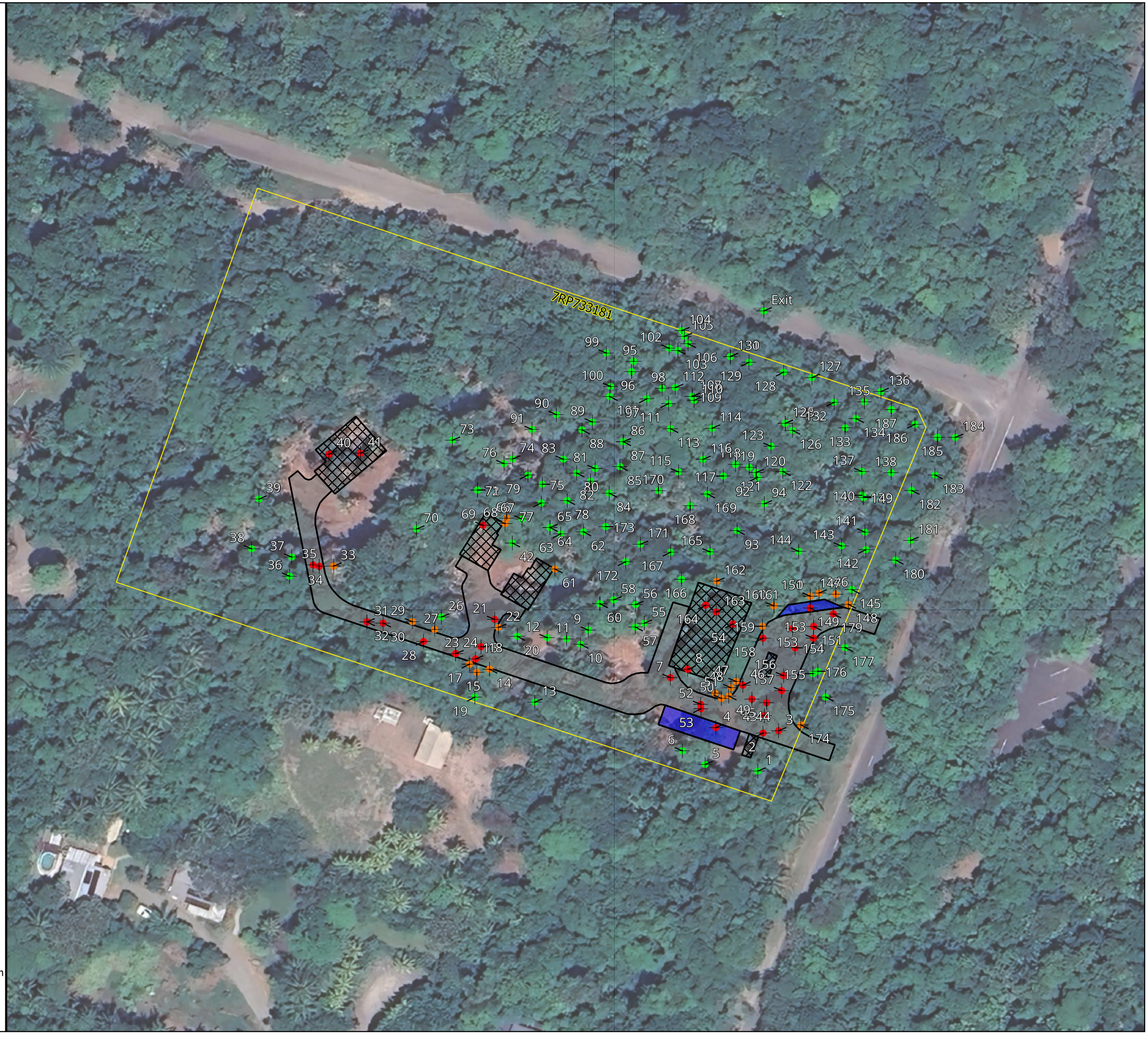
Trees Within Proposed Development

Outside buffer

Within 3m buffer

Within envelope

Google Satellite



Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at https://qldspatial.information.qld.gov.au/

CRS: GDA2020 EPSG:7844
Date: 20 March 2025

Print as A3

20 0 20 40 60 m

1:800

APPENDIX 2

List of Flora Species Identified on Site

Family	*Scientific Name*	Common Name	Q	A
Acanthaceae	*Pseuderanthemum variabile*	pastel flower	C	
Acanthaceae	*Brillantaisia lamium*		*	
Acanthaceae	*Odontonema cuspidatum*		*	
Anacardiaceae	*Semecarpus australiensis*	native cashew tree	C	
Annonaceae	*Goniothalamus australis*		C	
Annonaceae	*Polyalthia xanthocarpa*		C	
Annonaceae	*Annona squamosa*	Custard apple	*	
Annonaceae	*Rollinia deliciosa*	Biriba	*	
Apocynaceae	*Alstonia scholaris*	white cheesewood	C	
Apocynaceae	*Alyxia spicata*		C	
Apocynaceae	*Cerbera floribunda*		C	
Apocynaceae	*Hoya pottsii*		C	
Apocynaceae	*Ichnocarpus frutescens*		C	
Apocynaceae	*Melodinus acutiflorus*	bellbird vine	C	
Apocynaceae	*Neisosperma poweri*		C	
Apocynaceae	*Parsonsia langiana*		C	
Apocynaceae	*Parsonsia longipetiolata*		C	
Apocynaceae	*Tabernaemontana pandacaqui*	banana bush	C	
Araliaceae	*Motherwellia haplosciadea*		C	
Arecaceae	*Archontophoenix alexandrae*	Alexandra palm	C	
Arecaceae	*Licuala ramsayi var. ramsayi*		C	
Arecaceae	*Linospadix minor*		C	
Arecaceae	*Normanbya normanbyi*	black palm	C	
Arecaceae	*Livistonia decora*			
Aspleniaceae	*Asplenium nidus*		C	
Asteraceae	*Coronidium rupicola*		C	
Asteraceae	*Sphagneticola trilobata*	Singapore Daisy	*	
Asteraceae	*Elephantopus mollis*	tobacco weed	*	
Asteraceae	*Praxelis clematidea*		*	
Begoniaceae	*Begonia hirtella*		*	
Blechnaceae	*Blechnum cartilagineum*	gristle fern	C	
Calycanthaceae	*Idiospermum australiense*		C	
Cannabaceae	*Celtis paniculata*	native celtis	C	
Cannabaceae	*Trema tomentosa var. aspera*		C	
Celastraceae	*Hippocratea barbata*	knotvine	C	
Clusiaceae	*Garcinia brassii*		C	
Convolvulaceae	*Ipomoea indica*	blue morning-glory	*	
Cunoniaceae	*Pullea stutzeri*	hard alder	C	
Cyatheaceae	*Alsophila rebeccae*		C	
Cyperaceae	*Schoenus calostachyus*		C	
Cyperaceae	*Cyperus aromaticus*		*	
Dilleniaceae	*Tetracera daemeliana*		C	
Ebenaceae	*Diospyros laurina*		C	
Elaeocarpaceae	*Elaeocarpus grandis*	blue quandong	C	
Elaeocarpaceae	*Elaeocarpus johnsonii*	Kuranda quandong	C	
Euphorbiaceae	*Homalanthus novoguineensis*		C	
Euphorbiaceae	*Macaranga tanarius*	macaranga	C	

Family	*Scientific Name*	Common Name	Q	A
Euphorbiaceae	*Mallotus mollissimus*		C	
Euphorbiaceae	*Mallotus paniculatus*		C	
Euphorbiaceae	*Rockinghamia angustifolia*		C	
Eupomatiaceae	*Eupomatia barbata*		C	
Flagellariaceae	*Flagellaria indica*	whip vine	C	
Frullaniaceae	*Frullania baileyana*		C	
Gentianaceae	*Fagraea cambagei*		C	
Halymeniaceae	*Grateloupia subsimplex*		C	
Hemerocallidaceae	*Dianella bambusifolia*		C	
Hildenbrandiaceae	*Hildenbrandia rubra*		C	
Lamiaceae	*Clerodendrum tracyanum*		C	
Lamiaceae	*Coleus apreptus*		C	
Lamiaceae	*Glossocarya hemiderma*		C	
Lamiaceae	*Premna serratifolia*		C	
Lauraceae	*Beilschmiedia bancroftii*		C	
Lauraceae	*Beilschmiedia tooram*		C	
Lauraceae	*Cryptocarya corrugata*		C	
Lauraceae	*Cryptocarya cunninghamii*		C	
Lauraceae	*Cryptocarya grandis*		C	
Lauraceae	*Cryptocarya hypospodia*	north Queensland purple la	C	
Lauraceae	*Cryptocarya laevigata*		C	
Lauraceae	*Cryptocarya murrayi*	Murray's laurel	C	
Lauraceae	*Cryptocarya oblata*		C	
Lauraceae	*Cryptocarya vulgaris*		C	
Lauraceae	*Endiandra compressa*		C	
Lauraceae	*Endiandra cowleyana*	northern rose walnut	C	
Lauraceae	*Endiandra glauca*		C	
Lauraceae	*Endiandra inopinata*		C	
Lauraceae	*Endiandra sankeyana*	Sankey's walnut	C	
Lauraceae	*Litsea leefeana*		C	
Lauraceae	*Neolitsea dealbata*	white bolly gum	C	
Laxmanniaceae	*Cordyline fruticosa*		*	
Laxmanniaceae	*Cordyline cannifolia*		SL	
Laxmanniaceae	*Dracaena fragrans*	Happy Plant	*	
Leguminosae	*Archidendron vaillantii*	salmon bean	C	
Leguminosae	*Archidendron whitei*		C	
Leguminosae	*Austrosteenisia blackii*		C	
Leguminosae	*Castanospermum australe*	black bean	C	
Leguminosae	*Entada phaseoloides*	matchbox bean	C	
Leguminosae	*Intsia bijuga*		C	
Leguminosae	*Millettia pinnata*		C	
Leguminosae	*Centrosema molle*		*	
Leguminosae	*Crotalaria grahamiana*		*	
Lindsaeaceae	*Lindsaea brachypoda*		C	
Loranthaceae	*Amyema conspicua*		C	
Loranthaceae	*Dendrophthoe curvata*		C	
Lygodiaceae	*Lygodium reticulatum*		C	

Family	*Scientific Name*	Common Name	Q	A
Malpighiaceae	*Stigmaphyllon mariae*		C	
Malvaceae	*Hibiscus tiliaceus*	cotton tree	C	
Meliaceae	*Aglaia sapindina*		C	
Meliaceae	*Goniocheton arborescens*		C	
Meliaceae	*Prasoxylon alliaceum*		C	
Menispermaceae	*Hypserpa laurina*		C	
Mimosaceae	*Acacia celsa*		C	
Monimiaceae	*Wilkiea angustifolia*		C	
Moraceae	*Ficus congesta var. congesta*		C	
Moraceae	*Ficus copiosa*		C	
Moraceae	*Ficus destruens*		C	
Moraceae	*Ficus septica*		C	
Moraceae	*Ficus triradiata*		C	
Moraceae	*Ficus variegata*		C	
Moraceae	*Ficus virens*		C	
Moraceae	*Streblus glaber*		C	
Moraceae	*Artocarpus heterophyllus*	Jakfruit	*	
Moraceae	*Artocarpus altilis*	breadfruit	*	
Myristicaceae	*Myristica globosa*	native nugmeg	C	
Myrsinaceae	*Ardisia brevipedata*		C	
Myrsinaceae	*Myrsine porosa*		C	
Myrtaceae	*Acmena hemilampra*		C	
Myrtaceae	*Eugenia reinwardtiana*	beach cherry	C	
Myrtaceae	*Gossia myrsinocarpa*		C	
Myrtaceae	*Rhodomyrtus verecunda*		C	
Myrtaceae	*Eugenia brasiliensis*	Grumichama	*	
Myrtaceae	*Syzygium angophoroides*		C	
Myrtaceae	*Syzygium cryptophlebium*		C	
Myrtaceae	*Melaleuca leucadendra*		C	
Myrtaceae	*Melaleuca viridiflora*		C	
Myrtaceae	*Melaleuca dealbata*		C	
Myrtaceae	*Syzygium erythrodoxum*		C	
Myrtaceae	*Syzygium fibrosum*	fibrous satinash	C	
Myrtaceae	*Syzygium suborbiculare*		C	
Oleaceae	*Chionanthus sleumeri*		C	
Oleaceae	*Jasminum didymum*		C	
Oleaceae	*Jasminum elongatum*		C	
Orchidaceae	*Dendrobium discolor*		SL	
Pandanaceae	*Freycinetia excelsa*	climbing pandanus	C	
Pandanaceae	*Pandanus cookii*		C	
Passifloraceae	*Passiflora suberosa*		*	
Passifloraceae	*Passiflora edulis*		*	
Peyssonneliaceae	*Peyssonnelia inamoena*		C	
Philydraceae	*Helmholtzia acorifolia*		C	
Phyllanthaceae	*Breynia cernua*		C	
Phyllanthaceae	*Cleistanthus myrianthus*		C	
Phyllanthaceae	*Glochidion sumatranum*	umbrella cheese tree	C	

Family	*Scientific Name*	Common Name	Q	A
Phyllanthaceae	*Phyllanthus virgatus*		C	
Piperaceae	*Peperomia enervis*		C	
Piperaceae	*Peperomia leptostachya*		C	
Piperaceae	*Piper caninum*	peppervine	C	
Piperaceae	*Piper hederaceum*		C	
Pittosporaceae	*Pittosporum rubiginosum*		C	
Poaceae	*Ischaemum australe*		C	
Poaceae	*Lophatherum gracile*		C	
Poaceae	*Paspalum conjugatum*	sourgrass	*	
Poaceae	*Paspalum paniculatum*	Russell River grass	*	
Poaceae	*Setaria sphacelata*		*	
Poaceae	*Axonopus compressus*	Carpet Grass	*	
Poaceae	*Megathurus maximus*		*	
Poaceae	*Melinus minutiflora*		*	
Poaceae	*Urochloa decumbens*		*	
Polypodiaceae	*Grammitis stenophylla*		SL	
Polypodiaceae	*Microsorum australiense*		SL	
Polypodiaceae	*Microsorum grossum*		SL	
Polypodiaceae	*Pyrrosia rupestris*	rock felt fern	SL	
Polypodiaceae	*Selliguea simplicissima*		SL	
Proteaceae	*Helicia australasica*		C	
Proteaceae	*Helicia nortoniana*		C	
Proteaceae	*Lomatia milnerae*		C	
Pteridaceae	*Cheilanthes nudiuscula*		C	
Pteridaceae	*Antrophyum callifolium*		SL	
Pterobryaceae	*Muellerobryum whiteleggei*		C	
Putranjivaceae	*Drypetes iodoformis*		C	
Rhizophoraceae	*Carallia brachiata*	carallia	C	
Rhodomelaceae	*Acrocystis nana*		C	
Rubiaceae	*Antirhea tenuiflora*		C	
Rubiaceae	*Atractocarpus fitzalanii*		C	
Rubiaceae	*Atractocarpus sessilis*		C	
Rubiaceae	*Gardenia ovularis*		C	
Rubiaceae	*Gynochthodes retropila*		C	
Rubiaceae	*Psychotria dallachiana*		C	
Rubiaceae	*Tarenna dallachiana*		C	
Rubiaceae	*Timonius timon*		C	
Rubiaceae	*Spermacoce exilis*		*	
Rutaceae	*Citrus limon*	Bush lemon	*	
Rutaceae	*Citrus grandis*	Pomelo	*	
Rutaceae	*Glycosmis trifoliata*		C	
Rutaceae	*Halfordia kendack*	saffron heart	C	
Rutaceae	*Medicosma sessiliflora*		C	
Rutaceae	*Melicope vitiflora*	northern evodia	C	
Rutaceae	*Melicope xanthoxyloides*		C	
Sapindaceae	*Litchi chinensis*	Lychee	*	
Sapindaceae	*Dimocarpus longan*	Longan	*	

Family	*Scientific Name*	Common Name	Q	A
Sapindaceae	*Cupaniopsis diploglottoides*		C	
Sapindaceae	*Diploglottis bernieana*		C	
Sapindaceae	*Ganophyllum falcatum*		C	
Sapindaceae	*Guioa acutifolia*	northern guioa	C	
Sapindaceae	*Mischocarpus exangulatus*		C	
Sapindaceae	*Sarcotoechia protracta*		C	
Sapindaceae	*Synima cordierorum*		C	
Sapotaceae	*Planchonella chartacea*		C	
Sapotaceae	*Planchonella obovata*		C	
Schizaeaceae	*Schizaea dichotoma*	branched comb fern	SL	
Selaginellaceae	*Selaginella australiensis*		C	
Selaginellaceae	*Selaginella kraussiana*		*	
Smilacaceae	*Smilax aculeatissima*		C	
Smilacaceae	*Smilax australis*	barbed-wire vine	C	
Sterculiaceae	*Argyrodendron peralatum*	red tulip oak	C	
Sterculiaceae	*Sterculia quadrifida*	peanut tree	C	
Tectariaceae	*Arthropteris beckleri*		C	
Urticaceae	*Dendrocnide moroides*	Gympie stinger	C	
Verbenaceae	*Stachytarpheta cayennensis*		*	
Verbenaceae	*Lantana camara*	Lantana	*	
Vitaceae	*Cissus hastata*		C	
Vitaceae	*Cissus penninervis*		C	
Vitaceae	*Cissus vinosa*		C	
Vitaceae	*Tetrastigma crenatum*		C	
Vitaceae	*Tetrastigma thorsborneorum*		C	
Zamiaceae	*Bowenia spectabilis*		SL	
Zamiaceae	*Lepidozamia hopei*	Hope's cycad	SL	
Zingiberaceae	*Meistera dallachyi*		C	
Zingiberaceae	*Alpinia caerulea*		C	
Zingiberaceae	*Alpinia zerumbet*	Shell ginger	*	

APPENDIX 3

Details of Significant Trees on Site

Name	xcoord	ycoord	Species	Class	Height	Canopy Spread	DBH (cm)	Comments
1	145.4617	-16.0898	*Elaeocarpus grandis*	Outside buffer	14	10	58	Retain
2	145.4617	-16.0897	*Elaeocarpus grandis*	Within envelope	14	6	32	Remove
3	145.4617	-16.0897	*Terminalia sericocarpa*	Within envelope	16	10	42	Remove
4	145.4616	-16.0897	*Terminalia sericocarpa*	Within envelope	17	12	136	Historic root damage will become unstable in time Remove Safety Issue
5	145.4616	-16.0898	*Myristica globosa*	Outside buffer	14	4	28	Remove - extensive termite damage Safety issue
6	145.4615	-16.0897	*Alstonia scholaris*	Outside buffer	16	10	34	Remove - extensive termite damage Safety issue
7	145.4615	-16.0896	*Flindersia bourjotiana*	Within envelope	16	10	46	Remove
8	145.4615	-16.0895	*Flindersia bourjotiana*	Within envelope	18	12	78	Remove
9	145.4613	-16.0894	*Melicope xanthoxyloides*	Outside buffer	16	8	52	Retain
10	145.4613	-16.0895	*Elaeocarpus johnsonii*	Outside buffer	8	5	21	Retain
11	145.4612	-16.0895	*Myristica globosa*	Outside buffer	10	5	29	Retain
12	145.4612	-16.0895	*Alstonia scholaris*	Outside buffer	17	5	39	Retain
13	145.4611	-16.0896	*Alstonia scholaris*	Outside buffer	10	1	25	Retain
14	145.461	-16.0895	*Mallotus paniculatus*	Within 3m buffer	8	2	26	Assess
15	145.461	-16.0895	*Alstonia scholaris*	Within 3m buffer	14	2	36	Assess
16	145.461	-16.0895	*Elaeocarpus johnsonii*	Within envelope	16	4	24	Remove
17	145.461	-16.0895	*Flindersia bourjotiana*	Within 3m buffer	16	4	29	Assess
18	145.461	-16.0895	*Flindersia bourjotiana*	Within envelope	18	10	38	Remove
19	145.461	-16.0896	*Alstonia scholaris*	Outside buffer	18	8	74	Retain
20	145.4611	-16.0894	*Elaeocarpus obovatus*	Outside buffer	10	10	61	Retain
21	145.461	-16.0894	*Elaeocarpus grandis*	Outside buffer	17	7	32	Retain
22	145.4611	-16.0894	*Litsea leefeana*	Within 3m buffer	15	9	23	Assess
23	145.4609	-16.0895	*Syzygium fibrosum*	Within envelope	19	10	65	Remove
24	145.4609	-16.0895	*Alstonia scholaris*	Within envelope	10	2	22	Remove
26	145.4609	-16.0894	*Castanospermum australe*	Outside buffer	15	6	23	Retain
27	145.4609	-16.0894	*Flindersia bourjotiana*	Within 3m buffer	18	12	98	Retain

Name	xcoord	ycoord	Species	Class	Height	Canopy Spread	DBH (cm)	Comments
28	145.4609	-16.0895	*Litsea leefeana*	Within envelope	18	4	23	Remove
29	145.4608	-16.0894	*Cryptocarya grandis*	Within 3m buffer	18	4	24	Assess
30	145.4608	-16.0894	*Carallia brachiata*	Within envelope	15	4	26	Remove
31	145.4607	-16.0894	*Melicope xanthoxyloides*	Within envelope	17	4	20	Remove
32	145.4607	-16.0894	*Endiandra sankeyana*	Within envelope	14	3	32	Remove
33	145.4606	-16.0893	*Elaeocarpus johnsonii*	Within 3m buffer	14	5	38	Assess
34	145.4606	-16.0893	*Flindersia bourjotiana*	Within envelope	15	5	38	Remove
35	145.4606	-16.0893	*Homalanthus novoguineensis*	Within envelope	12	4	24	Remove
36	145.4605	-16.0893	*Elaeocarpus grandis*	Outside buffer	14	6	28	Retain
37	145.4605	-16.0893	*Flindersia bourjotiana*	Outside buffer	20	14	112	Retain
38	145.4604	-16.0892	*Elaeocarpus johnsonii*	Outside buffer	16	3	54	Retain
39	145.4605	-16.0891	*Myristica globosa*	Outside buffer	12	5	26	Retain
40	145.4606	-16.089	*Flindersia bourjotiana*	Within envelope	15	5	62	Remove
41	145.4607	-16.089	*Litsea leefeana*	Within envelope	15	5	42	Remove
42	145.4611	-16.0892	*Cryptocarya laevigata*	Outside buffer	14	5	35	Retain
43	145.4617	-16.0896	*Elaeocarpus johnsonii*	Within envelope	14	6	30	Remove
44	145.4617	-16.0896	*Flindersia bourjotiana*	Within envelope	16	4	27	Remove
45	145.4617	-16.0896	*Cryptocarya clarksoniana*	Within envelope	16	8	36	Remove
46	145.4617	-16.0896	*Flindersia bourjotiana*	Within envelope	15	5	26	Remove
47	145.4616	-16.0896	*Elaeocarpus grandis*	Within 3m buffer	16	6	22	Assess
48	145.4616	-16.0896	*Flindersia bourjotiana*	Within 3m buffer	15	6	21	Assess
49	145.4616	-16.0896	*Litsea leefeana*	Within 3m buffer	14	8	24	Assess
50	145.4616	-16.0896	*Myristica globosa*	Within 3m buffer	16	10	54	Assess
51	145.4616	-16.0896	*Flindersia bourjotiana*	Within 3m buffer	18	4	48	Assess
52	145.4615	-16.0896	*syzygium fibrosum*	Within envelope	20	10	85	Remove
53	145.4615	-16.0896	*Melicope xanthoxyloides*	Within envelope	18	12	56	Remove
54	145.4616	-16.0894	*Flindersia bourjotiana*	Within envelope	16	3	78	Remove
55	145.4614	-16.0894	*Elaeocarpus johnsonii*	Outside buffer	15	5	23	Retain
56	145.4614	-16.0894	*Elaeocarpus michaelii*	Outside buffer	13	5	23	Retain
57	145.4614	-16.0894	*Myristica globosa*	Outside buffer	13	5	27	Retain

Name	xcoord	ycoord	Species	Class	Height	Canopy Spread	DBH (cm)	Comments
58	145.4613	-16.0894	*Litsea breviumbellata*	Outside buffer	12	2	32	Retain
59	145.4613	-16.0894	*Syzygium erythrodoxum*	Outside buffer	13	5	27	Retain
60	145.4613	-16.0894	*Endiandra glauca*	Outside buffer	15	7	29	Retain
61	145.4612	-16.0893	*alstonia scholaris*	Within 3m buffer	15	3	28	Assess
62	145.4613	-16.0892	*alstonia scholaris*	Outside buffer	17	8	63	Retain
63	145.4612	-16.0892	*Elaeocarpus michaelii*	Outside buffer	15	12	54	Retain
64	145.4612	-16.0892	*myristica globosa*	Outside buffer	15	10	42	Retain
65	145.4612	-16.0892	*myristica globosa*	Outside buffer	15	10	38	Retain
66	145.4611	-16.0892	*Carallia brachiata*	Within 3m buffer	15	8	46	Assess
67	145.4611	-16.0892	*myristica globosa*	Within 3m buffer	16	5	28	Assess
68	145.4611	-16.0892	*syzygium fibrosum*	Within 3m buffer	14	10	42	Assess
69	145.461	-16.0892	*Myristica globosa*	Within envelope	15	8	38	Remove
70	145.4608	-16.0892	*Flindersia bourjotiana*	Outside buffer	13	6	42	Retain
71	145.461	-16.0891	*Flindersia bourjotiana*	Outside buffer	18	11	76	Retain
72	145.461	-16.0891	*Grevillea baileyana*	Outside buffer	15	11	76	Retain
73	145.4609	-16.089	*Grevillea baileyana*	Outside buffer	19	14	128	Retain
74	145.4611	-16.089	*Terminalia sericocarpa*	Outside buffer	9	1	28	Retain
75	145.4612	-16.0891	*Alstonia scholaris*	Outside buffer	12	10	42	Retain
76	145.4611	-16.089	*Flindersia bourjotiana*	Outside buffer	12	10	42	Retain
77	145.4612	-16.0891	*Myristica globosa*	Outside buffer	11	2	28	Retain
78	145.4612	-16.0891	*Elaeocarpus michaelii*	Outside buffer	19	12	82	Retain
79	145.4611	-16.0891	*Myristica globosa*	Outside buffer	14	8	31	Retain
80	145.4612	-16.089	*Myristica globosa*	Outside buffer	15	9	33	Retain
81	145.4613	-16.089	*Flindersia bourjotiana*	Outside buffer	18	7	42	Retain
82	145.4613	-16.0891	*Myristica globosa*	Outside buffer	18	4	22	Retain
83	145.4612	-16.089	*Myristica globosa*	Outside buffer	16	4	22	Retain
84	145.4613	-16.0891	*Grevillea baileyana*	Outside buffer	18	8	41	Retain
85	145.4613	-16.089	*Flindersia bourjotiana*	Outside buffer	18	12	76	Retain
86	145.4614	-16.089	*Cryptocarya murrayi*	Outside buffer	17	8	52	Retain
87	145.4614	-16.089	*Castanospermum australe*	Outside buffer	14	3	27	Retain

Name	xcoord	ycoord	Species	Class	Height	Canopy Spread	DBH (cm)	Comments
88	145.4613	-16.0889	*Elaeocarpus johnsonii*	Outside buffer	14	3	32	Retain
89	145.4612	-16.0889	*Terminalia sericocarpa*	Outside buffer	14	8	38	Retain
90	145.4611	-16.0889	*Elaeocarpus johnsonii*	Outside buffer	14	7	28	Retain
91	145.4617	-16.0891	*Prasoxylon klanderi*	Outside buffer	8	1	23	Retain
92	145.4616	-16.0892	*Myristica globosa*	Outside buffer	16	9	29	Retain
93	145.4617	-16.0891	*Myristica globosa*	Outside buffer	16	9	29	Retain
94	145.4614	-16.0888	*Terminalia sericocarpa*	Outside buffer	19	14	114	Retain
95	145.4614	-16.0888	*Castanospermum australe*	Outside buffer	12	8	43	Retain
96	145.4614	-16.0889	*Flindersia bourjotiana*	Outside buffer	17	11	51	Retain
97	145.4615	-16.0888	*Myristica globosa*	Outside buffer	16	4	25	Retain
98	145.4613	-16.0888	*Flindersia bourjotiana*	Outside buffer	14	8	29	Retain
99	145.4613	-16.0888	*Flindersia bourjotiana*	Outside buffer	16	10	34	Retain
100	145.4613	-16.0889	*Myristica globosa*	Outside buffer	18	12	62	Retain
101	145.4615	-16.0887	*Castanospermum australe*	Outside buffer	15	4	23	Retain
102	145.4615	-16.0887	*Beilschmiedia bancroftii*	Outside buffer	14	9	55	Retain
103	145.4615	-16.0887	*Flindersia bourjotiana*	Outside buffer	16	11	44	Retain
104	145.4615	-16.0887	*Elaeocarpus grandis*	Outside buffer	15	12	26	Retain
105	145.4615	-16.0887	*Beilschmiedia bancroftii*	Outside buffer	18	16	96	Retain
106	145.4615	-16.0889	*Syzygium angophoroides*	Outside buffer	14	3	28	Retain
107	145.4615	-16.0889	*Flindersia bourjotiana*	Outside buffer	15	6	34	Retain
108	145.4615	-16.0889	*Elaeocarpus johnsonii*	Outside buffer	15	15	51	Retain
109	145.4615	-16.0889	*Flindersia bourjotiana*	Outside buffer	17	4	43	Retain
110	145.4615	-16.0889	*Litsea leefeana*	Outside buffer	16	4	29	Retain
111	145.4615	-16.0888	*Elaeocarpus johnsonii*	Outside buffer	16	7	58	Retain
112	145.4615	-16.0889	*Diospyros laurina*	Outside buffer	17	9	76	Retain
113	145.4616	-16.0889	*Elaeocarpus johnsonii*	Outside buffer	16	10	43	Retain
114	145.4615	-16.089	*Diospyros laurina*	Outside buffer	15	9	40	Retain
115	145.4616	-16.089	*Alstonia scholaris*	Outside buffer	17	9	51	Retain
116	145.4616	-16.0891	*Flindersia bourjotiana*	Outside buffer	17	12	60	Retain
117	145.4616	-16.089	*Diospyros laurina*	Outside buffer	18	9	58	Retain

Name	xcoord	ycoord	Species	Class	Height	Canopy Spread	DBH (cm)	Comments
118	145.4617	-16.089	*Syzygium angophoroides*	Outside buffer	16	4	38	Retain
119	145.4617	-16.089	*Syzygium angophoroides*	Outside buffer	18	12	64	Retain
120	145.4617	-16.089	*Myristica globosa*	Outside buffer	15	8	42	Retain
121	145.4617	-16.089	*Myristica globosa*	Outside buffer	16	12	42	Retain
122	145.4617	-16.089	*Syzygium angophoroides*	Outside buffer	18	10	78	Retain
123	145.4618	-16.0889	*Elaeocarpus johnsonii*	Outside buffer	17	13	108	Retain
124	145.4618	-16.0889	*Elaeocarpus johnsonii*	Outside buffer	17	8	38	Retain
125	145.4618	-16.0889	*Castanospermum australe*	Outside buffer	17	12	84	Retain
126	145.4618	-16.0888	*Myristica globosa*	Outside buffer	15	8	28	Retain
127	145.4618	-16.0888	*Diospyros laurina*	Outside buffer	17	9	85	Retain
128	145.4617	-16.0888	*Archidendron lucyi*	Outside buffer	15	7	34	Retain
129	145.4616	-16.0888	*Flindersia bourjotiana*	Outside buffer	19	12	42	Retain
130	145.4616	-16.0888	*Elaeocarpus grandis*	Outside buffer	18	10	54	Retain
131	145.4619	-16.0889	*Elaeocarpus grandis*	Outside buffer	15	12	49	Retain
132	145.4619	-16.0889	*Flindersia bourjotiana*	Outside buffer	15	7	31	Retain
133	145.4619	-16.0889	*Elaeocarpus johnsonii*	Outside buffer	16	5	28	Retain
134	145.4619	-16.0889	*Litsea leefeana*	Outside buffer	13	8	36	Retain
135	145.462	-16.0888	*Elaeocarpus grandis*	Outside buffer	17	10	52	Retain
136	145.4619	-16.089	*Elaeocarpus grandis*	Outside buffer	14	4	27	Retain
137	145.462	-16.089	*Diospyros laurina*	Outside buffer	15	4	29	Retain
138	145.4619	-16.0891	*Myristica globosa*	Outside buffer	16	9	33	Retain
139	145.4619	-16.0891	*Litsea leefeana*	Outside buffer	15	5	22	Retain
140	145.4619	-16.0892	*Elaeocarpus johnsonii*	Outside buffer	15	10	88	Retain
141	145.462	-16.0892	*Elaeocarpus johnsonii*	Outside buffer	17	2	41	Retain
142	145.4619	-16.0892	*Cardwellia sublimis*	Outside buffer	16	6	36	Retain
143	145.4618	-16.0892	*Flindersia bourjotiana*	Outside buffer	17	6	46	Retain
144	145.4619	-16.0893	*Elaeocarpus johnsonii*	Outside buffer	16	8	42	Retain
145	145.4618	-16.0893	*Diospyros laurina*	Within Buffer	13	5	44	Assess
146	145.4619	-16.0893	*Myristica globosa*	Within Buffer	15	6	32	Assess
147	145.4619	-16.0894	*Myristica globosa*	Within Buffer	14	6	30	Assess

Name	xcoord	ycoord	Species	Class	Height	Canopy Spread	DBH (cm)	Comments
148	145.4619	-16.0891	*Diospyros laurina*	Within Buffer	14	5	38	Assess
149	145.4618	-16.0894	*Syzygium angophoroides*	Within Buffer	12	2	26	Assess
150	145.4618	-16.0894	*Myristica globosa*	Within Buffer	13	6	28	Assess
151	145.4618	-16.0894	*Myristica globosa*	Within envelope	14	5	27	Remove
152	145.4618	-16.0894	*Chionanthus sleumeri*	Within envelope	16	6	29	Remove
153	145.4618	-16.0895	*Elaeocarpus grandis*	Within envelope	15	4	32	Remove
153	145.4618	-16.0895	*Castanospermum australe*	Within envelope	15	6	23	Remove
154	145.4618	-16.0895	*Syzygium cormiflorum*	Within 3m buffer	24	13	68	Assess
155	145.4618	-16.0895	*Elaeocarpus grandis*	Outside buffer	17	6	52	Retain
156	145.4617	-16.0896	*Diospyros laurina*	Within envelope	18	10	38	Remove
157	145.4617	-16.0895	*Elaeocarpus johnsonii*	Within envelope	17	10	39	Remove
158	145.4617	-16.0894	*Myristica globosa*	Within envelope	14	12	34	Remove
159	145.4617	-16.0894	*Flindersia bourjotiana*	Within Buffer	18	8	34	assess
160	145.4617	-16.0894	*Elaeocarpus johnsonii*	Within Buffer	18	14	84	assess
161	145.4616	-16.0893	*Myristica globosa*	Within Buffer	18	12	72	assess
162	145.4616	-16.0894	*Flindersia bourjotiana*	Within Buffer	28	15	160	assess
163	145.4616	-16.0894	*Syzygium angophoroides*	Within envelope	17	7	36	Remove
164	145.4616	-16.0892	*Flindersia bourjotiana*	Within envelope	16	7	45	Remove
165	145.4615	-16.0893	*Alstonia scholaris*	Outside buffer	17	7	38	Retain
166	145.4615	-16.0892	*Flindersia bourjotiana*	Outside buffer	14	7	42	Retain
167	145.4615	-16.0891	*Castanospermum australe*	Outside buffer	12	7	44	Retain
168	145.4616	-16.0891	*Flindersia bourjotiana*	Outside buffer	15	10	58	Retain
169	145.4614	-16.0891	*Myristica globosa*	Outside buffer	15	9	63	Retain
170	145.4614	-16.0892	*Castanospermum australe*	Outside buffer	18	14	112	Retain
171	145.4614	-16.0893	*Castanospermum australe*	Outside buffer	15	9	38	Retain
172	145.4613	-16.0892	*Elaeocarpus grandis*	Outside buffer	17	10	46	Retain
173	145.4618	-16.0897	*Flindersia bourjotiana*	Outside buffer	15	14	47	Retain
174	145.4619	-16.0896	*Terminalia sericocarpa*	Within Buffer	13	16	38	Assess
175	145.4618	-16.0895	*Helicia australasica*	Outside buffer	18	8	28	Retain
176	145.4619	-16.0895	*Polycias elegans*	Outside buffer	19	12	48	Retain

Name	xcoord	ycoord	Species	Class	Height	Canopy Spread	DBH (cm)	Comments
177	145.4619	-16.0894	*Terminalia sericocarpa*	Outside buffer	16	11	32	Retain
179	145.462	-16.0893	*Acacia crassa*	Within envelope	16	13	36	Remove
180	145.4621	-16.0892	*Elaeocarpus grandis*	Outside buffer	14	17	58	Retain
181	145.4621	-16.0891	*Elaeocarpus grandis*	Outside buffer	22	8	24	Retain
182	145.4621	-16.0891	*Syzygium angophoroides*	Outside buffer	19	15	34	Retain
183	145.4622	-16.089	*Cryptocarya laevigata*	Outside buffer	14	19	27	Retain
184	145.4621	-16.089	*Cerbera floribunda*	Outside buffer	15	8	36	Retain
185	145.4621	-16.0889	*Cerbera floribunda*	Outside buffer	18	14	124	Retain
186	145.462	-16.0889	*Elaeocarpus grandis*	Outside buffer	16	10	36	Retain

SCHEDULE 6

PROTECTED PLANTS SURVEY REPORT

GAP Tree Change Pty Ltd
Agriculture and Ecology advice

LOT 7 RP733181
PROTECTED PLANT SURVEY REPORT
MARCH 2025

Date	:	12 March 2025
Prepared for	:	Friendly Grocer - Cape Tribulation
Our Reference	:	Lot 7 RP733181 _PPSurvey_20250312
Version number:	:	00
Author		Grant Paterson - Principal Ecologist
Gap Tree Change Pty Ltd	ACN	632 384 537
t/a ARE	ABN	71 632 384 537
Telephone	:	+61 477 348 779
Registered Address	:	Level 1, 40 Wood Street, Mackay Qld. 4740
POSTAL ADDRESS	:	18 Mataranka Road, Veteran Qld 4570.

Limitations of this Report

The information in this report is provided to the client for their use only.

GAP Tree Change Pty Ltd cannot be held liable for reliance on this document by a third party.

GAP Tree Change Pty (GAP TC) Ltd do not warranty the work of others used in preparation of this report. Instead, the report uses information provided in the supplied reports and information in good faith and are not responsible for their accuracy.

The report is exclusively about the matters addressed within and are based on the technical and practical experience of our staff.

The Report is not presented as legal advice, any advice, opinions or recommendations contained in this document should be read and relied upon only in the context of the document as a whole and are considered current as of the date of this document.

TABLE OF CONTENTS

EXECUTIVE SUMMARY

GAP Tree Change Pty Ltd (GAP TC), has conducted this Protected Plant Survey Report in accordance with DES's Flora Survey Guidelines (NCS/2016/2534 • Version 2.01 • Last reviewed: 22 August 2020), as assessed on 30 May 2022, due to the proposed clearing impact area being within a 'high risk' area on the Protected Plants Flora Survey Trigger Mapping.

No critically endangered, endangered, vulnerable, or near threatened **(EVNT)** flora species listed under the provisions of the *Nature Conservation Act* 1992 **(NC Act)** and Environment Protection and Biodiversity Conservation *Act 1999* **(EPBC Act)** were detected within the Proposed clearing area and buffer area during the Protected Plant Flora Survey.

Three flora Species that are classed as Restricted Invasive matters under the *Biosecurity Act* 2014 are present and landholders have a General Biosecurity Obligation to manage these species.

The Gympie Stinging Tree *Dendrocnide moroides* was present in the clearing area and as such appropriate care should be taken when working on the site.

This report can be submitted to the Department of Environment and Science along with a clearing exemption notification as required by the NC Act.

1 INTRODUCTION

1.1 Background and Project Description

GAP Tree Change Pty Ltd (**GAP TC**) was engaged by **Wild Plan** to undertake a Protected Plant Survey and prepare a report proposed shop site and associated staff accomodations.

The development site consists of about 30% of Lot 7 RP733181, See **Figure 1**.

The proponent intends to undertake clearing to construct a store and managers and staff residences to service the Cape Tribulation community .

Notification under VMA will be submitted for the proposed clearing.

The survey was conducted to inform the client of the presence of any protected plants and delineate areas that are within the prescribed buffers from any such species if present.

Figure 1. Trees Within Building Envelope

Legend

Lot on Plan

Proposed Development

Building

Carpark

Road

Not in the Wild

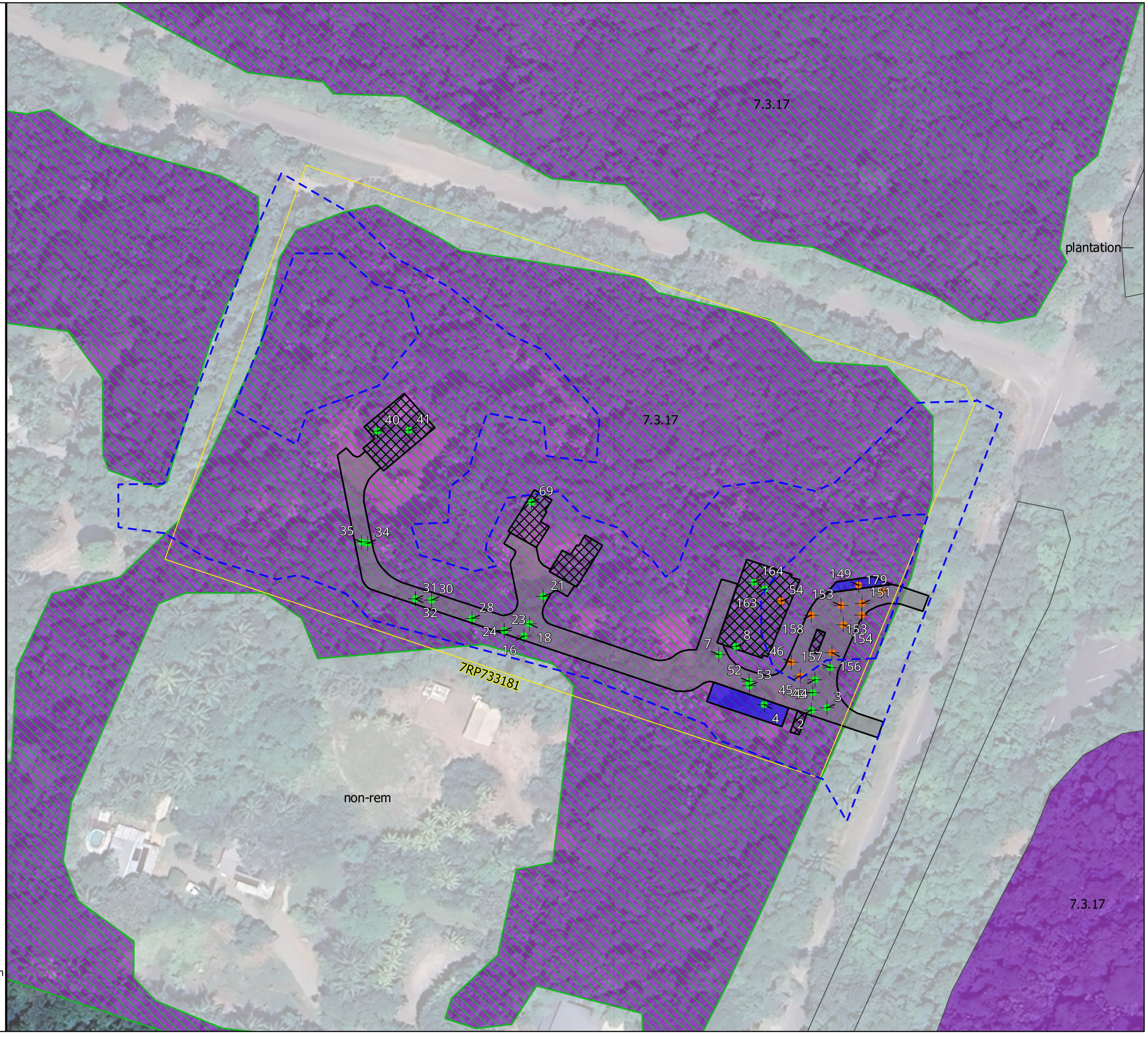
Vegetation Management Status

Remnant - endangered

Non remnant

Protected Plant Trigger

Google Satellite



Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at https://qldspatial.information.qld.gov.au/

CRS: GDA2020 EPSG:7844
Date: 12 March 2025

Print as A3

20 0 20 40 60 m

1:800

1.2 Purpose of Report

This report has been prepared as per the *Nature Conservation Act 1992* (***NC Act***) and *Nature Conservation (Wildlife Management) Regulation 2006* (**NC Regulation**). The project area has been assessed to comply with the Protected Plants Legislative Framework and Flora Survey Guidelines which act as a risk-based approach to regulate the clearing of protected plants in Queensland. This means that only high risk clearing requires an assessment.

The project area is located within a high risk area on the regulated Protected Plants Flora Survey Trigger Map and therefore a flora survey was undertaken. The flora survey was conducted on 24 to 26 Jul 2024 led by Grant Paterson with experienced field assistant Fiona Paterson.

Within a high risk area identified on a Department of the Environment, Tourism, Science and Innovation (**DETSI**) Protected Plants Flora Survey Trigger Map, Section 249 of the NC Regulation defines the clearing impact area as the area to be disturbed to the extent it is within a 'high risk' area and a buffer zone of 100 m around the boundary of the area to be disturbed.

During site investigations no EVNT flora species was detected within the Clearing Impact Area or proposed clearing footprint for the areas shown in this report.

Undertaking this survey ensures:

- Any protected plants under the *Environment Protection and Biodiversity Conservation Act 1999* were identified.
- Best practice environmental management could be implemented during the works.

1.3 Project Location

The project is located 400m South of the center of Cape Tribulation Village on the corner of Camelot Road and Cape Tribulation Road.
The property is bordered by small rural residential holdings to the south and west and road Camelot Road to north and Cape Tribulation Road to the east'

The project location is Lot 7 RP733181.

An Accepted Development Clearing Code Notification will be submitted to the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development and acknowledged.

The vegetation in the clearing areas is mapped as remnant being regional ecosystem (RE) 7.3.17 and the on-ground vegetation composition was analogous with this RE.

Much of the area has been historically disturbed and remnants of sheds, Greenhouses, animal enclosures and associated roads and water infrastructure were observed during the site inspection. The high number of exotic fruit tree species and weeds observed further indicates this disturbance. As a result of the historic clearing much of the proposed clearing area was deemed to be "Not in the Wild" and therefore no approval is required to carry out clearing in these areas.

The project location, High risk protected plant mapping and regional ecosystem mapping are shown in **Figure 1**.

No PMAV is present over this lot or the historicly cleared areas.

The methodology is discussed further in **Section 3**.

2 METHODOLOGY

2.1 Survey Methodology

2.1.1 Clearing Impact Area

The clearing area is located on Lot 7 RP733181 and Part of Clearing impact area surveyed extends into some adjoining lots and road parcels.

The Protected Plant Trigger mapping covers all areas to be cleared.

The flora survey was undertaken within the clearing impact area and, defined under section 249 of the regulation as 'the area to be cleared to the extent it is within a high risk area, together with a buffer zone – an additional area 100 m in width around the development footprint' unless the area was clearly not in the wild ie existing constructed roads and tracks, historically cleared areas as described in 1.3 above.

Figure 1 shows the Protected Plant Trigger Mapping coverage of the clearing areas and the area deemed to be "not in the Wild".

2.1.2 Timed Meander Method

The flora survey was conducted on 24 to 26 Jul 2024 to identify any critically endangered, endangered, vulnerable, or near-threatened (**EVNT**) flora species which may have been present within the clearing impact area. A total of 18 man hours were dedicated to the survey.

The timed meander survey methodology defined in Section 6.2.2 of the *Flora Survey Guidelines* (DEHP 2016) was employed to identify and locate potentially occurring EVNT flora species within the clearing impact area. It was carried out by suitably qualified personnel (refer **Section 3.1.4**).

The timed meander survey methodology involved the following:

- The selection of a starting point and the time noted
- To maximise the coverage of potential EVNT flora species habitat, the vegetation community was traversed in a random manner
- Any EVNT flora species or potential EVNT flora species observed during the random meander were recorded along with samples and locational data (potential EVNT species observations were recorded for later confirmation)
- The time was recorded every 2 to 5 minutes during the survey
- The survey ceased once no new flora species (least concern or EVNT flora species) had been recorded for a period of 30 minutes, or the entire area of habitat type was surveyed, whichever occurred first

- Timed meander surveys were undertaken at the rates as specified in Section 6.2.2 of the Flora Survey Guidelines, that is:
- Areas <2 ha: One timed meander survey
- Areas between 2 ha and 10 ha: Two timed meander surveys
- Areas between 10 ha and 100 ha: Four timed meander surveys
- Areas >100 ha: Six timed meander surveys

Given the size of the combined size of the clearing impact areas and buffers, Approximately 300m2 that is outside the Not in the wild area comprising 4 small separate areas and complexity/ density of vegetation present, 4 timed meanders were undertaken covering the total length and breadth of the impact and buffer area.

2.1.3 Survey Timing

It is considered that the survey timing, in July, and duration was sufficient to determine the potential presence of the EVNT flora plants which were identified from the desktop assessment as potentially occurring within the clearing impact area (refer to **Section 2.2**).

Additionally, many of the targeted EVNT flora species may be considered distinctive, even when reproductive material is absent.

2.1.4 Suitably Qualified Personnel

In accordance with Section 4.2.1 of the Flora Survey Guidelines, the Protected Plant Flora Survey was conducted by the suitably qualified person as described below:

Grant Paterson, Principal Ecologist (Field Lead)
(Bachelor of Applied Science, Horticultural Technology)
Grant is a Commonwealth Department of Climate Change, Energy, the Environment and Water (**DEECCW**) Accredited Ecologist with extensive expertise in the design and implementation of Flora and Fauna Surveys and Ecological Assessments to meet the requirements of relevant state and federal legislation.

Grant started GAP Tree Change Pty Ltd after leaving Aurecon and prior to that the Queensland Department of Natural Resources and Mines (DNRM) and has extensive experience in vegetation assessment, natural resource management, agronomy, vegetation, soils, legislation, policy, approvals and appeals. While at DNRM Grant assisted in the development of Field Methodologies for the assessment of Regional Ecosystems for Vegetation Management Status and Fauna Habitat and Bio Condition. Grant was with Aurecon for 11 years and was involved in field ecological assessments and reporting, predominantly in Queensland and the Northern Territory.

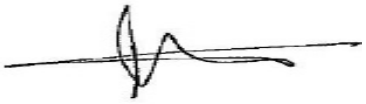
Table 1 below outlines the suitably qualified person requirements have been met as per the guidelines and a detailed CV for Grant Paterson is attached to this report in Appendix C.

Table 1: Personnel, Qualification and Experience (refer to Table 1 of the Flora Survey Guidelines [DEHP 2020])

Assessment Component 1	Response	Points Allocated 1
Suitably qualified person: Mr Grant Paterson (30+ years professional ecology experience)		
A relevant qualification from a recognised institution that results in a thorough knowledge of plant identification and flora surveys	Bachelor of Applied Science (Horticultural Technology)	**50**
Regional ecosystem training by a recognised and qualified institution, such as the Queensland Herbarium	Regional Ecosystem training by Peter Taylor via Queensland Herbarium	**5**
Pre-existing Commonwealth Government accreditation for flora surveys under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*	Completed in 2010	**30**
Experience within the last 2 years and a total of at least 5 years at leading flora surveys in a field-based environment at a rate of no less than 5 comprehensive botanical surveys that focus on locating and identifying EVNT plants, per year	Extensive field experience, with more than 11 years at Aurecon during which time more than 50 dedicated flora surveys have been undertaken in Queensland	**60**
Member of a recognised group / certificate program relevant to ecology/botany, where skills/knowledge are demonstrated to be granted membership. E.g. Certified Environmental Practitioner (CEnvP) Program	International Society of Horticultural Science	**5**
Lead author of articles/papers published in peer reviewed journals in relation to Qld flora surveys, Qld plant identification, or Qld threatened plants or near threatened plants.	*Dendrobium tetragonum subsp. cataractarum* Peter B.Adams, S.D.Lawson & G.A.Paterson | Plants of the World Online | Kew Science	**10**
Number of plant specimens you have collected that have been retained/incorporated into the Queensland Herbarium collection:	Upwards of 40 specimens have been provided	**40**
Total accumulated points		**200**

Note: 1 As per the Flora Survey Guidelines – Protected Plants (DEHP 2016)

Suitably Qualified Person Certification
"I certify that (a) I have adhered to all statutory requirements and *flora survey guideline* requirements, and (b) the flora survey report is an accurate and full account of the flora survey."

Name	Signature	Date
Grant Paterson		03 March 2025

2.2 Desktop Assessment

2.2.1 Regional Ecosystem Mapping

The Regulated Vegetation Management Mapping for the proposed clearing area shows that the area is mapped as remnant vegetation consisting of RE 7.3.17 with an 'Endangered' conservation status.
The DESI certified Regional Ecosystem (**RE**) mapping shows the project area and buffer contains the following REs listed in **Table 2**, with their extent shown in **Figure 1**.

Table 2: Regional Ecosystem Descriptions

Regional Ecosystem	VMA Status	Short Description	Presence
7.3.17	Endangered	*Complex mesophyll vine forest on well-drained alluvium of high fertility.*	Mapped and Present
Non-Remnant	Non-Remnant	*Non remnant vegetation Ie Does not meet the 50/70 threshold present in small areas across the lot.*	Not Mapped but Present

2.2.2 Database Search Results

A Wildlife Online search was conducted for the project area and a surrounding 5 km buffer, with the results for threatened species outlined in **Table 3**.

Table 3: Database Search Results - Flora Species

Family	Scientific Name	Common Name	Q	A
Achariaceae	Ryparosa kurrangii		NT	
Argophyllaceae	Argophyllum cryptophlebum		NT	
Cunoniaceae	Ceratopetalum corymbosum		V	
Lauraceae	Endiandra grayi		V	
Lauraceae	Endiandra phaeocarpa		V	
Lauraceae	Beilschmiedia castrisinensis		NT	
Lauraceae	Endiandra microneura		NT	
Laxmanniaceae	Romnalda ophiopogonoides		E	
Leguminosae	Dioclea hexandra		E	
Malpighiaceae	Tristellateia australasiae		NT	
Monimiaceae	Hemmantia webbii		V	
Monimiaceae	Wilkiea sp. (McDowall Range J.G.Tracey 14552)		NT	
Myrtaceae	Xanthostemon graniticus		V	
Myrtaceae	Rhodamnia sessiliflora		E	
Polygalaceae	Xanthophyllum fragrans		NT	
Proteaceae	Helicia grayi		V	
Proteaceae	Austromuellera trinervia		NT	
Proteaceae	Megahertzia amplexicaulis		NT	
Rubiaceae	Gardenia actinocarpa		E	E
Rubiaceae	Wendlandia connata		NT	
Rutaceae	Euodia pubifolia		E	
Rutaceae	Acronychia acuminata		NT	
Sapindaceae	Lepiderema hirsuta		NT	
Simaroubaceae	Samadera baileyana		NT	
Symplocaceae	Symplocos ampulliformis		NT	
Winteraceae	Bubbia queenslandiana		E	

Survey results are presented in **Section 3** of this report.

3 SURVEY RESULTS

3.1 Field Survey Results

The field survey of the clearing impact area was conducted 24 to 26 Jul 2024.

The field survey was conducted in accordance with the timed meander method in the *Flora Survey Guidelines – Protected Plants* DES (2020).

A list of flora species identified during the survey is provided in **Appendix B**.

3.2 Flora Species

No EVNT flora species as classified under the *NC Act* or *Environment Protection and Biodiversity Conservation Act 1999* (***EPBC Act***) were identified within the clearing impact area and Buffer area subject to this report during the Protected Plant Flora Survey.

A protected plant Clearing permit will be not required to clear for this part of the project, however an Exempt clearing notification will be required.

Three of the flora species identified are classified as restricted invasive plants under the *Biosecurity Act 2014*.

These three species are listed in **Table 4** below.

Table 4 Restricted Invasive Plants *Biosecurity Act 2014*

Scientific Name	**Common Name**
Elephantopus mollis	Tabacco Weed
Sphagneticola trilobata	Singapore Daisy
Lantana camara	Lantana

3.3 Dangerous Plants

The Gympie Stinging Tree ***Dendrocnide moroides*** was present in the clearing area and as a pioneer species this is further indicative of the disturbed state of the site. All persons undertaking work on the site should be familiar with this species and the first aid treatment of stings from this species.

3.4 Clearing Impact Area

The clearing impact area is a largely disturbed environment, which has been impacted by historic occupation and timber harvesting. Some areas within the area covered by the High Risk Protected Plant mapping are clearly not in the wild. These include areas historically used for roads and tracks and for the orchard, sheds and other infrastructure on the lot.

Evidence of disturbance is indicated by the number of non-native flora species within the area and symptomatic of a long history of historic uses.

4 CONCLUSION

On the 24th to 26th of July 2024 GAP Tree Change Pty Ltd conducted a Protected Plant Flora Survey of the clearing impact area, being part of Lot 7 RP733181 and where appropriate the buffer) in accordance with DEHP's *Flora Survey Guidelines* (DES 2020), as the clearing was within a 'high risk' area on the Protected Plants Flora Survey Trigger Mapping.

Parts of the clearing impact area was determined to be not in the wild.

There were no EVNT flora species listed under the provisions of the *NC Act* or *EPBC Act* detected within the proposed clearing impact area pertaining to this report during the Protected Plant Flora Survey.

The Regional Ecosystem Mapping for the area appears to be broadly accurate.

Three flora Species that are classed as Restricted Invasive matters under the Biosecurity Act 2014 are present and landholders have a General Biosecurity Obligation to manage these species.

The Gympie Stinging Tree *Dendrocnide moroides* was present in the clearing area and as such appropriate care should be taken when working on the site.

5 REFERENCES

Commonwealth Government (2013) Survey guidelines for Australia's threatened orchids: guidelines for detecting orchids listed as threatened under the Environment Protection and Biodiversity Conservation Act 1999, Commonwealth Government, Canberra.

Department of Environment and Science (2020), *Flora Survey Guidelines – Protected Plants Nature Conservation Act 1992*, version 2.01.
Available: https://www.qld.gov.au/__data/assets/pdf_file/0028/99901/gl-wl-pp-flora-survey.pdf

Department of Environment and Science (DES) (2022), *Protected Plants Flora Survey Trigger Map*.
Available: https://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php

Department of Environment and Science (2022), Wildlife Online Database.
Available: https://www.qld.gov.au/environment/plants-animals/species-information/species-list

Department of Environment and Science (DES) (2022) Regional Ecosystem Descriptions.
Available https://apps.des.qld.gov.au/regional-ecosystems/

Department of Environment Science (DEHP) (2020) *Operational Policy – When a protected plant in Queensland is taken to be 'in the wild'*.
Available https://www.qld.gov.au/__data/assets/pdf_file/0029/99902/op-protected-plant-wild.pdf

Mount Rawdon Operations/ICA Investment Services December 2023 V3_190124, Ecological Assessment Report, Mount Rawdon Pumped Hydro Project – Pumped Hydro Energy Storage

APPENDIX A

Wildnet Database search results

Queensland Government

WildNet species list

Search Criteria: Species List for a Specified Point
Species: All
Type: All
Queensland status: All
Records: All
Date: All
Latitude: -16.0892
Longitude: 145.4610
Distance: 5
Email: gaptreechangeptyltd@gmail.com
Date submitted: Saturday 01 Jun 2024 15:05:37
Date extracted: Saturday 01 Jun 2024 15:10:04

The number of records retrieved = 822

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	amphibians	Bufonidae	*Rhinella marina*	cane toad	Y			2
animals	amphibians	Hylidae	*Litoria dayi*	Australian lacelid		V	V	22/14
animals	amphibians	Hylidae	*Litoria fallax*	eastern sedgefrog		C		1
animals	amphibians	Hylidae	*Litoria gracilenta*	graceful treefrog		C		1/1
animals	amphibians	Hylidae	*Litoria infrafrenata*	white lipped treefrog		C		10
animals	amphibians	Hylidae	*Litoria lesueuri sensu lato*	stony creek frog		C		1/1
animals	amphibians	Hylidae	*Litoria lorica*	little waterfall frog		CR	CE	1
animals	amphibians	Hylidae	*Litoria nannotis*	waterfall frog		E		4
animals	amphibians	Hylidae	*Litoria rheocola*	common mistfrog		E		19/8
animals	amphibians	Hylidae	*Litoria serrata*	tapping green eyed frog		V		8
animals	amphibians	Microhylidae	*Austrochaperina fryi*	peeping whistlefrog		C		2/1
animals	amphibians	Microhylidae	*Cophixalus bombiens*	buzzing nurseryfrog		C		1
animals	amphibians	Myobatrachidae	*Mixophyes coggeri*	mottled barred frog		C		4
animals	amphibians	Myobatrachidae	*Mixophyes schevilli sensu lato*	northern barred frog		C		3
animals	amphibians	Myobatrachidae	*Taudactylus acutirostris*	sharp snouted dayfrog		PE	EX	1
animals	amphibians	Ranidae	*Papurana daemeli*	Australian woodfrog		C		15/4
animals	birds	Acanthizidae	*Acanthiza katherina*	mountain thornbill		C		5
animals	birds	Acanthizidae	*Gerygone magnirostris*	large-billed gerygone		C		5
animals	birds	Acanthizidae	*Gerygone olivacea*	white-throated gerygone		C		1
animals	birds	Acanthizidae	*Gerygone palpebrosa*	fairy gerygone		C		16
animals	birds	Acanthizidae	*Oreoscopus gutturalis*	fernwren		C		3
animals	birds	Acanthizidae	*Sericornis citreogularis*	yellow-throated scrubwren		C		1
animals	birds	Acanthizidae	*Sericornis keri*	Atherton scrubwren		C		3
animals	birds	Acanthizidae	*Sericornis magnirostra*	large-billed scrubwren		C		10
animals	birds	Acanthizidae	*Smicrornis brevirostris*	weebill		C		1
animals	birds	Accipitridae	*Accipiter novaehollandiae*	grey goshawk		C		1
animals	birds	Accipitridae	*Aviceda subcristata*	Pacific baza		C		4
animals	birds	Accipitridae	*Haliaeetus leucogaster*	white-bellied sea-eagle		C		5
animals	birds	Accipitridae	*Haliastur indus*	brahminy kite		C		10
animals	birds	Alcedinidae	*Ceyx azureus*	azure kingfisher		C		2
animals	birds	Alcedinidae	*Ceyx pusillus*	little kingfisher		C		2
animals	birds	Alcedinidae	*Dacelo leachii*	blue-winged kookaburra		C		2
animals	birds	Alcedinidae	*Dacelo novaeguineae*	laughing kookaburra		C		3
animals	birds	Alcedinidae	*Tanysiptera sylvia*	buff-breasted paradise-kingfisher		C		2
animals	birds	Alcedinidae	*Todiramphus macleayii*	forest kingfisher		C		3
animals	birds	Alcedinidae	*Todiramphus sanctus*	sacred kingfisher		C		8
animals	birds	Alcedinidae	*Todiramphus sordidus*	Torresian kingfisher		C		1
animals	birds	Anatidae	*Anas superciliosa*	Pacific black duck		C		1
animals	birds	Anhingidae	*Anhinga novaehollandiae*	Australasian darter		C		1
animals	birds	Anseranatidae	*Anseranas semipalmata*	magpie goose		C		1
animals	birds	Apodidae	*Aerodramus terraereginae*	Australian swiftlet		C		16
animals	birds	Apodidae	*Aerodramus vanikorensis*	uniform swiftlet		C		1
animals	birds	Ardeidae	*Ardea intermedia*	intermediate egret		C		1
animals	birds	Ardeidae	*Butorides striata*	striated heron		C		4
animals	birds	Ardeidae	*Egretta novaehollandiae*	white-faced heron		C		1
animals	birds	Ardeidae	*Egretta sacra*	eastern reef egret		C		17

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Artamidae	*Artamus leucorynchus*	white-breasted woodswallow		C		1
animals	birds	Artamidae	*Melloria quoyi*	black butcherbird		C		30
animals	birds	Artamidae	*Strepera graculina*	pied currawong		C		3
animals	birds	Burhinidae	*Burhinus grallarius*	bush stone-curlew		C		1
animals	birds	Burhinidae	*Esacus magnirostris*	beach stone-curlew		V		4
animals	birds	Cacatuidae	*Cacatua galerita*	sulphur-crested cockatoo		C		27
animals	birds	Campephagidae	*Coracina papuensis*	white-bellied cuckoo-shrike		C		1
animals	birds	Campephagidae	*Edolisoma tenuirostre*	common cicadabird		C		2
animals	birds	Campephagidae	*Lalage leucomela*	varied triller		C		27
animals	birds	Caprimulgidae	*Caprimulgus macrurus*	large-tailed nightjar		C		2
animals	birds	Casuariidae	*Casuarius casuarius johnsonii (southern population)*	southern cassowary (southern population)		E	E	2
animals	birds	Charadriidae	*Charadrius ruficapillus*	red-capped plover		C		7
animals	birds	Charadriidae	*Vanellus miles*	masked lapwing		C		1
animals	birds	Climacteridae	*Cormobates leucophaea*	white-throated treecreeper		C		1
animals	birds	Climacteridae	*Cormobates leucophaea minor*	white-throated treecreeper (northern)		C		2
animals	birds	Columbidae	*Chalcophaps longirostris*	Pacific emerald dove		C		8
animals	birds	Columbidae	*Ducula bicolor*	pied imperial-pigeon		C		10
animals	birds	Columbidae	*Geopelia humeralis*	bar-shouldered dove		C		19
animals	birds	Columbidae	*Geopelia placida*	peaceful dove		C		4
animals	birds	Columbidae	*Lopholaimus antarcticus*	topknot pigeon		C		4
animals	birds	Columbidae	*Macropygia phasianella*	brown cuckoo-dove		C		17
animals	birds	Columbidae	*Ptilinopus magnificus*	wompoo fruit-dove		C		18
animals	birds	Columbidae	*Ptilinopus regina*	rose-crowned fruit-dove		C		2
animals	birds	Columbidae	*Ptilinopus superbus*	superb fruit-dove		C		5
animals	birds	Columbidae	*Spilopelia chinensis*	spotted dove	Y			1
animals	birds	Coraciidae	*Eurystomus orientalis*	dollarbird		C		2
animals	birds	Corvidae	*Corvus orru*	Torresian crow		C		1
animals	birds	Cuculidae	*Centropus phasianinus*	pheasant coucal		C		2
animals	birds	Cuculidae	*Chalcites basalis*	Horsfield's bronze-cuckoo		C		1
animals	birds	Cuculidae	*Chalcites lucidus*	shining bronze-cuckoo		C		1
animals	birds	Cuculidae	*Chalcites minutillus*	little bronze-cuckoo		C		1
animals	birds	Cuculidae	*Chalcites minutillus barnardi*	Eastern little bronze-cuckoo		C		1
animals	birds	Cuculidae	*Chalcites minutillus russatus*	Gould's bronze-cuckoo		C		3
animals	birds	Cuculidae	*Eudynamys orientalis*	eastern koel		C		3
animals	birds	Cuculidae	*Scythrops novaehollandiae*	channel-billed cuckoo		C		1
animals	birds	Dicaeidae	*Dicaeum hirundinaceum*	mistletoebird		C		12
animals	birds	Dicruridae	*Dicrurus bracteatus*	spangled drongo		C		15
animals	birds	Estrildidae	*Lonchura castaneothorax*	chestnut-breasted mannikin		C		1
animals	birds	Estrildidae	*Lonchura punctulata*	nutmeg mannikin	Y			1
animals	birds	Falcunculidae	*Falcunculus frontatus*	crested shrike-tit		C		1
animals	birds	Fregatidae	*Fregata minor*	great frigatebird		SL		1
animals	birds	Hirundinidae	*Hirundo neoxena*	welcome swallow		C		3
animals	birds	Hirundinidae	*Petrochelidon ariel*	fairy martin		C		1
animals	birds	Laridae	*Anous minutus*	black noddy		C		1
animals	birds	Laridae	*Chroicocephalus novaehollandiae*	silver gull		C		1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Laridae	*Sterna hirundo*	common tern		SL		1/1
animals	birds	Laridae	*Thalasseus bergii*	crested tern		SL		2
animals	birds	Machaerirhynchidae	*Machaerirhynchus flaviventer*	yellow-breasted boatbill		C		4
animals	birds	Maluridae	*Malurus amabilis*	lovely fairy-wren		C		1
animals	birds	Megapodiidae	*Alectura lathami*	Australian brush-turkey		C		10
animals	birds	Megapodiidae	*Megapodius reinwardt*	orange-footed scrubfowl		C		33
animals	birds	Meliphagidae	*Bolemoreus frenatus*	bridled honeyeater		C		12
animals	birds	Meliphagidae	*Lichmera indistincta*	brown honeyeater		C		3
animals	birds	Meliphagidae	*Meliphaga lewinii*	Lewin's honeyeater		C		3
animals	birds	Meliphagidae	*Meliphaga notata*	yellow-spotted honeyeater		C		44
animals	birds	Meliphagidae	*Microptilotis gracilis*	graceful honeyeater		C		27
animals	birds	Meliphagidae	*Myzomela obscura*	dusky honeyeater		C		11
animals	birds	Meliphagidae	*Myzomela sanguinolenta*	scarlet honeyeater		C		1
animals	birds	Meliphagidae	*Philemon argenticeps*	silver-crowned friarbird		C		1
animals	birds	Meliphagidae	*Philemon buceroides*	helmeted friarbird		C		12
animals	birds	Meliphagidae	*Philemon corniculatus*	noisy friarbird		C		1
animals	birds	Meliphagidae	*Stomiopera flava*	yellow honeyeater		C		2
animals	birds	Meliphagidae	*Trichodere cockerelli*	white-streaked honeyeater		C		1
animals	birds	Meliphagidae	*Xanthotis macleayanus*	Macleay's honeyeater		C		10
animals	birds	Meropidae	*Merops ornatus*	rainbow bee-eater		C		9
animals	birds	Monarchidae	*Arses kaupi*	pied monarch		C		2
animals	birds	Monarchidae	*Grallina cyanoleuca*	magpie-lark		C		2
animals	birds	Monarchidae	*Monarcha melanopsis*	black-faced monarch		SL		2
animals	birds	Monarchidae	*Myiagra alecto*	shining flycatcher		C		10
animals	birds	Monarchidae	*Myiagra cyanoleuca*	satin flycatcher		SL		1
animals	birds	Monarchidae	*Myiagra rubecula*	leaden flycatcher		C		5
animals	birds	Monarchidae	*Symposiachrus trivirgatus*	spectacled monarch		SL		44
animals	birds	Nectariniidae	*Cinnyris jugularis*	olive-backed sunbird		C		22
animals	birds	Oriolidae	*Oriolus flavocinctus*	green oriole		C		6
animals	birds	Oriolidae	*Sphecotheres vieilloti*	Australasian figbird		C		13
animals	birds	Orthonychidae	*Orthonyx spaldingii*	chowchilla		C		1
animals	birds	Pachycephalidae	*Colluricincla boweri*	Bower's shrike-thrush		C		1
animals	birds	Pachycephalidae	*Colluricincla harmonica*	grey shrike-thrush		C		3
animals	birds	Pachycephalidae	*Colluricincla megarhyncha*	little shrike-thrush		C		24
animals	birds	Pachycephalidae	*Pachycephala pectoralis*	golden whistler		C		2
animals	birds	Pachycephalidae	*Pachycephala simplex peninsulae*	grey whistler		C		8
animals	birds	Pandionidae	*Pandion haliaetus cristatus*	eastern osprey		SL		4
animals	birds	Paradisaeidae	*Ptiloris victoriae*	Victoria's riflebird		C		12
animals	birds	Petroicidae	*Eopsaltria australis*	eastern yellow robin		C		1
animals	birds	Petroicidae	*Heteromyias cinereifrons*	grey-headed robin		C		7
animals	birds	Petroicidae	*Microeca flavigaster*	lemon-bellied flycatcher		C		1
animals	birds	Petroicidae	*Tregellasia capito*	pale-yellow robin		C		6
animals	birds	Pittidae	*Pitta versicolor*	noisy pitta		C		9
animals	birds	Psittaculidae	*Cyclopsitta diophthalma macleayana*	Macleay's fig-parrot		V		13
animals	birds	Psittaculidae	*Trichoglossus chlorolepidotus*	scaly-breasted lorikeet		C		1
animals	birds	Psittaculidae	*Trichoglossus moluccanus*	rainbow lorikeet		C		10

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Psophodidae	*Psophodes olivaceus*	eastern whipbird		C		2
animals	birds	Ptilonorhynchidae	*Ailuroedus maculosus*	spotted catbird		C		11
animals	birds	Ptilonorhynchidae	*Prionodura newtoniana*	golden bowerbird		C		2
animals	birds	Ptilonorhynchidae	*Scenopoeetes dentirostris*	tooth-billed bowerbird		C		3
animals	birds	Rallidae	*Gallirallus philippensis*	buff-banded rail		C		1
animals	birds	Rallidae	*Rallina tricolor*	red-necked crake		C		6
animals	birds	Rhipiduridae	*Rhipidura albiscapa*	grey fantail		C		6
animals	birds	Rhipiduridae	*Rhipidura rufifrons*	rufous fantail		SL		22
animals	birds	Rhipiduridae	*Rhipidura rufiventris*	northern fantail		C		2
animals	birds	Scolopacidae	*Actitis hypoleucos*	common sandpiper		SL		1
animals	birds	Scolopacidae	*Calidris ruficollis*	red-necked stint		SL		2
animals	birds	Scolopacidae	*Numenius madagascariensis*	eastern curlew		E	CE	2
animals	birds	Scolopacidae	*Numenius phaeopus*	whimbrel		SL		3
animals	birds	Scolopacidae	*Tringa brevipes*	grey-tailed tattler		SL		6
animals	birds	Scolopacidae	*Xenus cinereus*	terek sandpiper		SL	V	2
animals	birds	Strigidae	*Ninox boobook*	southern boobook		C		1
animals	birds	Strigidae	*Ninox rufa queenslandica*	rufous owl (southern subspecies)		C		1
animals	birds	Sturnidae	*Acridotheres tristis*	common myna	Y			2
animals	birds	Sturnidae	*Aplonis metallica*	metallic starling		C		19
animals	birds	Threskiornithidae	*Threskiornis spinicollis*	straw-necked ibis		C		1
animals	birds	Tytonidae	*Tyto javanica*	eastern barn owl		C		1
animals	birds	Zosteropidae	*Zosterops lateralis*	silvereye		C		14
animals	insects	Hesperiidae	*Chaetocneme porphyropis*	purple dusk-flat				2
animals	insects	Libellulidae	*Agrionoptera longitudinalis biserialis*	striped swampdragon				1
animals	malacostracans	Palaemonidae	*Macrobrachium sp.*					1
animals	mammals	Canidae	*Canis familiaris (dingo)*	dingo				2
animals	mammals	Delphinidae	*Pseudorca crassidens*	false killer whale		C		1
animals	mammals	Hipposideridae	*Hipposideros ater aruensis*	eastern dusky leaf-nosed bat		C		1
animals	mammals	Hipposideridae	*Hipposideros diadema reginae*	diadem leaf-nosed bat		NT		3
animals	mammals	Miniopteridae	*Miniopterus australis*	little bent-wing bat		C		17
animals	mammals	Miniopteridae	*Miniopterus schreibersii oceanensis*	eastern bent-wing bat		C		1
animals	mammals	Muridae	*Melomys burtoni*	grassland melomys		C		1
animals	mammals	Muridae	*Pogonomys sp.*	tree mouse		C		2
animals	mammals	Muridae	*Rattus leucopus*	Cape York rat		C		1
animals	mammals	Muridae	*Uromys caudimaculatus*	giant white-tailed rat		C		4
animals	mammals	Peramelidae	*Isoodon macrourus*	northern brown bandicoot		C		2
animals	mammals	Peramelidae	*Perameles pallescens*	northern long-nosed bandicoot		C		1
animals	mammals	Pteropodidae	*Macroglossus minimus*	northern blossom bat		C		1
animals	mammals	Pteropodidae	*Nyctimene robinsoni*	eastern tube-nosed bat		C		68/4
animals	mammals	Pteropodidae	*Pteropus alecto*	black flying-fox		C		1
animals	mammals	Pteropodidae	*Pteropus conspicillatus*	spectacled flying-fox		E	E	3
animals	mammals	Pteropodidae	*Syconycteris australis*	eastern blossom bat		C		9
animals	mammals	Rhinolophidae	*Rhinolophus megaphyllus*	eastern horseshoe-bat		C		6
animals	mammals	Suidae	*Sus scrofa*	pig	Y			1
animals	mammals	Vespertilionidae	*Kerivoula papuensis*	golden-tipped bat		C		2
animals	mammals	Vespertilionidae	*Murina florium*	tube-nosed insectivorous bat		V		1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	mammals	Vespertilionidae	*Myotis macropus*	large-footed myotis		C		3
animals	mammals	Vespertilionidae	*Nyctophilus bifax*	northern long-eared bat		C		1
animals	ray-finned fishes	Ambassidae	*Ambassis miops*	flagtail glassfish				1
animals	ray-finned fishes	Anguillidae	*Anguilla obscura*	Pacific shortfin eel				1
animals	ray-finned fishes	Anguillidae	*Anguilla reinhardtii*	longfin eel				1
animals	ray-finned fishes	Eleotridae	*Bunaka gyrinoides*	greenback gudgeon				1
animals	ray-finned fishes	Eleotridae	*Giuris margaritacea*	snakehead gudgeon				2
animals	ray-finned fishes	Eleotridae	*Hypseleotris compressa*	empire gudgeon				1
animals	ray-finned fishes	Eleotridae	*Ophiocara porocephala*	spangled gudgeon				1
animals	ray-finned fishes	Gobiidae	*Awaous acritosus*	roman-nose goby				1
animals	ray-finned fishes	Gobiidae	*Awaous ocellaris*					1
animals	ray-finned fishes	Gobiidae	*Glossogobius illimis*	false celebes goby				1
animals	ray-finned fishes	Gobiidae	*Redigobius bikolanus*	speckled goby				1
animals	ray-finned fishes	Gobiidae	*Stiphodon rutilaureus*	orange cling goby		V		1
animals	ray-finned fishes	Gobiidae	*Stiphodon semoni*	neon goby			CE	1
animals	ray-finned fishes	Kuhliidae	*Kuhlia marginata*	spotted flagtail				2
animals	ray-finned fishes	Kuhliidae	*Kuhlia rupestris*	jungle perch				2
animals	ray-finned fishes	Lutjanidae	*Lutjanus argentimaculatus*	mangrove jack				1
animals	ray-finned fishes	Megalopidae	*Megalops cyprinoides*	oxeye herring				1
animals	ray-finned fishes	Melanotaeniidae	*Melanotaenia splendida splendida*	eastern rainbowfish				2
animals	ray-finned fishes	Plotosidae	*Tandanus tropicanus*					2
animals	ray-finned fishes	Pseudomugilidae	*Pseudomugil signifer*	Pacific blue eye				1
animals	ray-finned fishes	Terapontidae	*Mesopristes argenteus*	silver grunter				1
animals	reptiles	Agamidae	*Intellagama lesueurii*	eastern water dragon		C		1
animals	reptiles	Agamidae	*Lophosaurus boydii*	Boyd's forest dragon		C		1
animals	reptiles	Boidae	*Morelia spilota*	carpet python		C		2
animals	reptiles	Boidae	*Simalia kinghorni*	amethystine python (Australian form)		C		4
animals	reptiles	Carphodactylidae	*Carphodactylus laevis*	chameleon gecko		C		1
animals	reptiles	Colubridae	*Dendrelaphis calligastra*	northern tree snake		C		1
animals	reptiles	Colubridae	*Stegonotus australis*	slaty-grey snake		C		2
animals	reptiles	Colubridae	*Tropidonophis mairii*	freshwater snake		C		1
animals	reptiles	Crocodylidae	*Crocodylus porosus*	estuarine crocodile		V		1
animals	reptiles	Gekkonidae	*Nactus cheverti*	Chevert gecko		C		2/1
animals	reptiles	Scincidae	*Bellatorias frerei*	major skink		C		1
animals	reptiles	Scincidae	*Calorodius thorntonensis*	Thornton Peak skink		C		5/1
animals	reptiles	Scincidae	*Carlia crypta*			C		3/1
animals	reptiles	Scincidae	*Carlia longipes*	closed-litter rainbow-skink		C		3
animals	reptiles	Scincidae	*Glaphyromorphus fuscicaudis*	brown-tailed bar-lipped skink		C		1
animals	reptiles	Scincidae	*Glaphyromorphus nigricaudis*	black-tailed bar-lipped skink		C		1
animals	reptiles	Scincidae	*Gnypetoscincus queenslandiae*	prickly forest skink		C		2/1
animals	reptiles	Scincidae	*Saproscincus basiliscus*	basilisk shadeskink		C		1
animals	reptiles	Scincidae	*Saproscincus lewisi*	Cooktown shadeskink		C		1/1
animals	reptiles	Scincidae	*Saproscincus sp.*			C		1
animals	reptiles	Varanidae	*Varanus varius*	lace monitor		C		1
bacteria	blue-green algae	Nostocaceae	*Anabaena pseudoscillatoria*			C		1/1
bacteria	blue-green algae	Oscillatoriaceae	*Blennothrix lyngbyacea*			C		2/2

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
bacteria	blue-green algae	Rivulariaceae	*Kyrtuthrix maculans*			C		1/1
chromists	brown algae	Acinetosporaceae	*Feldmannia irregularis*			C		1/1
chromists	brown algae	Dictyotaceae	*Dictyopteris delicatula*			C		2/2
chromists	brown algae	Dictyotaceae	*Dictyota bartayresiana*			C		1/1
chromists	brown algae	Dictyotaceae	*Dictyotopsis propagulifera*			C		1/1
chromists	brown algae	Dictyotaceae	*Lobophora variegata*			C		1/1
chromists	brown algae	Dictyotaceae	*Padina boryana*			C		1/1
chromists	brown algae	Dictyotaceae	*Padina tetrastromatica*			C		2/2
chromists	brown algae	Mesosporaceae	*Mesospora schmidtii*			C		2/2
chromists	brown algae	Neoralfsiaceae	*Neoralfsia expansa*			C		2/2
chromists	brown algae	Sargassaceae	*Cystoseira trinodis*			C		1/1
chromists	brown algae	Sargassaceae	*Hormophysa cuneiformis*			C		2/2
chromists	brown algae	Sargassaceae	*Sargassum*					2/2
chromists	brown algae	Scytosiphonaceae	*Colpomenia sinuosa*			C		1/1
chromists	brown algae	Scytosiphonaceae	*Rosenvingea orientalis*			C		1/1
chromists	brown algae	Sphacelariaceae	*Sphacelaria rigidula*			C		2/2
chromists	brown algae	Sphacelariaceae	*Sphacelaria tribuloides*			C		2/2
fungi	Agaricomycetes	Stereaceae	*Stereum ostrea*			C		1/1
fungi	Agaricomycetes	Stereopsidaceae	*Stereopsis*					1/1
fungi	arthoniomycetes	Arthoniaceae	*Cryptothecia atropunctata*			C		2/2
fungi	arthoniomycetes	Arthoniaceae	*Herpothallon albidum*			C		1/1
fungi	lecanoromycetes	Lobariaceae	*Sticta diversa*			C		1/1
fungi	lecanoromycetes	Lobariaceae	*Sticta sayeri*			C		1/1
fungi	lecanoromycetes	Parmeliaceae	*Usnea alboverrucata*			C		1/1
fungi	lecanoromycetes	Parmeliaceae	*Usnea pectinata*			C		1/1
fungi	lecanoromycetes	Physciaceae	*Heterodermia*					1/1
plants	Bangiophyceae	Bangiaceae	*Pyropia denticulata*			C		1/1
plants	Florideophyceae	Caulacanthaceae	*Catenella nipae*			C		1/1
plants	Florideophyceae	Caulacanthaceae	*Caulacanthus ustulatus*			C		1/1
plants	Florideophyceae	Ceramiaceae	*Antithamnion percurrens*			C		1/1
plants	Florideophyceae	Ceramiaceae	*Centroceras clavulatum*			C		2/2
plants	Florideophyceae	Ceramiaceae	*Ceramium camouii*			C		1/1
plants	Florideophyceae	Ceramiaceae	*Ceramium cingulatum*			C		2/2
plants	Florideophyceae	Ceramiaceae	*Ceramium flaccidum*			C		1/1
plants	Florideophyceae	Ceramiaceae	*Ceramium mazatlanense*			C		1/1
plants	Florideophyceae	Champiaceae	*Champia parvula*			C		2/2
plants	Florideophyceae	Corallinaceae	*Cheilosporum acutilobum*			C		1/1
plants	Florideophyceae	Corallinaceae	*Cheilosporum spectabile*			C		1/1
plants	Florideophyceae	Corallinaceae	*Jania*					1/1
plants	Florideophyceae	Corallinaceae	*Jania adhaerens*			C		1/1
plants	Florideophyceae	Cystocloniaceae	*Hypnea pannosa*			C		1/1
plants	Florideophyceae	Cystocloniaceae	*Hypnea spinella*			C		3/3
plants	Florideophyceae	Dasyaceae	*Dasya caraibica*			C		1/1
plants	Florideophyceae	Galaxauraceae	*Galaxaura rugosa*			C		1/1
plants	Florideophyceae	Galaxauraceae	*Tricleocarpa cylindrica*			C		1/1
plants	Florideophyceae	Galaxauraceae	*Tricleocarpa fragilis*			C		1/1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	Florideophyceae	Gelidiaceae	*Gelidium*					1/1
plants	Florideophyceae	Gelidiellaceae	*Gelidiella acerosa*			C		2/2
plants	Florideophyceae	Gelidiellaceae	*Parviphycus tenuissimus*			C		1/1
plants	Florideophyceae	Gigartinaceae	*Gigartina intermedia*			C		1/1
plants	Florideophyceae	Gracilariaceae	*Gracilaria edulis*			C		4/4
plants	Florideophyceae	Gracilariaceae	*Gracilaria verrucosa*			C		2/2
plants	Florideophyceae	Halymeniaceae	*Cryptonemia decolorata*			C		2/2
plants	Florideophyceae	Halymeniaceae	*Grateloupia subsimplex*			C		1/1
plants	Florideophyceae	Hildenbrandiaceae	*Hildenbrandia rubra*			C		1/1
plants	Florideophyceae	Lithophyllaceae	*Amphiroa foliacea*			C		1/1
plants	Florideophyceae	Lithophyllaceae	*Amphiroa fragilissima*			C		2/2
plants	Florideophyceae	Lomentariaceae	*Gelidiopsis repens*			C		1/1
plants	Florideophyceae	Mastoporaceae	*Mastophora rosea*			C		2/2
plants	Florideophyceae	Peyssonneliaceae	*Peyssonnelia calcea*			C		1/1
plants	Florideophyceae	Peyssonneliaceae	*Peyssonnelia capensis*			C		1/1
plants	Florideophyceae	Peyssonneliaceae	*Peyssonnelia conchicola*			C		1/1
plants	Florideophyceae	Peyssonneliaceae	*Peyssonnelia inamoena*			C		1/1
plants	Florideophyceae	Phyllophoraceae	*Ahnfeltiopsis pygmaea*			C		2/2
plants	Florideophyceae	Phyllophoraceae	*Gymnogongrus flabelliformis*			C		2/2
plants	Florideophyceae	Rhizophyllidaceae	*Portieria hornemannii*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Acanthophora muscoides*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Acanthophora spicifera*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Acrocystis nana*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Bostrychia calliptera*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Bostrychia simpliciuscula*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Bostrychia tenella subsp. tenella*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Chondria armata*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Chondria rainfordi*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Chondrophycus concretus*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Chondrophycus perforatus*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Chondrophycus succisus*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Digenea simplex*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Herposiphonia pacifica*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Herposiphonia secunda*			C		4/4
plants	Florideophyceae	Rhodomelaceae	*Laurencia brongniartii*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Laurencia filiformis*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Laurencia flexilis*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Laurencia intricata*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Laurencia moretonensis*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Laurencia nidifica*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Laurencia papillosa*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Laurencia parvipapillata*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Laurencia pygmaea*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Laurencia tenera*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Laurencia venusta*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Leveillea jungermannioides*			C		1/1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	Florideophyceae	Rhodomelaceae	*Lophocladia*					1/1
plants	Florideophyceae	Rhodomelaceae	*Lophocladia lallemandii*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Lophosiphonia*					1/1
plants	Florideophyceae	Rhodomelaceae	*Melanamansia daemelii*			C		1/1
plants	Florideophyceae	Rhodomelaceae	*Melanamansia glomerata*			C		3/3
plants	Florideophyceae	Rhodomelaceae	*Polysiphonia scopulorum*			C		3/3
plants	Florideophyceae	Rhodomelaceae	*Polysiphonia upolensis*			C		2/2
plants	Florideophyceae	Rhodomelaceae	*Tolypiocladia glomerulata*			C		2/2
plants	Florideophyceae	Solieriaceae	*Eucheuma denticulatum*			C		1/1
plants	Florideophyceae	Spyridiaceae	*Spyridia filamentosa*			C		1/1
plants	Florideophyceae	Yamadaellaceae	*Yamadaella caenomyce*			C		1/1
plants	Ulvophyceae	Anadyomenaceae	*Anadyomene plicata*			C		2/2
plants	Ulvophyceae	Boodleaceae	*Boodlea composita*			C		1/1
plants	Ulvophyceae	Bryopsidaceae	*Bryopsis indica*			C		1/1
plants	Ulvophyceae	Caulerpaceae	*Caulerpa cupressoides*			C		2/2
plants	Ulvophyceae	Caulerpaceae	*Caulerpa racemosa var. turbinata*			C		1/1
plants	Ulvophyceae	Cladophoraceae	*Chaetomorpha crassa*			C		1/1
plants	Ulvophyceae	Cladophoraceae	*Chaetomorpha indica*			C		1/1
plants	Ulvophyceae	Cladophoraceae	*Chaetomorpha javanica*			C		1/1
plants	Ulvophyceae	Cladophoraceae	*Cladophora catenata*			C		1/1
plants	Ulvophyceae	Cladophoraceae	*Cladophora coelothrix*			C		1/1
plants	Ulvophyceae	Cladophoraceae	*Cladophora vagabunda*			C		2/2
plants	Ulvophyceae	Cladophoraceae	*Rhizoclonium*					1/1
plants	Ulvophyceae	Cladophoraceae	*Rhizoclonium tortuosum*			C		1/1
plants	Ulvophyceae	Dasycladaceae	*Neomeris*					1/1
plants	Ulvophyceae	Halimedaceae	*Halimeda cylindracea*			C		1/1
plants	Ulvophyceae	Halimedaceae	*Halimeda simulans*			C		1/1
plants	Ulvophyceae	Halimedaceae	*Halimeda tuna*			C		1/1
plants	Ulvophyceae	Polyphysaceae	*Acetabularia calyculus*			C		1/1
plants	Ulvophyceae	Polyphysaceae	*Parvocaulis clavatus*			C		1/1
plants	Ulvophyceae	Siphonocladaceae	*Boergesenia forbesii*			C		3/3
plants	Ulvophyceae	Siphonocladaceae	*Dictyosphaeria cavernosa*			C		2/2
plants	Ulvophyceae	Siphonocladaceae	*Dictyosphaeria versluysii*			C		2/2
plants	Ulvophyceae	Trentepohliaceae	*Trentepohlia peruana*			C		2/2
plants	Ulvophyceae	Udoteaceae	*Chlorodesmis caespitosa*			C		1/1
plants	Ulvophyceae	Udoteaceae	*Rhipidosiphon javensis*			C		1/1
plants	Ulvophyceae	Udoteaceae	*Udotea argentea*			C		1/1
plants	Ulvophyceae	Ulvaceae	*Enteromorpha*					1/1
plants	Ulvophyceae	Ulvaceae	*Enteromorpha clathrata*			C		2/2
plants	Ulvophyceae	Ulvaceae	*Ulva flexuosa subsp. flexuosa*			C		1/1
plants	Ulvophyceae	Valoniaceae	*Valonia aegagropila*			C		2/2
plants	land plants	Acanthaceae	*Brillantaisia lamium*		Y			1/1
plants	land plants	Acanthaceae	*Odontonema cuspidatum*		Y			1/1
plants	land plants	Acanthaceae	*Pseuderanthemum variabile*	pastel flower		C		1/1
plants	land plants	Acanthaceae	*Strobilanthes linearifolia*			C		1/1
plants	land plants	Achariaceae	*Ryparosa kurrangii*			NT		57/4

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	land plants	Alseuosmiaceae	*Crispiloba disperma*			C		3/3
plants	land plants	Anacardiaceae	*Semecarpus australiensis*	native cashew tree		C		2/2
plants	land plants	Annonaceae	*Goniothalamus australis*			C		2/2
plants	land plants	Annonaceae	*Haplostichanthus*					1/1
plants	land plants	Annonaceae	*Polyalthia xanthocarpa*			C		7/7
plants	land plants	Annonaceae	*Pseuduvaria froggattii*			C		8/8
plants	land plants	Annonaceae	*Uvaria concava*			C		1/1
plants	land plants	Annonaceae	*Xylopia maccreae*			C		2/2
plants	land plants	Apocynaceae	*Alstonia scholaris*	white cheesewood		C		1/1
plants	land plants	Apocynaceae	*Alyxia grandis*			C		1/1
plants	land plants	Apocynaceae	*Alyxia orophila*	mountain alyxia		C		1/1
plants	land plants	Apocynaceae	*Alyxia spicata*			C		1/1
plants	land plants	Apocynaceae	*Cerbera floribunda*			C		1/1
plants	land plants	Apocynaceae	*Cerbera manghas*			C		1/1
plants	land plants	Apocynaceae	*Hoya pottsii*			C		3/3
plants	land plants	Apocynaceae	*Ichnocarpus frutescens*			C		2/2
plants	land plants	Apocynaceae	*Leichhardtia*					1/1
plants	land plants	Apocynaceae	*Leichhardtia racemosa*			C		1/1
plants	land plants	Apocynaceae	*Melodinus acutiflorus*	bellbird vine		C		2/2
plants	land plants	Apocynaceae	*Melodinus australis*	southern melodinus		C		2/2
plants	land plants	Apocynaceae	*Neisosperma poweri*			C		1/1
plants	land plants	Apocynaceae	*Parsonsia langiana*			C		3/3
plants	land plants	Apocynaceae	*Parsonsia longipetiolata*			C		2/2
plants	land plants	Apocynaceae	*Tabernaemontana pandacaqui*	banana bush		C		1/1
plants	land plants	Apocynaceae	*Wrightia laevis*			C		2/2
plants	land plants	Aquifoliaceae	*Ilex arnhemensis subsp. ferdinandi*			C		2/2
plants	land plants	Araceae	*Pothos brassii*			C		3/3
plants	land plants	Araliaceae	*Motherwellia haplosciadea*			C		2/2
plants	land plants	Araliaceae	*Polyscias purpurea*			C		1/1
plants	land plants	Arecaceae	*Archontophoenix alexandrae*	Alexandra palm		C		1/1
plants	land plants	Arecaceae	*Licuala ramsayi var. ramsayi*			C		1/1
plants	land plants	Arecaceae	*Linospadix*					1/1
plants	land plants	Arecaceae	*Linospadix minor*			C		1/1
plants	land plants	Arecaceae	*Normanbya normanbyi*	black palm		C		1/1
plants	land plants	Argophyllaceae	*Argophyllum cryptophlebum*			NT		6/6
plants	land plants	Aspleniaceae	*Asplenium nidus*			C		1/1
plants	land plants	Asteraceae	*Coronidium rupicola*			C		1/1
plants	land plants	Asteraceae	*Elephantopus mollis*	tobacco weed	Y			1/1
plants	land plants	Asteraceae	*Praxelis clematidea*		Y			3/3
plants	land plants	Asteraceae	*Sphaeromorphaea harrisii*			C		1/1
plants	land plants	Asteraceae	*Youngia japonica*			C		1/1
plants	land plants	Atherospermataceae	*Doryphora aromatica*			C		2/2
plants	land plants	Balanophoraceae	*Balanophora fungosa*			C		1/1
plants	land plants	Begoniaceae	*Begonia hirtella*		Y			2/2
plants	land plants	Bignoniaceae	*Neosepicaea jucunda*			C		1/1
plants	land plants	Bignoniaceae	*Tecomanthe burungu*			C		1/1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	land plants	Blechnaceae	*Blechnum cartilagineum*	gristle fern		C		3/3
plants	land plants	Boraginaceae	*Cordia subcordata*			C		1/1
plants	land plants	Boryaceae	*Borya septentrionalis*			C		1/1
plants	land plants	Calycanthaceae	*Idiospermum australiense*			C		2/2
plants	land plants	Calymperaceae	*Arthrocormus schimperi*			C		6/6
plants	land plants	Calymperaceae	*Calymperes moluccense*			C		2/2
plants	land plants	Calymperaceae	*Calymperes subintegrum*			C		1/1
plants	land plants	Calymperaceae	*Leucophanes glaucum*			C		1/1
plants	land plants	Calymperaceae	*Mitthyridium repens*			C		2/2
plants	land plants	Calymperaceae	*Syrrhopodon armatus*			C		3/3
plants	land plants	Calymperaceae	*Syrrhopodon croceus*			C		1/1
plants	land plants	Cannabaceae	*Celtis paniculata*	native celtis		C		1/1
plants	land plants	Cannabaceae	*Trema tomentosa var. aspera*			C		1/1
plants	land plants	Celastraceae	*Euonymus australiana*			C		1/1
plants	land plants	Celastraceae	*Hedraianthera porphyropetala*	hedrianthera		C		3/3
plants	land plants	Celastraceae	*Hippocratea barbata*	knotvine		C		2/2
plants	land plants	Celastraceae	*Hypsophila dielsiana*			C		1/1
plants	land plants	Celastraceae	*Salacia chinensis*			C		6/6
plants	land plants	Celastraceae	*Salacia disepala*			C		1/1
plants	land plants	Celastraceae	*Siphonodon membranaceus*			C		2/2
plants	land plants	Clusiaceae	*Garcinia brassii*			C		2/2
plants	land plants	Clusiaceae	*Garcinia warrenii*			C		3/3
plants	land plants	Clusiaceae	*Garcinia zichii*			C		3/3
plants	land plants	Colchicaceae	*Schelhammera multiflora*			C		1/1
plants	land plants	Combretaceae	*Lumnitzera littorea*			C		1/1
plants	land plants	Connaraceae	*Connarus conchocarpus subsp. conchocarpus*			C		1/1
plants	land plants	Connaraceae	*Rourea brachyandra*			C		4/4
plants	land plants	Convolvulaceae	*Decalobanthus peltatus*			C		1/1
plants	land plants	Convolvulaceae	*Erycibe coccinea*			C		3/3
plants	land plants	Convolvulaceae	*Evolvulus alsinoides*			C		1/1
plants	land plants	Convolvulaceae	*Ipomoea indica*	blue morning-glory	Y			1/1
plants	land plants	Convolvulaceae	*Ipomoea mauritiana*			C		1/1
plants	land plants	Convolvulaceae	*Ipomoea violacea*			C		2/2
plants	land plants	Cunoniaceae	*Ceratopetalum corymbosum*			V		1/1
plants	land plants	Cunoniaceae	*Ceratopetalum iugumensis*			C		5/5
plants	land plants	Cunoniaceae	*Gillbeea adenopetala*			C		1
plants	land plants	Cunoniaceae	*Gillbeea whypallana*			C		3/3
plants	land plants	Cunoniaceae	*Pullea stutzeri*	hard alder		C		2/2
plants	land plants	Cyatheaceae	*Alsophila rebeccae*			C		1/1
plants	land plants	Cyperaceae	*Carex rafflesiana*			C		1/1
plants	land plants	Cyperaceae	*Cyperus aromaticus*		Y			2/2
plants	land plants	Cyperaceae	*Cyperus mindorensis*		Y			1/1
plants	land plants	Cyperaceae	*Cyperus multispiceus*			C		2/2
plants	land plants	Cyperaceae	*Schoenus calostachyus*			C		1/1
plants	land plants	Davalliaceae	*Davallia repens*			C		1/1
plants	land plants	Dilleniaceae	*Tetracera daemeliana*			C		1/1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	land plants	Dilleniaceae	*Tetracera nordtiana*			C		1/1
plants	land plants	Dilleniaceae	*Tetracera nordtiana var. nordtiana*			C		1/1
plants	land plants	Ebenaceae	*Diospyros hemicycloides*			C		2/2
plants	land plants	Ebenaceae	*Diospyros laurina*			C		1/1
plants	land plants	Ebenaceae	*Diospyros uvida*			C		2/2
plants	land plants	Elaeocarpaceae	*Aceratium concinnum*			C		1/1
plants	land plants	Elaeocarpaceae	*Aceratium megalospermum*			C		3/3
plants	land plants	Elaeocarpaceae	*Elaeocarpus elliffii*			C		4/4
plants	land plants	Elaeocarpaceae	*Elaeocarpus grandis*	blue quandong		C		1/1
plants	land plants	Elaeocarpaceae	*Elaeocarpus johnsonii*	Kuranda quandong		C		2/2
plants	land plants	Elaeocarpaceae	*Elaeocarpus michaelii*			C		4/4
plants	land plants	Elaeocarpaceae	*Elaeocarpus obovatus subsp. umbratilis*			C		1/1
plants	land plants	Elaeocarpaceae	*Elaeocarpus sp. (Windsor Tableland L.W.Jessup+ GJM1378)*			C		1/1
plants	land plants	Elaeocarpaceae	*Sloanea*					3/3
plants	land plants	Ericaceae	*Paphia meiniana*			C		2/2
plants	land plants	Ericaceae	*Trochocarpa bellendenkerensis*			C		1/1
plants	land plants	Escalloniaceae	*Polyosma hirsuta*			C		1/1
plants	land plants	Euphorbiaceae	*Excoecaria agallocha*	milky mangrove		C		1/1
plants	land plants	Euphorbiaceae	*Homalanthus novoguineensis*			C		1/1
plants	land plants	Euphorbiaceae	*Macaranga tanarius*	macaranga		C		1/1
plants	land plants	Euphorbiaceae	*Mallotus mollissimus*			C		2/2
plants	land plants	Euphorbiaceae	*Mallotus paniculatus*			C		1/1
plants	land plants	Euphorbiaceae	*Rockinghamia angustifolia*			C		2/2
plants	land plants	Eupomatiaceae	*Eupomatia barbata*			C		1/1
plants	land plants	Fabaceae	*Fabaceae*					1/1
plants	land plants	Flagellariaceae	*Flagellaria indica*	whip vine		C		2/2
plants	land plants	Frullaniaceae	*Frullania baileyana*			C		1/1
plants	land plants	Gentianaceae	*Fagraea cambagei*			C		3/3
plants	land plants	Gesneriaceae	*Lenbrassia australiana var. glabrescens*			SL		4/4
plants	land plants	Gleicheniaceae	*Dicranopteris linearis var. altissima*			C		1/1
plants	land plants	Goodeniaceae	*Scaevola taccada*	Cardwell cabbage		C		1/1
plants	land plants	Hemerocallidaceae	*Dianella bambusifolia*			C		4/4
plants	land plants	Hernandiaceae	*Hernandia albiflora*			C		2/2
plants	land plants	Hernandiaceae	*Hernandia nymphaeifolia*			C		2/2
plants	land plants	Hymenophyllaceae	*Abrodictyum brassii*			SL		1/1
plants	land plants	Hymenophyllaceae	*Abrodictyum obscurum*			SL		1/1
plants	land plants	Hymenophyllaceae	*Crepidomanes bipunctatum*			SL		1/1
plants	land plants	Hymenophyllaceae	*Crepidomanes humile*			SL		3/3
plants	land plants	Hymenophyllaceae	*Hymenophyllum baileyanum*			SL		2/2
plants	land plants	Hymenophyllaceae	*Hymenophyllum javanicum*			SL		1/1
plants	land plants	Hymenophyllaceae	*Hymenophyllum walleri*			SL		2/2
plants	land plants	Icacinaceae	*Apodytes brachystylis*			C		1/1
plants	land plants	Lamiaceae	*Clerodendrum tracyanum*			C		1/1
plants	land plants	Lamiaceae	*Coleus apreptus*			C		2/1
plants	land plants	Lamiaceae	*Glossocarya hemiderma*			C		2/2

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	land plants	Lamiaceae	*Premna serratifolia*			C		2/2
plants	land plants	Lamiaceae	*Vitex trifolia var. trifolia*			C		1/1
plants	land plants	Lauraceae	*Beilschmiedia bancroftii*			C		1/1
plants	land plants	Lauraceae	*Beilschmiedia castrisinensis*			NT		1/1
plants	land plants	Lauraceae	*Beilschmiedia oligandra*			C		1/1
plants	land plants	Lauraceae	*Beilschmiedia tooram*			C		2/2
plants	land plants	Lauraceae	*Cryptocarya clarksoniana*			C		1/1
plants	land plants	Lauraceae	*Cryptocarya corrugata*			C		1/1
plants	land plants	Lauraceae	*Cryptocarya cunninghamii*			C		4/4
plants	land plants	Lauraceae	*Cryptocarya densiflora*			C		1/1
plants	land plants	Lauraceae	*Cryptocarya grandis*			C		2/2
plants	land plants	Lauraceae	*Cryptocarya hypospodia*	north Queensland purple laurel		C		2/2
plants	land plants	Lauraceae	*Cryptocarya laevigata*			C		1/1
plants	land plants	Lauraceae	*Cryptocarya lividula*			C		2/2
plants	land plants	Lauraceae	*Cryptocarya mackinnoniana*			C		1
plants	land plants	Lauraceae	*Cryptocarya murrayi*	Murray's laurel		C		2/1
plants	land plants	Lauraceae	*Cryptocarya oblata*			C		2/2
plants	land plants	Lauraceae	*Cryptocarya pleurosperma*			C		2/2
plants	land plants	Lauraceae	*Cryptocarya vulgaris*			C		2/2
plants	land plants	Lauraceae	*Endiandra*					1/1
plants	land plants	Lauraceae	*Endiandra acuminata*			C		2/2
plants	land plants	Lauraceae	*Endiandra bessaphila*			C		1/1
plants	land plants	Lauraceae	*Endiandra compressa*			C		1/1
plants	land plants	Lauraceae	*Endiandra cowleyana*	northern rose walnut		C		1/1
plants	land plants	Lauraceae	*Endiandra glauca*			C		3/3
plants	land plants	Lauraceae	*Endiandra grayi*			V		3/3
plants	land plants	Lauraceae	*Endiandra hypotephra*	blue walnut		C		1/1
plants	land plants	Lauraceae	*Endiandra inopinata*			C		1/1
plants	land plants	Lauraceae	*Endiandra insignis*			C		1/1
plants	land plants	Lauraceae	*Endiandra leptodendron*			C		2/2
plants	land plants	Lauraceae	*Endiandra microneura*			NT		3/2
plants	land plants	Lauraceae	*Endiandra montana*			C		3/3
plants	land plants	Lauraceae	*Endiandra phaeocarpa*			V		2/2
plants	land plants	Lauraceae	*Endiandra sankeyana*	Sankey's walnut		C		1/1
plants	land plants	Lauraceae	*Endiandra wolfei*			C		2/2
plants	land plants	Lauraceae	*Litsea breviumbellata*			C		2/2
plants	land plants	Lauraceae	*Litsea leefeana*			C		3/3
plants	land plants	Lauraceae	*Neolitsea dealbata*	white bolly gum		C		1/1
plants	land plants	Laxmanniaceae	*Cordyline cannifolia*			SL		2/2
plants	land plants	Laxmanniaceae	*Eustrephus latifolius*	wombat berry		C		1/1
plants	land plants	Laxmanniaceae	*Romnalda grallata*			C		6/6
plants	land plants	Laxmanniaceae	*Romnalda ophiopogonoides*			E		3/3
plants	land plants	Leguminosae	*Albizia sp. (Windsor Tableland B.Gray 2181)*			C		1/1
plants	land plants	Leguminosae	*Archidendron lucyi*			C		2/1
plants	land plants	Leguminosae	*Archidendron ramiflorum*			C		1
plants	land plants	Leguminosae	*Archidendron vaillantii*	salmon bean		C		3/3

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	land plants	Leguminosae	*Archidendron whitei*			C		1/1
plants	land plants	Leguminosae	*Austrosteenisia blackii var. blackii*			C		2/2
plants	land plants	Leguminosae	*Castanospermum australe*	black bean		C		2/1
plants	land plants	Leguminosae	*Centrosema molle*		Y			1/1
plants	land plants	Leguminosae	*Crotalaria grahamiana*		Y			1/1
plants	land plants	Leguminosae	*Dendrolobium umbellatum var. umbellatum*			C		2/2
plants	land plants	Leguminosae	*Dioclea hexandra*			E		1/1
plants	land plants	Leguminosae	*Entada phaseoloides*	matchbox bean		C		1/1
plants	land plants	Leguminosae	*Intsia bijuga*			C		3/3
plants	land plants	Leguminosae	*Mezoneuron scortechinii*			C		1/1
plants	land plants	Leguminosae	*Millettia pinnata*			C		1/1
plants	land plants	Leguminosae	*Ormosia ormondii*			C		1/1
plants	land plants	Leguminosae	*Pueraria phaseoloides var. javanica*		Y			1/1
plants	land plants	Leguminosae	*Sophora tomentosa subsp. australis*			C		2/2
plants	land plants	Leguminosae	*Storckiella australiensis*			C		1/1
plants	land plants	Leguminosae	*Zornia maritima*			C		1/1
plants	land plants	Lejeuneaceae	*Cheilolejeunea serpentina*			C		1/1
plants	land plants	Lejeuneaceae	*Cheilolejeunea vittata*			C		1/1
plants	land plants	Lejeuneaceae	*Colura australiensis*			C		1/1
plants	land plants	Lejeuneaceae	*Drepanolejeunea vesiculosa*			C		1/1
plants	land plants	Lejeuneaceae	*Lejeunea*					3/3
plants	land plants	Lejeuneaceae	*Lopholejeunea subfusca*			C		1/1
plants	land plants	Lepidoziaceae	*Bazzania*					1/1
plants	land plants	Lepidoziaceae	*Bazzania adnexa var. adnexa*			C		1/1
plants	land plants	Leucobryaceae	*Leucobryum sanctum*			C		1/1
plants	land plants	Lindsaeaceae	*Lindsaea brachypoda*			C		4/4
plants	land plants	Loganiaceae	*Strychnos minor*			C		2/2
plants	land plants	Loranthaceae	*Amyema conspicua subsp. conspicua*			C		1/1
plants	land plants	Loranthaceae	*Amylotheca dictyophleba*			C		2/2
plants	land plants	Loranthaceae	*Dendrophthoe curvata*			C		1/1
plants	land plants	Lygodiaceae	*Lygodium reticulatum*			C		4/4
plants	land plants	Malpighiaceae	*Stigmaphyllon mariae*			C		1/1
plants	land plants	Malpighiaceae	*Tristellateia australasiae*			NT		9/9
plants	land plants	Malvaceae	*Hibiscus tiliaceus*	cotton tree		C		1/1
plants	land plants	Marattiaceae	*Ptisana oreades*			C		1/1
plants	land plants	Meliaceae	*Aglaia sapindina*			C		1/1
plants	land plants	Meliaceae	*Didymocheton papuanus*			C		1/1
plants	land plants	Meliaceae	*Didymocheton pettigrewianus*			C		1/1
plants	land plants	Meliaceae	*Epicharis parasitica*			C		2/2
plants	land plants	Meliaceae	*Goniocheton arborescens*			C		3/3
plants	land plants	Meliaceae	*Prasoxylon alliaceum*			C		3/3
plants	land plants	Meliaceae	*Prasoxylon klanderi*			C		2/2
plants	land plants	Menispermaceae	*Carronia protensa*			C		2/2
plants	land plants	Menispermaceae	*Hypserpa decumbens*			C		1/1
plants	land plants	Menispermaceae	*Hypserpa laurina*			C		4/4
plants	land plants	Menispermaceae	*Parapachygone longifolia*			C		2/2

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	land plants	Menispermaceae	*Pycnarrhena novoguineensis*			C		2/2
plants	land plants	Monimiaceae	*Austromatthaea elegans*			C		2/2
plants	land plants	Monimiaceae	*Hemmantia webbii*			V		1/1
plants	land plants	Monimiaceae	*Steganthera cooperorum*			C		1/1
plants	land plants	Monimiaceae	*Steganthera laxiflora subsp. laxiflora*			C		1/1
plants	land plants	Monimiaceae	*Steganthera macooraia*			C		1/1
plants	land plants	Monimiaceae	*Wilkiea angustifolia*			C		1/1
plants	land plants	Monimiaceae	*Wilkiea longipes*			C		2/2
plants	land plants	Monimiaceae	*Wilkiea pubescens*			C		1/1
plants	land plants	Monimiaceae	*Wilkiea sp. (McDowall Range J.G.Tracey 14552)*			NT		2/2
plants	land plants	Moraceae	*Artocarpus altilis*	breadfruit	Y			1/1
plants	land plants	Moraceae	*Ficus adenosperma*			C		1/1
plants	land plants	Moraceae	*Ficus congesta var. congesta*			C		1/1
plants	land plants	Moraceae	*Ficus copiosa*			C		1/1
plants	land plants	Moraceae	*Ficus destruens*			C		1/1
plants	land plants	Moraceae	*Ficus leptoclada*			C		1/1
plants	land plants	Moraceae	*Ficus pantoniana*			C		1/1
plants	land plants	Moraceae	*Ficus pleurocarpa*			C		3/3
plants	land plants	Moraceae	*Ficus septica*			C		1/1
plants	land plants	Moraceae	*Ficus triradiata*			C		2/2
plants	land plants	Moraceae	*Ficus variegata*			C		3/3
plants	land plants	Moraceae	*Ficus virens var. virens*			C		1/1
plants	land plants	Moraceae	*Streblus glaber subsp. australianus*			C		1/1
plants	land plants	Myristicaceae	*Myristica globosa subsp. muelleri*	native nugmeg		C		2/2
plants	land plants	Myrsinaceae	*Ardisia brevipedata*			C		1/1
plants	land plants	Myrsinaceae	*Ardisia pachyrrhachis*			C		1/1
plants	land plants	Myrsinaceae	*Embelia caulialata*			C		1/1
plants	land plants	Myrsinaceae	*Myrsine porosa*			C		2/2
plants	land plants	Myrsinaceae	*Myrsine rubiginosa*			C		1/1
plants	land plants	Myrsinaceae	*Tapeinosperma pallidum*			C		1/1
plants	land plants	Myrtaceae	*Acmena graveolens*			C		1/1
plants	land plants	Myrtaceae	*Acmena hemilampra subsp. hemilampra*			C		1/1
plants	land plants	Myrtaceae	*Acmena hemilampra subsp. orophila*			C		1/1
plants	land plants	Myrtaceae	*Eugenia reinwardtiana*	beach cherry		C		1/1
plants	land plants	Myrtaceae	*Gossia macilwraithensis*			C		1/1
plants	land plants	Myrtaceae	*Gossia myrsinocarpa*			C		1/1
plants	land plants	Myrtaceae	*Gossia shepherdii*			C		1/1
plants	land plants	Myrtaceae	*Lindsayomyrtus racemoides*			C		2/2
plants	land plants	Myrtaceae	*Melaleuca leucadendra*	broad-leaved tea-tree		C		1/1
plants	land plants	Myrtaceae	*Pilidiostigma papuanum*			C		5/5
plants	land plants	Myrtaceae	*Pilidiostigma tetramerum*			C		1/1
plants	land plants	Myrtaceae	*Rhodamnia sessiliflora*			E		2/2
plants	land plants	Myrtaceae	*Rhodomyrtus verecunda*			C		1/1
plants	land plants	Myrtaceae	*Syzygium angophoroides*			C		2/2
plants	land plants	Myrtaceae	*Syzygium cryptophlebium*			C		1/1
plants	land plants	Myrtaceae	*Syzygium erythrodoxum*			C		2/2

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	land plants	Myrtaceae	*Syzygium fibrosum*	fibrous satinash		C		1/1
plants	land plants	Myrtaceae	*Syzygium gustavioides*			C		3/3
plants	land plants	Myrtaceae	*Syzygium kuranda*	Kuranda satinash		C		1/1
plants	land plants	Myrtaceae	*Syzygium monospermum*			C		1/1
plants	land plants	Myrtaceae	*Syzygium sayeri*			C		1
plants	land plants	Myrtaceae	*Syzygium suborbiculare*			C		1/1
plants	land plants	Myrtaceae	*Xanthostemon graniticus*			V		5/5
plants	land plants	Nephrolepidaceae	*Nephrolepis*					1/1
plants	land plants	Ochnaceae	*Brackenridgea australiana*			C		1/1
plants	land plants	Olacaceae	*Ximenia americana*			C		1/1
plants	land plants	Oleaceae	*Chionanthus sleumeri*			C		4/4
plants	land plants	Oleaceae	*Jasminum didymum subsp. didymum*			C		1/1
plants	land plants	Oleaceae	*Jasminum elongatum*			C		1/1
plants	land plants	Ophioglossaceae	*Ophioderma pendula*			C		1/1
plants	land plants	Orchidaceae	*Bulbophyllum johnsonii*			SL		1/1
plants	land plants	Orchidaceae	*Cestichis bracteata*			SL		1/1
plants	land plants	Orchidaceae	*Dendrobium tetragonum*	tree spider orchid		SL		1/1
plants	land plants	Orchidaceae	*Dendrobium toressae*			SL		1/1
plants	land plants	Orchidaceae	*Hetaeria oblongifolia*			SL		1/1
plants	land plants	Pandanaceae	*Freycinetia excelsa*	climbing pandanus		C		1/1
plants	land plants	Passifloraceae	*Adenia heterophylla subsp. heterophylla*			C		1/1
plants	land plants	Passifloraceae	*Passiflora kuranda*			C		2/2
plants	land plants	Pentaphylacaceae	*Ternstroemia cherryi*	cherry beech		C		3/3
plants	land plants	Philydraceae	*Helmholtzia acorifolia*			C		1/1
plants	land plants	Phyllanthaceae	*Breynia cernua*			C		2/2
plants	land plants	Phyllanthaceae	*Bridelia insulana*			C		1/1
plants	land plants	Phyllanthaceae	*Cleistanthus myrianthus*			C		6/3
plants	land plants	Phyllanthaceae	*Glochidion*					1/1
plants	land plants	Phyllanthaceae	*Glochidion sumatranum*	umbrella cheese tree		C		1/1
plants	land plants	Phyllanthaceae	*Phyllanthus hypospodius*			C		3/3
plants	land plants	Phyllanthaceae	*Phyllanthus virgatus*			C		1/1
plants	land plants	Piperaceae	*Peperomia enervis*			C		1/1
plants	land plants	Piperaceae	*Peperomia leptostachya*			C		1/1
plants	land plants	Piperaceae	*Piper caninum*	peppervine		C		5/5
plants	land plants	Piperaceae	*Piper hederaceum var. hederaceum*			C		2/2
plants	land plants	Pittosporaceae	*Pittosporum rubiginosum*			C		8/8
plants	land plants	Pittosporaceae	*Pittosporum trilobum*			C		1/1
plants	land plants	Poaceae	*Cyrtococcum oxyphyllum*			C		1/1
plants	land plants	Poaceae	*Digitaria didactyla*	Queensland blue couch	Y			2
plants	land plants	Poaceae	*Ischaemum australe var. australe*			C		1/1
plants	land plants	Poaceae	*Lophatherum gracile*			C		1/1
plants	land plants	Poaceae	*Paspalum conjugatum*	sourgrass	Y			1/1
plants	land plants	Poaceae	*Paspalum paniculatum*	Russell River grass	Y			1/1
plants	land plants	Poaceae	*Setaria sphacelata*		Y			1/1
plants	land plants	Poaceae	*Urochloa decumbens*		Y			2/2
plants	land plants	Podocarpaceae	*Podocarpus grayae*			C		1/1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	land plants	Polygalaceae	*Polygala paniculata*		Y			1/1
plants	land plants	Polygalaceae	*Xanthophyllum fragrans*			NT		1/1
plants	land plants	Polygalaceae	*Xanthophyllum octandrum*			C		1/1
plants	land plants	Polypodiaceae	*Ctenopterella gordonii*			SL		2/2
plants	land plants	Polypodiaceae	*Dendroconche ampla*			SL		1/1
plants	land plants	Polypodiaceae	*Grammitis stenophylla*			SL		1/1
plants	land plants	Polypodiaceae	*Microsorum australiense*			SL		1/1
plants	land plants	Polypodiaceae	*Microsorum grossum*			SL		1/1
plants	land plants	Polypodiaceae	*Notogrammitis billardierei*			SL		1/1
plants	land plants	Polypodiaceae	*Pyrrosia rupestris*	rock felt fern		SL		2/2
plants	land plants	Polypodiaceae	*Selliguea simplicissima*			SL		1/1
plants	land plants	Proteaceae	*Austromuellera trinervia*			NT		2/2
plants	land plants	Proteaceae	*Cardwellia sublimis*			C		3/1
plants	land plants	Proteaceae	*Helicia australasica*			C		1/1
plants	land plants	Proteaceae	*Helicia grayi*			V		1/1
plants	land plants	Proteaceae	*Helicia nortoniana*			C		1/1
plants	land plants	Proteaceae	*Lomatia milnerae*			C		1/1
plants	land plants	Proteaceae	*Megahertzia amplexicaulis*			NT		3/3
plants	land plants	Proteaceae	*Musgravea stenostachya*			C		1/1
plants	land plants	Proteaceae	*Neorites kevedianus*			C		1/1
plants	land plants	Pteridaceae	*Antrophyum callifolium*			SL		1/1
plants	land plants	Pteridaceae	*Cheilanthes nudiuscula*			C		1/1
plants	land plants	Pterobryaceae	*Muellerobryum whiteleggei*			C		1/1
plants	land plants	Putranjivaceae	*Drypetes iodoformis*			C		3/3
plants	land plants	Pylaisiadelphaceae	*Taxithelium instratum*			C		1/1
plants	land plants	Pylaisiadelphaceae	*Wijkia extenuata*			C		1/1
plants	land plants	Radulaceae	*Radula mittenii*			C		1/1
plants	land plants	Rhamnaceae	*Emmenosperma cunninghamii*			C		2/2
plants	land plants	Rhamnaceae	*Schistocarpaea johnsonii*			C		2/2
plants	land plants	Rhizophoraceae	*Carallia brachiata*	carallia		C		2/2
plants	land plants	Rhizophoraceae	*Rhizophora stylosa*	spotted mangrove		C		1/1
plants	land plants	Rosaceae	*Prunus turneriana*	almondbark		C		1/1
plants	land plants	Rubiaceae	*Antirhea tenuiflora*			C		1/1
plants	land plants	Rubiaceae	*Atractocarpus fitzalanii subsp. fitzalanii*			C		1/1
plants	land plants	Rubiaceae	*Atractocarpus hirtus*			C		4/4
plants	land plants	Rubiaceae	*Atractocarpus sessilis*			C		4/4
plants	land plants	Rubiaceae	*Coelospermum purpureum*			C		4/4
plants	land plants	Rubiaceae	*Cyclophyllum multiflorum*			C		4/4
plants	land plants	Rubiaceae	*Cyclophyllum protractum*			C		1/1
plants	land plants	Rubiaceae	*Exallage radicans*			C		1/1
plants	land plants	Rubiaceae	*Gardenia actinocarpa*			E	E	2/2
plants	land plants	Rubiaceae	*Gardenia ovularis*			C		1/1
plants	land plants	Rubiaceae	*Gynochthodes retropila*			C		3/3
plants	land plants	Rubiaceae	*Ixora biflora*			C		11/10
plants	land plants	Rubiaceae	*Ixora queenslandica*			C		1/1
plants	land plants	Rubiaceae	*Ixora timorensis*			C		1/1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	land plants	Rubiaceae	*Lasianthus chlorocarpus*			C		5/5
plants	land plants	Rubiaceae	*Psychotria*					4/4
plants	land plants	Rubiaceae	*Psychotria dallachiana*			C		8/8
plants	land plants	Rubiaceae	*Psychotria interstans*			C		1/1
plants	land plants	Rubiaceae	*Psychotria sp. (Daintree NP P.I.Forster+ PIF21974)*			C		4/4
plants	land plants	Rubiaceae	*Psychotria sp. (Danbulla S.T.Blake 15262)*			C		1/1
plants	land plants	Rubiaceae	*Psychotria submontana*			C		2/2
plants	land plants	Rubiaceae	*Psydrax montigena*			C		3/3
plants	land plants	Rubiaceae	*Spermacoce exilis*		Y			1/1
plants	land plants	Rubiaceae	*Tarenna dallachiana subsp. dallachiana*			C		1/1
plants	land plants	Rubiaceae	*Timonius singularis*			C		1/1
plants	land plants	Rubiaceae	*Timonius timon var. timon*			C		1/1
plants	land plants	Rubiaceae	*Uncaria lanosa var. appendiculata*			C		1/1
plants	land plants	Rubiaceae	*Wendlandia connata*			NT		1/1
plants	land plants	Rubiaceae	*Wendlandia inclusa*			C		7/7
plants	land plants	Rutaceae	*Acronychia acuminata*			NT		5/5
plants	land plants	Rutaceae	*Brombya platynema*			C		8/5
plants	land plants	Rutaceae	*Dinosperma stipitatum*			C		1/1
plants	land plants	Rutaceae	*Euodia pubifolia*			E		1/1
plants	land plants	Rutaceae	*Glycosmis trifoliata*			C		1/1
plants	land plants	Rutaceae	*Halfordia kendack*	saffron heart		C		1/1
plants	land plants	Rutaceae	*Medicosma sessiliflora*			C		3/3
plants	land plants	Rutaceae	*Melicope vitiflora*	northern evodia		C		1/1
plants	land plants	Rutaceae	*Melicope xanthoxyloides*			C		1/1
plants	land plants	Salicaceae	*Casearia*					1/1
plants	land plants	Salicaceae	*Casearia dallachii*			C		1/1
plants	land plants	Sapindaceae	*Cnesmocarpon dasyantha*			C		1/1
plants	land plants	Sapindaceae	*Cupaniopsis diploglottoides*			C		1/1
plants	land plants	Sapindaceae	*Diploglottis bernieana*			C		1/1
plants	land plants	Sapindaceae	*Ganophyllum falcatum*			C		2/2
plants	land plants	Sapindaceae	*Guioa acutifolia*	northern guioa		C		2/2
plants	land plants	Sapindaceae	*Harpullia rhyticarpa*			C		5/4
plants	land plants	Sapindaceae	*Lepiderema hirsuta*			NT		1/1
plants	land plants	Sapindaceae	*Lepiderema sericolignis*			C		1/1
plants	land plants	Sapindaceae	*Mischarytera megaphylla*			C		1/1
plants	land plants	Sapindaceae	*Mischocarpus exangulatus*			C		3/3
plants	land plants	Sapindaceae	*Mischocarpus lachnocarpus*			C		1/1
plants	land plants	Sapindaceae	*Rhysotoechia florulenta*			C		1/1
plants	land plants	Sapindaceae	*Rhysotoechia robertsonii*			C		2/2
plants	land plants	Sapindaceae	*Sarcotoechia cuneata*			C		1/1
plants	land plants	Sapindaceae	*Sarcotoechia protracta*			C		2/2
plants	land plants	Sapindaceae	*Synima cordierorum*			C		3/3
plants	land plants	Sapindaceae	*Toechima erythrocarpum*			C		1/1
plants	land plants	Sapotaceae	*Niemeyera discolor*			C		3/3
plants	land plants	Sapotaceae	*Niemeyera prunifera*			C		2/2
plants	land plants	Sapotaceae	*Palaquium galactoxylon*			C		3/3

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	land plants	Sapotaceae	*Planchonella chartacea*			C		1/1
plants	land plants	Sapotaceae	*Planchonella obovata*			C		2/2
plants	land plants	Sapotaceae	*Pleioluma xerocarpa*			C		1/1
plants	land plants	Schizaeaceae	*Actinostachys digitata*			SL		1/1
plants	land plants	Schizaeaceae	*Schizaea dichotoma*	branched comb fern		SL		1/1
plants	land plants	Selaginellaceae	*Selaginella australiensis*			C		1/1
plants	land plants	Selaginellaceae	*Selaginella kraussiana*		Y			1/1
plants	land plants	Sematophyllaceae	*Acanthorrhynchium papillatum*			C		2/2
plants	land plants	Sematophyllaceae	*Meiothecium microcarpum*			C		1/1
plants	land plants	Simaroubaceae	*Samadera baileyana*			NT		1/1
plants	land plants	Smilacaceae	*Smilax aculeatissima*			C		1/1
plants	land plants	Smilacaceae	*Smilax australis*	barbed-wire vine		C		1/1
plants	land plants	Sparrmanniaceae	*Triumfetta repens*			C		1/1
plants	land plants	Stemonuraceae	*Gomphandra australiana*			C		1/1
plants	land plants	Sterculiaceae	*Argyrodendron*					1/1
plants	land plants	Sterculiaceae	*Argyrodendron peralatum*	red tulip oak		C		3/3
plants	land plants	Sterculiaceae	*Argyrodendron sp. (Whyanbeel B.P.Hyland RFK1106)*			C		1/1
plants	land plants	Sterculiaceae	*Heritiera littoralis*			C		1/1
plants	land plants	Sterculiaceae	*Sterculia quadrifida*	peanut tree		C		1/1
plants	land plants	Symplocaceae	*Symplocos*					3/3
plants	land plants	Symplocaceae	*Symplocos ampulliformis*			NT		1/1
plants	land plants	Symplocaceae	*Symplocos cyanocarpa var. cyanocarpa*			C		1/1
plants	land plants	Tectariaceae	*Arthropteris beckleri*			C		3/3
plants	land plants	Tectariaceae	*Arthropteris palisotii*			C		2/2
plants	land plants	Tectariaceae	*Tectaria confluens*			C		1/1
plants	land plants	Thelypteridaceae	*Amblovenatum terminans*			SL		2/2
plants	land plants	Urticaceae	*Dendrocnide moroides*	Gympie stinger		C		1
plants	land plants	Verbenaceae	*Stachytarpheta cayennensis*		Y			1/1
plants	land plants	Vitaceae	*Causonis australasica*			C		1/1
plants	land plants	Vitaceae	*Cissus hastata*			C		5/5
plants	land plants	Vitaceae	*Cissus penninervis*			C		3/3
plants	land plants	Vitaceae	*Cissus vinosa*			C		1/1
plants	land plants	Vitaceae	*Tetrastigma crenatum*			C		1/1
plants	land plants	Vitaceae	*Tetrastigma thorsborneorum*			C		1/1
plants	land plants	Winteraceae	*Bubbia queenslandiana subsp. queenslandiana*			E		1/1
plants	land plants	Winteraceae	*Bubbia semecarpoides*			C		1/1
plants	land plants	Winteraceae	*Tasmannia insipida*	brush pepperbush		C		5/5
plants	land plants	Zamiaceae	*Bowenia spectabilis*			SL		2/2
plants	land plants	Zamiaceae	*Lepidozamia hopei*	Hope's cycad		SL		1/1
plants	land plants	Zingiberaceae	*Meistera dallachyi*			C		1/1
plants	land plants	Zingiberaceae	*Pleuranthodium racemigerum*			C		1/1
plants	uncertain	Incertae sedis Plantae	*Schizothrix mexicana*			C		1/1

CODES

I - Y indicates that the taxon is introduced to Queensland and has naturalised.

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992.*
The codes are Extinct (EX), Extinct in the Wild (PE), Critically Endangered (CR), Endangered (E), Vulnerable (V), Near Threatened (NT), Special Least Concern (SL) and Least Concern (C).

A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999.*
The values of EPBC are Extinct (EX), Extinct in the Wild (XW), Critically Endangered (CE), Endangered (E), Vulnerable (V) and Conservation Dependent (CD).

Records - The first number indicates the total number of records of the taxon (wildlife records and species listings for selected areas).
This number is output as 99999 if it equals or exceeds this value. A second number located after a / indicates the number of specimen records for the taxon.
This number is output as 999 if it equals or exceeds this value.

APPENDIX B

Flora Species Field Survey List

Family	*Scientific Name*	Common Name	Q	A
Acanthaceae	*Pseuderanthemum variabile*	pastel flower	C	
Acanthaceae	*Brillantaisia lamium*		*	
Acanthaceae	*Odontonema cuspidatum*		*	
Anacardiaceae	*Semecarpus australiensis*	native cashew tree	C	
Annonaceae	*Goniothalamus australis*		C	
Annonaceae	*Polyalthia xanthocarpa*		C	
Annonaceae	*Annona squamosa*	Custard apple	*	
Annonaceae	*Rollinia deliciosa*	Biriba	*	
Apocynaceae	*Alstonia scholaris*	white cheesewood	C	
Apocynaceae	*Alyxia spicata*		C	
Apocynaceae	*Cerbera floribunda*		C	
Apocynaceae	*Hoya pottsii*		C	
Apocynaceae	*Ichnocarpus frutescens*		C	
Apocynaceae	*Melodinus acutiflorus*	bellbird vine	C	
Apocynaceae	*Neisosperma poweri*		C	
Apocynaceae	*Parsonsia langiana*		C	
Apocynaceae	*Parsonsia longipetiolata*		C	
Apocynaceae	*Tabernaemontana pandacaqui*	banana bush	C	
Araliaceae	*Motherwellia haplosciadea*		C	
Arecaceae	*Archontophoenix alexandrae*	Alexandra palm	C	
Arecaceae	*Licuala ramsayi var. ramsayi*		C	
Arecaceae	*Linospadix minor*		C	
Arecaceae	*Normanbya normanbyi*	black palm	C	
Arecaceae	*Livistonia decora*			
Aspleniaceae	*Asplenium nidus*		C	
Asteraceae	*Coronidium rupicola*		C	
Asteraceae	*Sphagneticola trilobata*	Singapore Daisy	*	
Asteraceae	*Elephantopus mollis*	tobacco weed	*	
Asteraceae	*Praxelis clematidea*		*	
Begoniaceae	*Begonia hirtella*		*	
Blechnaceae	*Blechnum cartilagineum*	gristle fern	C	
Calycanthaceae	*Idiospermum australiense*		C	
Cannabaceae	*Celtis paniculata*	native celtis	C	
Cannabaceae	*Trema tomentosa var. aspera*		C	
Celastraceae	*Hippocratea barbata*	knotvine	C	
Clusiaceae	*Garcinia brassii*		C	
Convolvulaceae	*Ipomoea indica*	blue morning-glory	*	
Cunoniaceae	*Pullea stutzeri*	hard alder	C	
Cyatheaceae	*Alsophila rebeccae*		C	
Cyperaceae	*Schoenus calostachyus*		C	
Cyperaceae	*Cyperus aromaticus*		*	
Dilleniaceae	*Tetracera daemeliana*		C	
Ebenaceae	*Diospyros laurina*		C	
Elaeocarpaceae	*Elaeocarpus grandis*	blue quandong	C	
Elaeocarpaceae	*Elaeocarpus johnsonii*	Kuranda quandong	C	
Euphorbiaceae	*Homalanthus novoguineensis*		C	
Euphorbiaceae	*Macaranga tanarius*	macaranga	C	

Family	*Scientific Name*	Common Name	Q	A
Euphorbiaceae	*Mallotus mollissimus*		C	
Euphorbiaceae	*Mallotus paniculatus*		C	
Euphorbiaceae	*Rockinghamia angustifolia*		C	
Eupomatiaceae	*Eupomatia barbata*		C	
Flagellariaceae	*Flagellaria indica*	whip vine	C	
Frullaniaceae	*Frullania baileyana*		C	
Gentianaceae	*Fagraea cambagei*		C	
Halymeniaceae	*Grateloupia subsimplex*		C	
Hemerocallidaceae	*Dianella bambusifolia*		C	
Hildenbrandiaceae	*Hildenbrandia rubra*		C	
Lamiaceae	*Clerodendrum tracyanum*		C	
Lamiaceae	*Coleus apreptus*		C	
Lamiaceae	*Glossocarya hemiderma*		C	
Lamiaceae	*Premna serratifolia*		C	
Lauraceae	*Beilschmiedia bancroftii*		C	
Lauraceae	*Beilschmiedia tooram*		C	
Lauraceae	*Cryptocarya corrugata*		C	
Lauraceae	*Cryptocarya cunninghamii*		C	
Lauraceae	*Cryptocarya grandis*		C	
Lauraceae	*Cryptocarya hypospodia*	north Queensland purple la	C	
Lauraceae	*Cryptocarya laevigata*		C	
Lauraceae	*Cryptocarya murrayi*	Murray's laurel	C	
Lauraceae	*Cryptocarya oblata*		C	
Lauraceae	*Cryptocarya vulgaris*		C	
Lauraceae	*Endiandra compressa*		C	
Lauraceae	*Endiandra cowleyana*	northern rose walnut	C	
Lauraceae	*Endiandra glauca*		C	
Lauraceae	*Endiandra inopinata*		C	
Lauraceae	*Endiandra sankeyana*	Sankey's walnut	C	
Lauraceae	*Litsea leefeana*		C	
Lauraceae	*Neolitsea dealbata*	white bolly gum	C	
Laxmanniaceae	*Cordyline fruticosa*		*	
Laxmanniaceae	*Cordyline cannifolia*		SL	
Laxmanniaceae	*Dracaena fragrans*	Happy Plant	*	
Leguminosae	*Archidendron vaillantii*	salmon bean	C	
Leguminosae	*Archidendron whitei*		C	
Leguminosae	*Austrosteenisia blackii*		C	
Leguminosae	*Castanospermum australe*	black bean	C	
Leguminosae	*Entada phaseoloides*	matchbox bean	C	
Leguminosae	*Intsia bijuga*		C	
Leguminosae	*Millettia pinnata*		C	
Leguminosae	*Centrosema molle*		*	
Leguminosae	*Crotalaria grahamiana*		*	
Lindsaeaceae	*Lindsaea brachypoda*		C	
Loranthaceae	*Amyema conspicua*		C	
Loranthaceae	*Dendrophthoe curvata*		C	
Lygodiaceae	*Lygodium reticulatum*		C	

Family	*Scientific Name*	Common Name	Q	A
Malpighiaceae	*Stigmaphyllon mariae*		C	
Malvaceae	*Hibiscus tiliaceus*	cotton tree	C	
Meliaceae	*Aglaia sapindina*		C	
Meliaceae	*Goniocheton arborescens*		C	
Meliaceae	*Prasoxylon alliaceum*		C	
Menispermaceae	*Hypserpa laurina*		C	
Mimosaceae	*Acacia celsa*		C	
Monimiaceae	*Wilkiea angustifolia*		C	
Moraceae	*Ficus congesta var. congesta*		C	
Moraceae	*Ficus copiosa*		C	
Moraceae	*Ficus destruens*		C	
Moraceae	*Ficus septica*		C	
Moraceae	*Ficus triradiata*		C	
Moraceae	*Ficus variegata*		C	
Moraceae	*Ficus virens*		C	
Moraceae	*Streblus glaber*		C	
Moraceae	*Artocarpus heterophyllus*	Jakfruit	*	
Moraceae	*Artocarpus altilis*	breadfruit	*	
Myristicaceae	*Myristica globosa*	native nugmeg	C	
Myrsinaceae	*Ardisia brevipedata*		C	
Myrsinaceae	*Myrsine porosa*		C	
Myrtaceae	*Acmena hemilampra*		C	
Myrtaceae	*Eugenia reinwardtiana*	beach cherry	C	
Myrtaceae	*Gossia myrsinocarpa*		C	
Myrtaceae	*Rhodomyrtus verecunda*		C	
Myrtaceae	*Eugenia brasiliensis*	Grumichama	*	
Myrtaceae	*Syzygium angophoroides*		C	
Myrtaceae	*Syzygium cryptophlebium*		C	
Myrtaceae	*Melaleuca leucadendra*		C	
Myrtaceae	*Melaleuca viridiflora*		C	
Myrtaceae	*Melaleuca dealbata*		C	
Myrtaceae	*Syzygium erythrodoxum*		C	
Myrtaceae	*Syzygium fibrosum*	fibrous satinash	C	
Myrtaceae	*Syzygium suborbiculare*		C	
Oleaceae	*Chionanthus sleumeri*		C	
Oleaceae	*Jasminum didymum*		C	
Oleaceae	*Jasminum elongatum*		C	
Orchidaceae	*Dendrobium discolor*		SL	
Pandanaceae	*Freycinetia excelsa*	climbing pandanus	C	
Pandanaceae	*Pandanus cookii*		C	
Passifloraceae	*Passiflora suberosa*		*	
Passifloraceae	*Passiflora edulis*		*	
Peyssonneliaceae	*Peyssonnelia inamoena*		C	
Philydraceae	*Helmholtzia acorifolia*		C	
Phyllanthaceae	*Breynia cernua*		C	
Phyllanthaceae	*Cleistanthus myrianthus*		C	
Phyllanthaceae	*Glochidion sumatranum*	umbrella cheese tree	C	

Family	*Scientific Name*	Common Name	Q	A
Phyllanthaceae	*Phyllanthus virgatus*		C	
Piperaceae	*Peperomia enervis*		C	
Piperaceae	*Peperomia leptostachya*		C	
Piperaceae	*Piper caninum*	peppervine	C	
Piperaceae	*Piper hederaceum*		C	
Pittosporaceae	*Pittosporum rubiginosum*		C	
Poaceae	*Ischaemum australe*		C	
Poaceae	*Lophatherum gracile*		C	
Poaceae	*Paspalum conjugatum*	sourgrass	*	
Poaceae	*Paspalum paniculatum*	Russell River grass	*	
Poaceae	*Setaria sphacelata*		*	
Poaceae	*Axonopus compressus*	Carpet Grass	*	
Poaceae	*Megathurus maximus*		*	
Poaceae	*Melinus minutiflora*		*	
Poaceae	*Urochloa decumbens*		*	
Polypodiaceae	*Grammitis stenophylla*		SL	
Polypodiaceae	*Microsorum australiense*		SL	
Polypodiaceae	*Microsorum grossum*		SL	
Polypodiaceae	*Pyrrosia rupestris*	rock felt fern	SL	
Polypodiaceae	*Selliguea simplicissima*		SL	
Proteaceae	*Helicia australasica*		C	
Proteaceae	*Helicia nortoniana*		C	
Proteaceae	*Lomatia milnerae*		C	
Pteridaceae	*Cheilanthes nudiuscula*		C	
Pteridaceae	*Antrophyum callifolium*		SL	
Pterobryaceae	*Muellerobryum whiteleggei*		C	
Putranjivaceae	*Drypetes iodoformis*		C	
Rhizophoraceae	*Carallia brachiata*	carallia	C	
Rhodomelaceae	*Acrocystis nana*		C	
Rubiaceae	*Antirhea tenuiflora*		C	
Rubiaceae	*Atractocarpus fitzalanii*		C	
Rubiaceae	*Atractocarpus sessilis*		C	
Rubiaceae	*Gardenia ovularis*		C	
Rubiaceae	*Gynochthodes retropila*		C	
Rubiaceae	*Psychotria dallachiana*		C	
Rubiaceae	*Tarenna dallachiana*		C	
Rubiaceae	*Timonius timon*		C	
Rubiaceae	*Spermacoce exilis*		*	
Rutaceae	*Citrus limon*	Bush lemon	*	
Rutaceae	*Citrus grandis*	Pomelo	*	
Rutaceae	*Glycosmis trifoliata*		C	
Rutaceae	*Halfordia kendack*	saffron heart	C	
Rutaceae	*Medicosma sessiliflora*		C	
Rutaceae	*Melicope vitiflora*	northern evodia	C	
Rutaceae	*Melicope xanthoxyloides*		C	
Sapindaceae	*Litchi chinensis*	Lychee	*	
Sapindaceae	*Dimocarpus longan*	Longan	*	

Family	*Scientific Name*	Common Name	Q	A
Sapindaceae	*Cupaniopsis diploglottoides*		C	
Sapindaceae	*Diploglottis bernieana*		C	
Sapindaceae	*Ganophyllum falcatum*		C	
Sapindaceae	*Guioa acutifolia*	northern guioa	C	
Sapindaceae	*Mischocarpus exangulatus*		C	
Sapindaceae	*Sarcotoechia protracta*		C	
Sapindaceae	*Synima cordierorum*		C	
Sapotaceae	*Planchonella chartacea*		C	
Sapotaceae	*Planchonella obovata*		C	
Schizaeaceae	*Schizaea dichotoma*	branched comb fern	SL	
Selaginellaceae	*Selaginella australiensis*		C	
Selaginellaceae	*Selaginella kraussiana*		*	
Smilacaceae	*Smilax aculeatissima*		C	
Smilacaceae	*Smilax australis*	barbed-wire vine	C	
Sterculiaceae	*Argyrodendron peralatum*	red tulip oak	C	
Sterculiaceae	*Sterculia quadrifida*	peanut tree	C	
Tectariaceae	*Arthropteris beckleri*		C	
Urticaceae	*Dendrocnide moroides*	Gympie stinger	C	
Verbenaceae	*Stachytarpheta cayennensis*		*	
Verbenaceae	*Lantana camara*	Lantana	*	
Vitaceae	*Cissus hastata*		C	
Vitaceae	*Cissus penninervis*		C	
Vitaceae	*Cissus vinosa*		C	
Vitaceae	*Tetrastigma crenatum*		C	
Vitaceae	*Tetrastigma thorsborneorum*		C	
Zamiaceae	*Bowenia spectabilis*		SL	
Zamiaceae	*Lepidozamia hopei*	Hope's cycad	SL	
Zingiberaceae	*Meistera dallachyi*		C	
Zingiberaceae	*Alpinia caerulea*		C	
Zingiberaceae	*Alpinia zerumbet*	Shell ginger	*	

APPENDIX C

CV OF SUITABLY QUALIFIED PERSON - GRANT PATERSON

GAP Tree Change Pty Ltd
Agriculture and Ecology advice

Grant Paterson - Principal Ecologist

Grant is a of Department of Climate Change, Energy, the Environment and Water accredited Ecologist with extensive expertise in design and implementation of flora and fauna surveys and ecological assessments to meet requirements of the *EPBC Act 1999*.

Grant started GAP Tree Change (GAP TC) after leaving Aurecon in 2019 and prior to that the Queensland Department of Natural Resources and Mines (DNRM) and has extensive experience in vegetation assessment, ecology, natural resource management, agronomy, vegetation, soils, legislation, policy, approvals and appeals. Whilst at DNRM Grant assisted in the development of Field Methodologies for the assessment of Regional Ecosystems for Vegetation Management Status, Fauna Habitat and Bio Condition.

Grant has been with GAP TC since its establishment and was with Aurecon for 12 and a half years prior to that conducting ecological assessments and reporting, predominantly in Queensland and the Northern Territory.

As Principal Ecologist Grant is responsible for conducting field surveys, site assessments, liaising with statutory bodies and reporting.

Qualifications
Bachelor of Applied Science (Honors)
Cert IV Government.
MISHS, MAIHS,

Specialisation
Ecological Assessments
Exsitu Plant Conservation
Plant ID
Natural Resource Management
Landscape design and Management
Environmental legislation and Policy
Project Management

Years in Industry
5

Experience

July 2019 to Present GAP Tree Change Pty Ltd Principal Ecologist

- AATG Whitsunday Skyway. Cable Car and Mountain Bike Trails, Environmental Project lead and Field supervisor 2019 - ongoing.

  Grant has been the project leader for all ecological and environmental assessments and approvals for this project. The project is currently preparing the Public Environmental Report for Submission to DECCEW

- Pioneer Valley Mountain Bike Trails field ecology lead and provision of specialist approval advice.

  Grant has provided specialist services to Aurecon as a subconsultant, assisting by leading field surveys and navigation of approvals pathways.

- Provision of expert witness reports and testimony to the Planning and Environment and Lands courts of Queensland. Case Tally 17.
- CSIRO Climate Change Adaption Rehabilitation Project -providential seed collection.
- Beechwood property ecological assets assessment 2020
- DTMR 2021/2022/2023 weed treatment effectiveness audit
- DTMR 2023 Mackay Isaac Whitsunday Region, Roadside weed distribution audit.

- PMAV Applications for >60 separate Grazing properties. Details available upon request.
- 164 Protected Plant Surveys, Details on Request. 80 in Central Queensland.
- Confidential Client – Sunshine Coast Urban developments expert witness
- Graymont Murgon Quarry. Rehabilitation assess and annual reporting and PCRP review, 2019 – ongoing
- Beaconsfield Heights Trunk Drainage Maintenance Supervision and Advice 2019 – 2023
- Plantation Palms Wetland Maintenance Supervision and Advice 2019 – ongoing
- Earth Trade / Sunwater - Foleyvale and Stoney Creek Offset Property Ecological surveys and offset management Planning
- DTMR 2019/20 weed treatment effectiveness audit
- DTMR 2020 Bushfire Fuel load field Assessment
- Mt Spencer Offset assessment
- Mt Flora irrigation Project. Project Management and environmental assessment.
- Connors Arc Mining Area Regional Ecosystem assessment and PP survey
- Wooribinda Pastoral Co. PP Surveys
- Golden Grazing Weed Surveys
- Rookwood Weir Offset site impact ecology assessment
- Vella Earthmoving P & E Court expert testimony
- Earthtrade Habitat modelling and assessment
- BMA Goonyells TS1 Dam Tree Assessment
- Mackay Regional Council Queens Park Redevelopment - Horticultural Superintendent.
- BMC South Walker Creek Old Tailings Dam Tree Assessment
- Velvet Waters PMAV and Horticultural development advice 2021
- Wilandspey Vegetation Management Advice and property management assistance 2019 - Ongoing
- AJK Contracting Environmental Advice 2019 - Ongoing
- Central Highlands Plant Hire Vegetation Management and Environmental Advice 2019 - ongoing

February 2008 to June 2019 Aurecon Australasia Pty Ltd, Mackay QLD
Principal Environmental Scientist

Ecology Assessment and Management

- Dysart Road Relocation Project, flora and fauna surveys, PMAV application, *Vegetation Management Act 1999* applications, *Nature Conservation Act 1994* applications, EPBC assessment and advice Peak Downs Mine, BMA Coal
- Type A species Relocation Management Plan, Central and Southern

Queensland, Santos

- Development of Species Management Plans for management and relocation of Protected Plant species, GLNG pipeline, Santos
- Roma and Fairview Gas field, Water to Grade Ecological assessments, Roma and Injune, Santos
- Nerimbera Quarry vegetation management assessment and threatened species relocation advice, Central Queensland, Readymix
- Lochart River to Old Mission Road upgrade flora and fauna assessment for REF and EMP, Cape York, Queensland Department of Main Roads
- 18 Mile Ridge to Lilly Creek Road upgrade flora and fauna assessment for REF and EMP, Cape York, Queensland Department of Main Roads
- Jilalan Railyard Expansion vegetation management advice and rehabilitation success assessment and monitoring, Queensland Rail

Water Management

- Review of various Site Based Stormwater Management Plans for urban developments in Mackay
- Development of various aquatic weed management (Water Hyacinth, Water lettuce, Cabomba, Salvinia, Hymenachne and Para Grass and others) plans and strategies for Local Government and corporate clients
- Assist concept development for water supply and wastewater management, Eungella – Mirani Shire Council
- Development of water sensitive urban design and bio-retention area local species lists – Mackay Regional Council, Mackay
- Conduct catchment health analysis assessment for the lagoons catchment - Mackay Regional Botanic Gardens, Mackay
- Development of catchment management plan for the lagoons catchment - Mackay Regional Botanic Gardens, Mackay
- Contribute to water quality sampling plan for the lagoons catchment - Mackay Regional Botanic Gardens
- Supervise post construction management and maintenance of bio-retention cells at Sugar View Residential Development, Mackay
- Supervise post construction management and maintenance of bio-retention cells at Richana Heights Residential Development, Rural View
- Design alternative stream style swales and channels native species selection and layout for northern drains Royal Sands Residential Development, Bucasia
- Review of sedimentation and risk of flooding in Don River - Whitsunday Regional Council, Bowen
- Don River Sand Extraction Study - Whitsunday Regional Council, Bowen
- Road Maintenance Water Extraction Location Licensing - Mackay Regional Council, Pioneer River and coastal catchments, Mackay

Environmental Assessment and Management

- Landfill rehabilitation planning and capping planning and species selection - Tablelands Regional Council
- Sarina Shire landfill rehabilitation planning and capping planning and

species selection - Mackay Regional Council

- Bayersville Landfill rehab success assessment and rectification advice - Mackay Regional Council
- Old landfill rehabilitation requirement assessment - Mackay Regional Council
- Site specific species selection for landfill capping and long-term stability and maintenance. For 20+ sites in eight local government areas.
- Assist with development approval for expansion of liquid fertiliser facility – CSR

- Development Approvals and Management plans for several quarries and riverine sand extraction entities, various clients
- GLNG Upstream ecological assessments and Regional Ecosystem map amendments for pipeline, wells and irrigation areas - Fairview, Roma and Arcadia Valley CSG Fields, Santos
- Review of the status, distribution and ecology of *Gonocarpus urceolatus*, methodology development, field surveys and preparation of technical report for reclassification, Santos
- GLNG Upstream Development of internal approvals process for the CSG fields and procedures for conducting desktop and field assessments, assisting the development of GIS data capture and reporting processes, Santos
- Author of "Type A Species Relocation and Management Plan", Santos and GLNG Pipelines
- Dysart Road relocation flora and fauna surveys and Reporting for *NC Act*, *VM Act* and EPBC compliance, Moranbah, BMA Coal
- Flora, fauna, fisheries and macroinvertebrate surveys, including bushfire ecology assessments. Including NOI and EPBC Goyder River Road and Bridge realignment, NT Government

Soils and Site Contamination Assessment

- Soil sampling for Mt Bassett WWTP Stage 2 site contamination assessment - Mackay Regional Council
- Graham Heggie Street and Presto Avenue, Site Contamination Assessments - North Queensland Bulk Ports Mackay
- Cremorne Carpark Site Contamination and Acid Sulphate Soil Assessments - Mackay Regional Council Blue Diamond Diesel Terminal, Site Contamination Assessments - Port of Mackay
- Blue Diamond Diesel Terminal, Site Contamination Assessments - Port of Mackay

Landscape Planning, Design and Implementation

- LPG Cylinder refilling and bulk gas transfer station, Landscape Plan Development, Mackay, Origin Energy
- Diesel Terminal Landscape Plan Development, Blue Diamond Australia, Mackay

Bushfire Hazard Assessment

- Sugar View Development Bushfire Hazard Assessment and

representations to Department of Community Safety and Department of Natural Resources on setback distances. Mackay, Sugar View Developments

- Bush Fire Hazard Assessments at 21 Defense bases and establishments across Northern Australia, Department of Defense
- Palm Built Development Bushfire Hazard Assessment and representations to Department of Community Safety and Department of Natural Resources on setback distances, Mackay, Palm View Developments

February 1996 to February 2008 - Consultant

During this time, Grant was privately employed as a consultant to a number of developers, mining companies of horticultural producers, and other individuals across northern Australia, providing consultancy services, assessment and advice on:

- Salvage and relocation of mature Brachychiton, Cycads, Ferns, Orchids, Ficus, Pandanus and other Horticulturally desirable or threatened plants
- Environmental Impact Assessment
- Remediation (site stabilization, erosion control, weed control and offsite effect mitigation)
- Revegetation (species lists, techniques maintenance and implementation)
- Ecological and vegetation assessments
- Flora and fauna surveys
- Environmental monitoring
- Project Management and coordination
- Landscape design, construction and maintenance
- Pest and disease control
- Farm Business Management
- Pre purchase and due diligence property inspections
- Nursery production and propagation techniques
- Crop nutrition and management

SCHEDULE 7

TRAFFIC IMPACT ASSESSMENT

N J M
Engineering
Consulting

Traffic Impact Assessment

LOT 7 ON RP733181 CAMELOT CLOSE, CAPE TRIBULATION

Proposed Mixed Use Development
(Service Station, Shop, Dwelling House and Tourist Accommodation)

10 April 2025

Document Control

Project: Traffic Impact Assessment – Lot 7 RP733181 Camelot Close Cape Tribulation
Proposed Service Station, Shop, Dwelling House and Tourist Accommodation

Client: Mr Graham Williams

Revision: 1.0

Date: 10 April 2025

Prepared by: Natasha Murray t/a NJM Engineering Consulting

RPEQ Certification

This report has been prepared and certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with the provisions of the Professional Engineers Act 2002 (Qld).

Name: Natasha Murray

RPEQ Number: 19500

Signature: 

Date: 10 April 2025

Disclaimer:

This report has been prepared for the exclusive use of the client named above. No responsibility is accepted to any third party who may use or rely on this report, or the information contained herein.

All reasonable skill, care, and diligence have been used in the preparation of this report and the assessment has been conducted in accordance with relevant industry standards and best engineering practice applicable at the time of preparation. However, ultimate compliance with regulatory requirements remains the responsibility of the client.

The analysis relies on assumptions based on sound engineering principles and experience. Actual conditions may vary, and the findings are subject to change based on updated information.

The analysis relies on the accuracy and completeness of the data provided by the client and any third-party sources. NJM Engineering Consulting accepts no responsibility for any errors or omissions in the information provided.

1.0 Introduction

NJM Engineering Consulting has been engaged by Mr Graham Williams, the owner of Lot 7 RP733181 Camelot Close Cape Tribulation to conduct a Traffic Impact Assessment for a proposed Mixed Use development on the site. The proposed development includes a small scale service station with an ancillary shop, residential dwelling and two (2) cabins offering nature based accommodation as shown on the site layout plan prepared by Clarke and Prince Architects (Drawing No. 1661-SD-A103.1 Issue P3) attached as Appendix 1of this report.

The objective of the Traffic Impact Assessment (TIA) was to ensure that the proposed development facilitates safe and efficient traffic movement, while minimising any negative impact on the functionality, capacity and safety of the surrounding road network.

The scope of works undertaken as part of the assessment was as follows:

- A site inspection was undertaken on 20th October 2024 to assess existing conditions and features of the road environment including any constraints and potential traffic conflicts
- Pre-lodgement meeting held on 1 November 2024 with the Manager Infrastructure and Coordinator Civil Infrastructure of Douglas Shire Council
- Assessment of the access arrangements and swept path analysis to inform the required geometry
- Sight Line Assessment of access to ensure it is safe and serviceable and compliant with relevant standards and guidelines
- Assessment of the impact of the development related traffic on Cape Tribulation Road functionality and safety, including identification of any external works required to facilitate the development.
- Analysis of internal traffic circulation using vehicle swept paths
- Overall assessment of proposal to ensure compliance with relevant Australian Standards and traffic engineering guidelines

2.0 Existing Site Characteristics

The proposed development site is located on the south-west corner of Cape Tribulation Road and Camelot Close, Cape Tribulation, approximately 35 km north of the Daintree River crossing. The surrounding land uses are primarily low density residential and tourism-oriented accommodation.

The lot is currently vacant covered with extensive vegetation. It has an unformed access directly from Cape Tribulation Road located approximately 8 metres north of the site's southern boundary.

Photo 1: Existing Site Access

Cape Tribulation Road adjacent to the site is a two-way undivided sealed carriageway with gravel shoulders. The corridor is densely vegetated within the verges, and a footpath is situated adjacent to the site, facilitating pedestrian movement along this section.

As Cape Tribulation Road serves as an essential transport corridor in the region, accommodating both local communities and a steady flow of tourist traffic it is identified as a Sub-Arterial Road in the Douglas Shire Council Planning Scheme Transport Network Overlay. However, its geometry and function are similar to that of a high order rural road that provides regional connectivity for a mix of land uses, including low-density residential properties, tourist accommodation, and natural attractions.

The section of Cape Tribulation Road adjacent to the site has a posted speed limit of 40 km/h. The reduced speed contributes to a safer road environment, particularly given the nature of adjacent land uses and local access points.

Photo 2: Cape Tribulation Road adjacent to the site

Camelot Close located on the northern boundary of the site is a sealed two lane road providing access to rural residential properties and eco-tourism accommodation. The Douglas Shire Council Planning Scheme Transport Network Overlay classifies Camelot Close as an Access Road.

The intersection of Cape Tribulation Road and Camelot Close has a relatively wide footprint. It offers long sight distances in both directions along Cape Tribulation Road, enabling safe turning movements.

3.0 Proposed Development

The proposed development is shown in the layout plan prepared by Clarke and Prince Architects (Drawing No. 1661-SD-A103.1 Issue P3) attached as Appendix 1 of this report. It consists of the following components

- A service station with a compact fuel dispensing structure
- An ancillary retail shop supporting fuel service operations outdoor seating area for customer use
- Loading zone to accommodate service and delivery vehicles.

- Short-stay tourist accommodation comprising 2 self-contained cabins
- A caretakers residential dwelling
- An access road off the main circulation driveway for the residential dwelling and cabins.
- On-site car parking spaces
- Access to Cape Tribulation Road via separate entry and exit driveways
- One-way vehicle circulation through the site
- Landscaping and vegetation buffers

4.0 Development Operations

The applicant has provided the following detail on the proposed operational aspects of the development.

4.1 Service Station and Retail Shop

The proposed development includes a Service Station and Retail Shop. The Retail Shop is intended to operate as a small-scale convenience store, offering items such as souvenirs, basic groceries, snacks, and beverages. Trading hours will be from 8:00 am to 6:00 pm, seven days a week.

Fuel will be stored in an above-ground 20-foot shipping container specifically designed for fuel storage and dispensing. This unit will be equipped with integrated bowsers and have a total capacity of 30,000 litres, configured to store both petrol and diesel. This type of setup is commonly used in remote or regional areas.

Fuel demand is expected to be relatively low, servicing approximately 20 to 30 customers per day during the peak tourist season. Fuel usage during this time is conservatively estimated at 5,000 litres per week.

During the off-peak season, demand is expected to drop significantly, primarily catering to the local resident population.

Fuel deliveries are anticipated to occur every few weeks during peak periods and approximately once per month during the off-peak season.

4.2 Tourist Accommodation and Dwelling

The development also includes two (2) self-contained tourist accommodation cabins, designed with either one or two-bedroom layouts. The cabins would operate with a minimum stay of 2 nights. Additionally, a manager's dwelling is proposed, which will function as a standard residential dwelling.

5.0 Development Access

5.1 Driveway Arrangement

The development proposes a one-way internal circulation system with two separate driveway connections to Cape Tribulation Road.

The southern access driveway will be designated entry-only and the northern access exit only which will be clearly signed and reinforced with pavement marking.

This arrangement aligns with recommendations provided in the *Austroads Guide to Road Design Part 12: Integrated Transport Assessments for Development Section 4.3-' Access to Development'*, which notes:

"Petrol stations and associated convenience stores should preferably be designed with separate entry and exit driveways so that internal circulation past the petrol pumps is unidirectional"

The separate ingress and egress arrangement provides several benefits in ensuring the development is able to function in a safe and efficient manner as well as reducing the impact on the external road users travelling along Cape Tribulation. These benefits include:

- Reduced likelihood of traffic delays on Cape Tribulation Road, as vehicles entering the site are not impeded by those waiting to exit, which could otherwise occupy unnecessary space in a shared two-way driveway.
- A decreased risk of conflict between entering and exiting vehicles, as traffic flows are clearly separated.
- - Enhanced pedestrian safety along the frontage footpath, as pedestrians only need to negotiate one-way traffic movement at each driveway. In addition, the narrower driveway width reduces the pedestrian exposure zone during crossing movements.
- Prevention of situations where a vehicle entering the site obstructs sightlines for vehicles attempting to exit, improving visibility and overall safety.
- A reduced driveway width compared to a combined access point, which may minimize the extent of site clearing required, especially if the driveways are positioned in areas with less dense vegetation.

5.2 Access Locations

The entry-only access driveway is positioned approximately 15 metres north of the southern site boundary, located on a straight section of road that offers sight distance in excess of the required standard as detailed in Section 5.5 below. The available sight distance is sufficient to allow approaching vehicles ample time to decelerate safely upon noticing the access point. The road features a broken centre line marking at this location, which permits both left-in and right-in turning movements into the site.

The exit-only access is proposed to be located approximately 57 metres south of the northern lot boundary (67 metres south of centreline on Camelot Close). Opposite this location, the existing centre line marking consists of a double continuous line, which extends approximately 80 metres southward from the Camelot Close intersection.

Clause 5.3.3.2(d) of *AS1742.2:2022 – Manual of Uniform Traffic Control Devices, Part 2* states:

"Gaps in double two way barrier lines may be provided for turning traffic where there is adequate sight distance to oncoming traffic."

A sight distance assessment, detailed in Section 5.4 of this report, confirms that sufficient visibility to oncoming traffic is available at this location, satisfying the above requirement and supporting safe and efficient egress from the site.

The associated sight line exclusion zone is illustrated in Figure 1, with the proposed access driveway positioned outside of this area.

Figure 1: Access Exclusion Zone

Based on this assessment, it is proposed that full turning movements (left and right out) be permitted at the northern (exit) driveway. To facilitate this, a short section of the existing double line marking is proposed at the point of exit. As the required opening, based on vehicle swept paths, coincides with the end of the barrier line, retaining a short remaining section of double line would serve no practical purpose. Accordingly, the extent of the line marking removal is shown in Appendix 2 Drawing 25-001-05 - External Works

5.3 Access Geometry

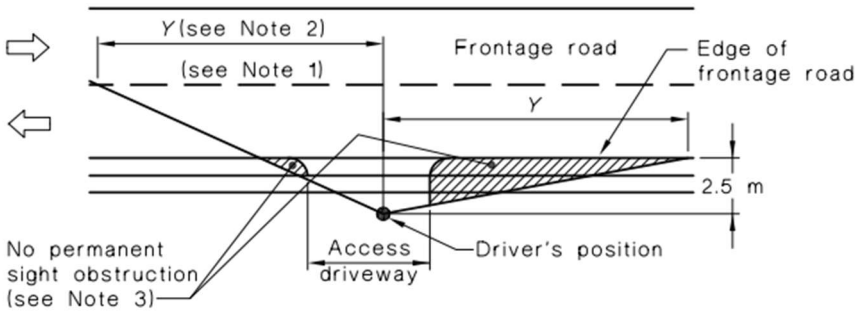
The access driveway geometry as shown in the drawing sin Appendix 2, has been designed to accommodate the turning requirements of the largest anticipated service vehicle i.e. a Heavy Rigid Vehicle (HRV), representative of a fuel delivery tanker.

The required dimensions have been determined from a swept path analysis for the HRV, which also reflects the turning characteristics of other large vehicles such as buses, recreational vehicles, and vehicles towing caravans, camper trailers, or boats. The analysis was conducted in accordance with *Austroads – Design Vehicles and Turning Path Templates Guide (AP-G34-23)*.

The required geometry to support safe and efficient access movements is detailed in the drawings in Appendix 2, including the relevant swept path diagrams for both entry and exit manoeuvres.

5.4 Sight Distance Assessment

Sight distance at the proposed access points has been assessed in accordance with AS2890.2:2018 – Off-Street Commercial Vehicle Facilities Figure 3.4.5 – Sight Distance Requirements shown below.



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2nd and 3rd columns
100	139	160	
110	153	190	

Figure 2: Extract from AS2890.2 (Figure 3.4.5 – Sight Distance Requirements)

Given the posted speed limit of 40 km/h along this section of Cape Tribulation Road, the minimum required sight distance ("Y" distance) is 55 metres from the centre line of the driveway.

The exit driveway access is located to provide clear sightlines exceeding 55 metres in each direction measured from the position of a driver at the property line as demonstrated in in Appendix 2 Drawing 25-001-01 -Sight Lines providing safe exit movements and safe stopping distance for through traffic.

Photo 3: Site Distance to the south

Photo 4: Site Distance to the north

6.0 Traffic Assessment

Douglas Shire Council provided traffic count data collected at Noah's Bridge over a three-week period during the peak tourist season, from 19 July to 9 August 2024. The recorded two-way traffic volumes during the peak hour of each day—typically occurring in the early afternoon—ranged from 112 to 142 vehicles per hour.

Noah's Bridge is located approximately 9 to 10 km south of the subject site. Given the presence of several key destinations such as tourist attractions and accommodation facilities between this location and Cape Tribulation, it is expected that traffic volumes past the subject site would be significantly lower.

Nevertheless, a conservative approach with a peak hourly volume of 142 vehicles has assumed to travel past the site has been adopted for the purpose of the traffic analysis.

Given the nature of the area a 1% / annum growth is considered appropriate . If opening is estimated as 2026 the traffic estimated in 2036 would be 160 veh/ hour.

6.1 Development Traffic Generation

The proposed commercial development is a low-scale, mixed-use facility in a rural environment. Given its remote location it would not be considered a traditional service station to that in an urban environment. Rather, it is intended to cater for local residents and passing tourist traffic, providing convenient fuel and retail shop in an area with limited services.

Accommodation use will be limited to guests staying a minimum of two nights, thereby reducing vehicle turnover and associated movements. Delivery trips related to fuel deliveries and servicing are expected to be infrequent due to the low scale use of the development.

Additionally given the tourist-oriented nature of the area, traffic volumes associated with the site will vary seasonally, with higher activity expected during school holidays, weekends and peak tourist periods. Importantly, based on traffic count data for the area, traffic is generally evenly distributed across the day, with no distinct peak hours. This dispersed pattern supports efficient accommodation of new traffic volumes without placing undue pressure on the local road network.

Overall, the development is expected to result in an insignificant increase in traffic on the local road network.

Taking a conservative approach based on the scale of the development and proposed operations detailed in Section 4 of the report, the estimated traffic generation is outlined below:

Development Component	Estimated Daily Traffic generation during peak season	Comments
Fuel Customers	20–30 vehicles	Based on fuel sales estimates advised by the client
Shop-Only Customers	10–20 trips	Potential additional retail visits not involving refuelling
Tourist Accommodation	2–4 trips	Guest arrivals/departures over 2-night stays
Service Deliveries	1 trip	Includes fuel and retail deliveries and accommodation services (minimal impact)

Total Estimated traffic generation in the peak season would therefore be anticipated to be approximately 33 to 55 trips per day, spread evenly throughout the day with no distinct peak hour.

6.2 Intersection Analysis

An assessment of the operations of the development accesses has been undertaken to determine whether there is any requirement for dedicated turn lanes.

As demonstrated below the existing volumes alone are well below the threshold that would trigger the need for a channelised turn treatment in accordance with the warrants outlined in Figure 3.25 of the *Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings Management'* as illustrated below.

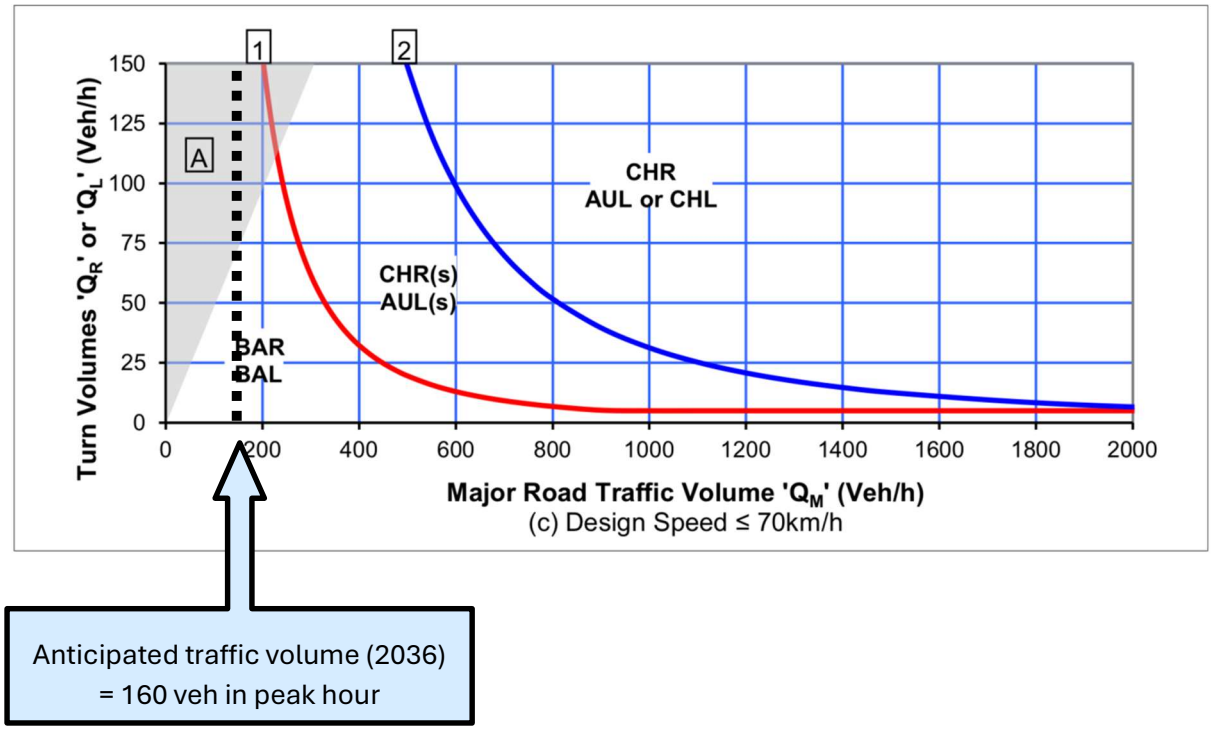


Figure 3: Extract of Warrants for turn treatments from 'Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings Management'

Therefore, dedicated turn lanes are not warranted at this location.

Given the low-volume nature of both the road and the development, no operational inefficiencies or safety concerns are anticipated that would warrant any further detailed intersection modelling. The road operates well below capacity, with frequent and adequate gaps in traffic for vehicles to safely enter and exit the development. The proposed development therefore is not expected to have any adverse impacts on the performance or safety of the surrounding road network.

7.0 Internal Layout Traffic Analysis

The internal layout of the development was assessed to ensure it is designed to facilitate safe and efficient traffic circulation in compliance with relevant standards.

Key features of the layout relating to traffic movement that are considered to support this include:

- Separate entry and exit driveways for access to Cape Tribulation Road, improving traffic safety and operational efficiency by reducing potential conflicts between incoming and outgoing vehicles.
- A separate driveway that branches off the main circulating driveway, providing access to the dwelling and cabins located west of the commercial area. This access is positioned to ensure minimal interaction with the main site traffic, enabling safe and convenient access to the dwelling and accommodation.
- The fuel tank is strategically positioned to allow vehicles to refuel from either side of the bowser, facilitating convenient and flexible access for users.
- The parking layout has been designed in accordance with AS 2890.1, providing eight (8) standard car parking spaces. There is also potential for an additional parking area to accommodate longer vehicles such as buses, campervans, and vehicles towing caravans, camper trailers, or boats, as shown on Engineering Plan No. 25-001-05 in Appendix 2. The recommended long vehicle parking space should have a geometry of 15 metres in length and 3 metres in width to accommodate the longer vehicles expected to access the site. These provisions will ensure the site can accommodate a diverse range of vehicle types typically associated with the area.
- A designated loading area has been incorporated into the internal layout to support commercial operations. This ensures that loading and unloading activities can be conducted efficiently and without disrupting internal traffic circulation or compromising safety for other site users.

7.1 Swept Path Analysis

A swept path analysis has been undertaken for a heavy rigid vehicle (HRV) to confirm that the internal driveway supports safe and efficient movement of the largest vehicle expected to access the site. The HRV turn paths would be representative of the fuel tanker, as well as longer vehicles such as a bus, recreational vehicle and vehicles towing caravans, camper trailers, boats etc.

The analysis as shown in the drawings in Appendix 2 demonstrates that these vehicle types can navigate the site without conflict, ensuring functional access to key areas such as the refueling bays, parking spaces, and loading zones.

Based on this assessment, the layout is considered to sufficiently accommodate commercial activities and fuel services, while ensuring safe and efficient vehicle movement, parking, and access.

8.0 External Works

The external works required to facilitate the proposed development are shown on Drawing no: 25-001-05 and entail the following:

- Construction of two sealed access crossovers based on the geometry shown in Appendix 2 and construction standard in accordance with FNQROC Development Manual Standard Drawing no. S1105 Rural Allotment Access.
- Relocation of the existing 40 km/h speed limit sign approximately 100 metres south of its current location, to allow adequate distance for vehicles to decelerate from 60 km/h to 40km/h prior to the access point with sufficient stopping distance provided in accordance with the requirements of the Austroads Guide to Road Design.
- Relocation of the existing intersection warning sign for Camelot Close currently positioned adjacent to the site, to a suitable location south of the proposed access. The final placement would be confirmed during the detailed design phase.
- Removal of approximately 19 metres of existing double centreline marking to accommodate the exit driveway access arrangement.

9.0 Conclusion

This Traffic Impact Assessment (TIA) has been prepared to support a development application for the proposed mixed-use development at Lot 7 on RP733181, Camelot Close, Cape Tribulation. The assessment addressed key elements including site access and egress, sight distance, swept path analysis, internal circulation, traffic generation, and compliance with relevant Australian Standards and traffic engineering guidelines. Based on the findings, the proposed development is not expected to adversely impact the safety or efficiency of the surrounding road network, provided that the recommended access design and external works are implemented

APPENDIX 1

PROPOSED SITE LAYOUT

APPENDIX 2

ENGINEERING DRAWINGS

DRAWING NO	DESCRIPTION
25-001-01	SIGHT LINES
25-001-02	VEHICLE MOVEMENTS (1 OF 3)
25-001-03	VEHICLE MOVEMENTS (2 OF 3)
25-001-04	VEHICLE MOVEMENTS (3 OF 3)
25-001-05	EXTERNAL WORKS

CAMELOT CLOSE

N
W
E
S

20000
SETBACK

LOT 7
RP733181

10000
SETBACK

RESIDENCE

WATER
TANK

CABIN

CABIN

NO TREES
LOCATED

WASTE
WATER
TREATMENT

25000
SETBACK

EXIT

4500

SETBACK

COMMERCIAL

PETROL
STATION

57005

31750

CAPE TRIBULATION RD

SITE
ACCESS

4500

5400

10000

HEAVY/THICK
LANDSCAPING TO SETBACK

10000
SETBACK

8 CARPARKS

FUEL
STORAGE

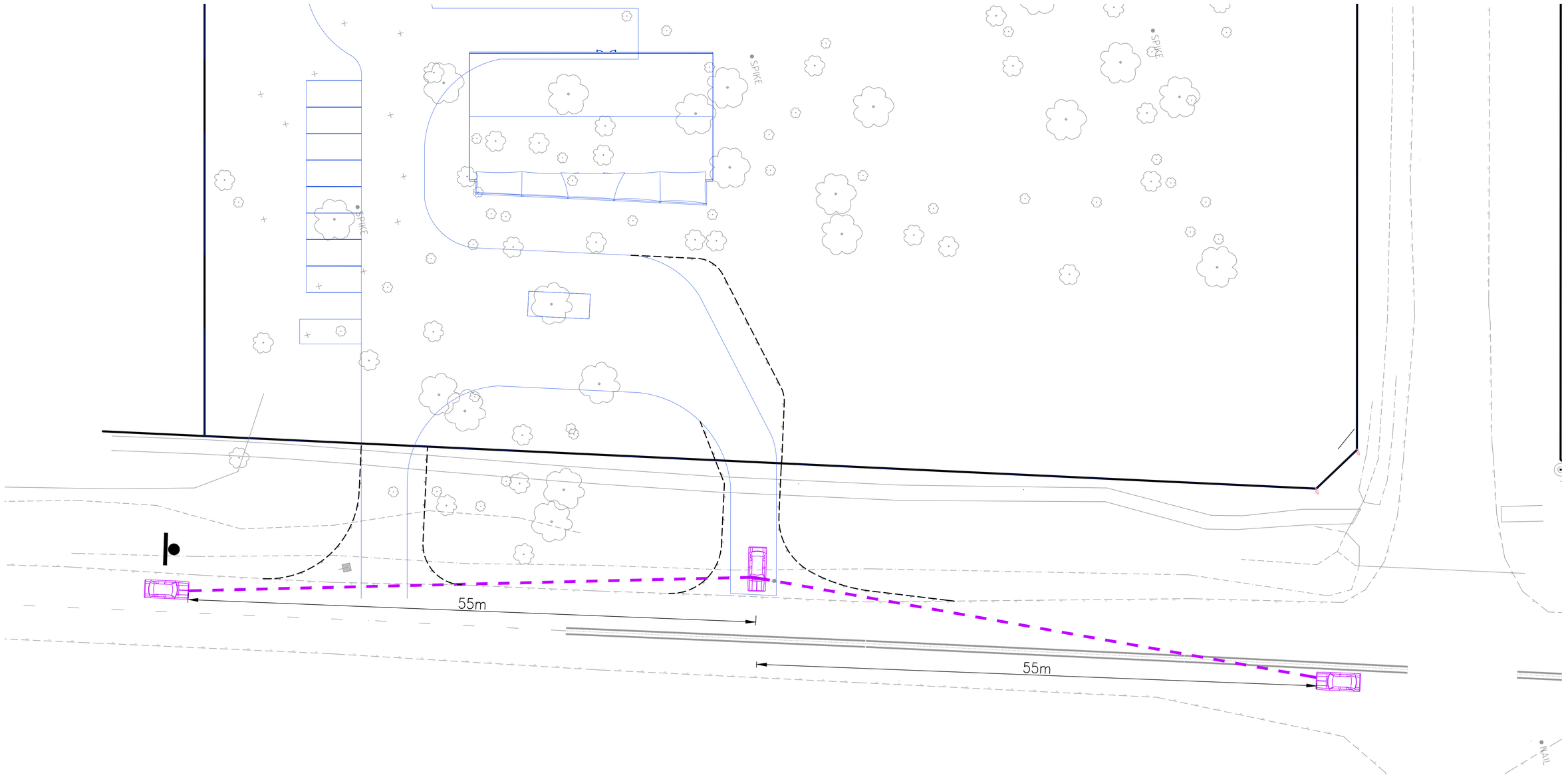
HEAVY/THICK
LANDSCAPING TO SETBACK

AMENDMENTS		DATE
P1	PRELIMINARY	15/08/24
P2	REVISED FOR COMMENT	25/09/24
P3	REVISED	12/02/25

clarke and prince |ARCHITECTS
3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w.www.clarkeandprince.com.au

DRAWN	HBU	SCALE 1 : 500	SIZE A3
APPROVED	SC	DATE	07/08/24

PROJECT **MIXED USE DEVELOPMENT**
LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
FOR **MR. GRAHAM WILLIAMS**
DWG **PROPOSED SITE PLAN OPTION 1**
DWG No. **1661- SD-A103.1** | STAMP PRELIMINARY | ISSUE **P3**



Notes:

- Sight distance requirements at access driveways shown comply with AS/NZS 2890.1:2004 section 3.2.4 (Figure 3.2)
- Frontage road speed = 40km/h.
  sight distance requirement = 55m (desirable) 35m (minimum)

FOR INFORMATION ONLY

REVISIONS

No.	DESCRIPTION	DATE	SIGN
A	*PRELIMINARY ISSUE*	*03/04/25*	*NJM*

SCALE 1:300@A1

0 6 12 18 24 30 m

DO NOT SCALE

LOT 7, Camelot Close, Cape Tribulation

Mixed Use Development

SIGHT LINES

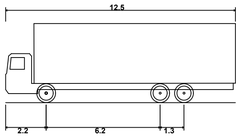
NJM Engineering Consulting

NUMBER 1 OF 3 A1 PLANS

REV. A

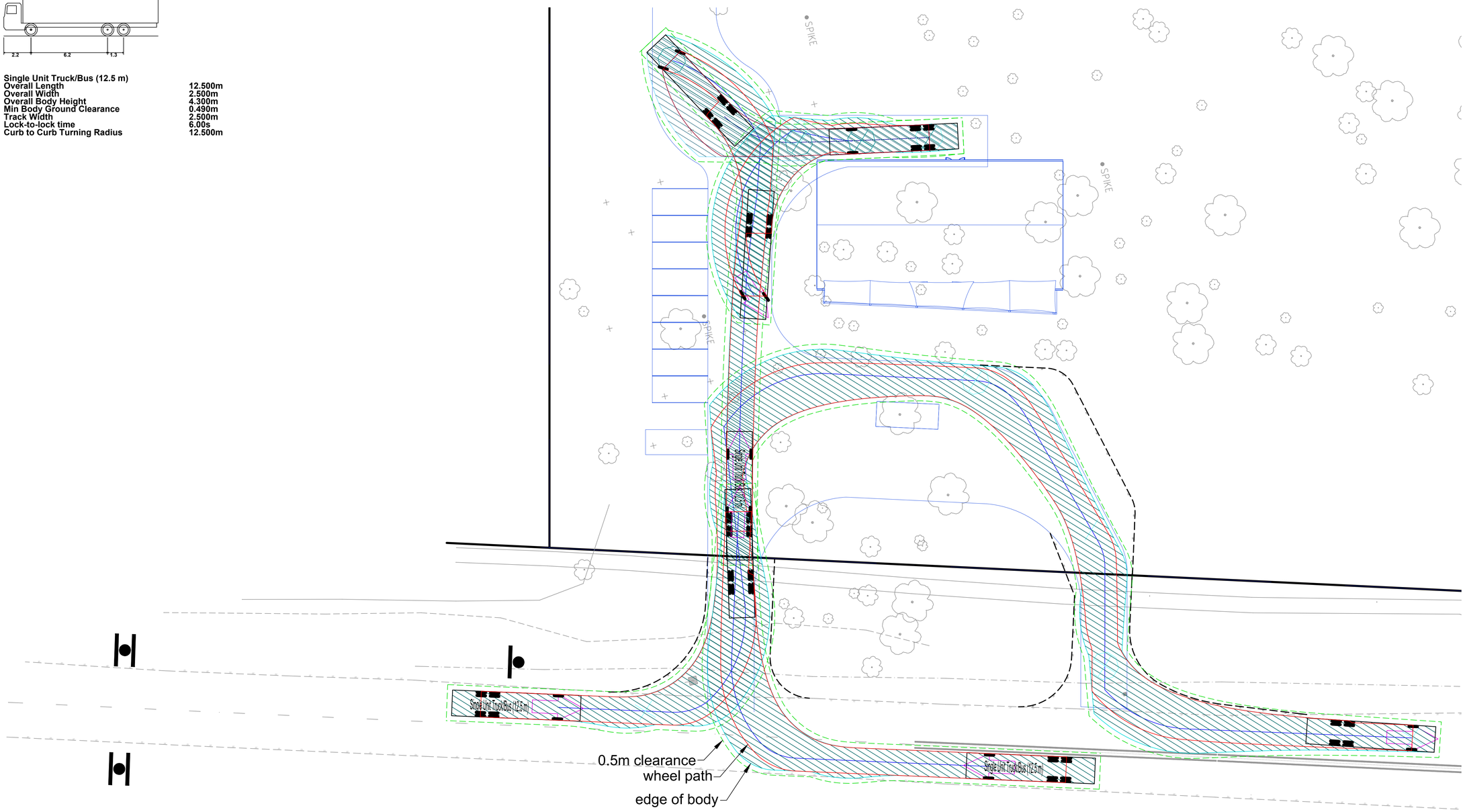
DRAWING NUMBER

25-001-01



Single Unit Truck/Bus (12.5 m)

Overall Length	12.500m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.490m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.500m



FOR INFORMATION ONLY

REVISIONS

No.	DESCRIPTION	DATE	SIGN
A	*PRELIMINARY ISSUE*	*03/04/25*	*NJM*

SCALE 1:300@A1

0 6 12 18 24 30 m

DO NOT SCALE

LOT 7, Camelot Close, Cape Tribulation

Mixed Use Development

VEHICLE MOVEMENTS

1 of 3

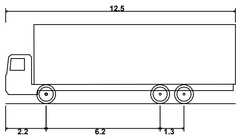
N J M Engineering Consulting

NUMBER 2 OF 3 A1 PLANS

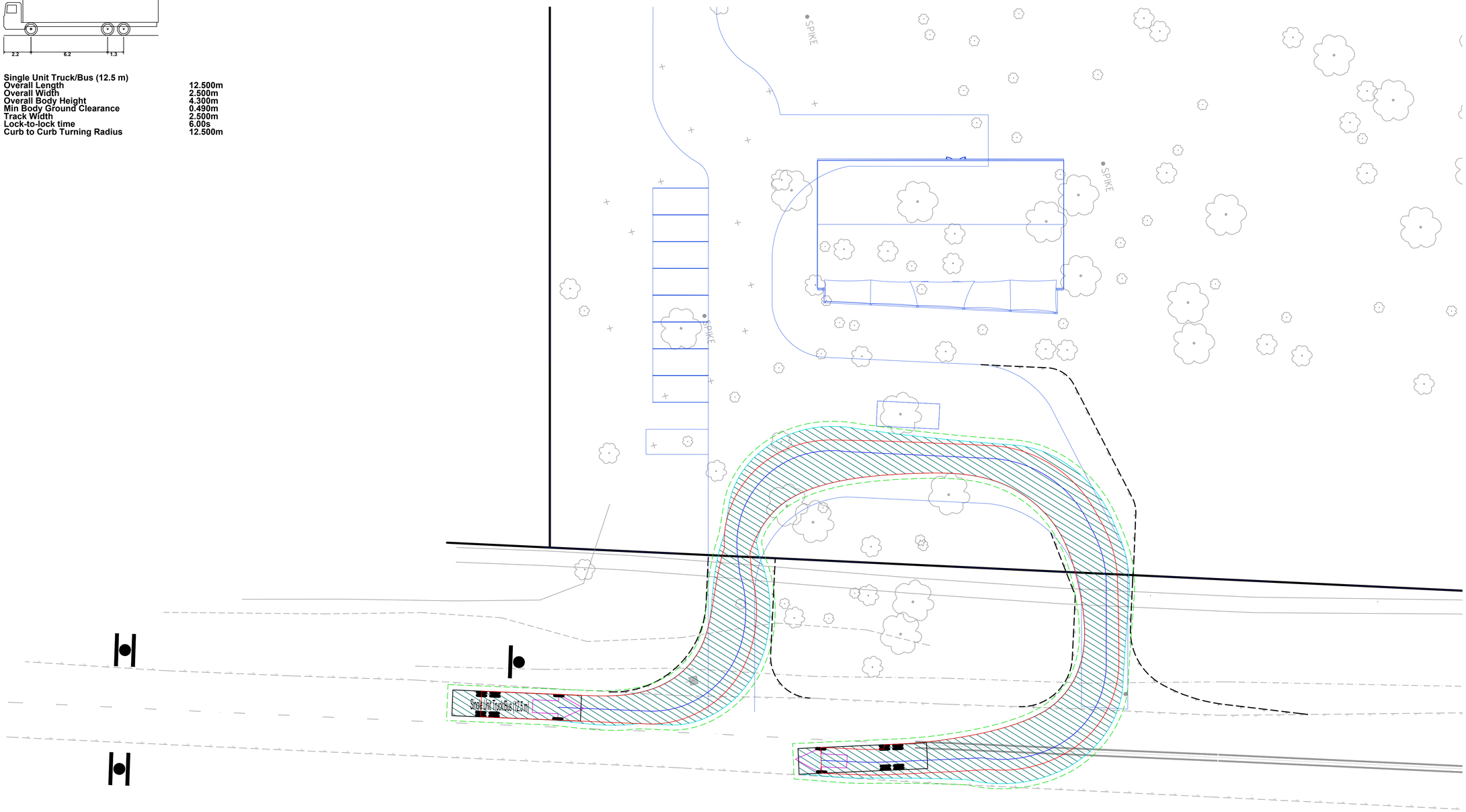
REV. A

DRAWING NUMBER

25-001-02



Single Unit Truck/Bus (12.5 m)	
Overall Length	12.500m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.490m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.500m



FOR INFORMATION ONLY

REVISIONS			
No.	DESCRIPTION	DATE	SIGN
A	*PRELIMINARY ISSUE*	*03/04/25*	*NJM*

SCALE 1:300@A1

0 6 12 18 24 30 m

DO NOT SCALE

LOT 7, Camelot Close, Cape Tribulation

Mixed Use Development

VEHICLE MOVEMENTS

2 of 3

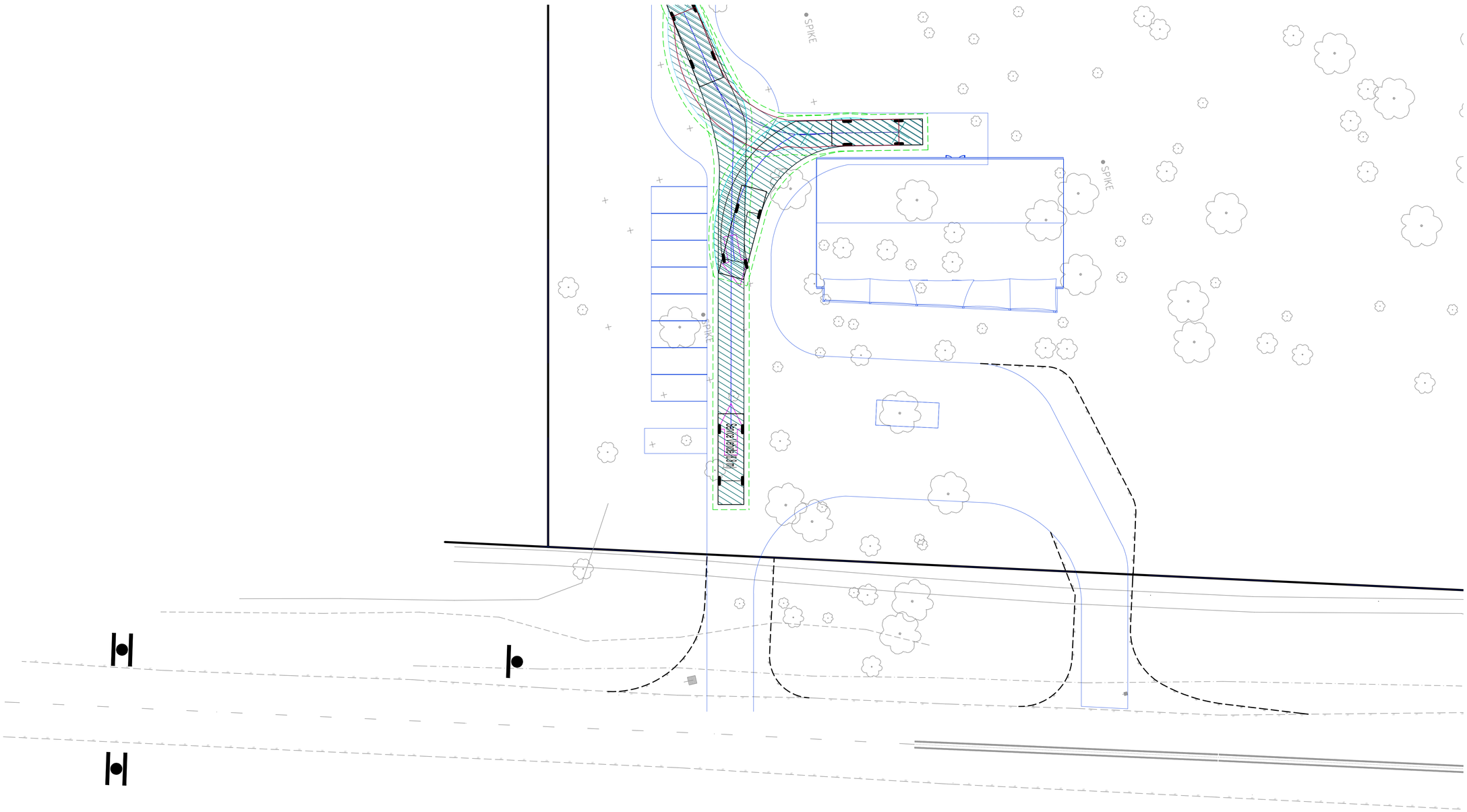
N J M Engineering Consulting

NUMBER 2 OF 3 A1 PLANS

REV. A

DRAWING NUMBER

25-001-03



FOR INFORMATION ONLY

REVISIONS			
No.	DESCRIPTION	DATE	SIGN
A	*PRELIMINARY ISSUE*	*03/04/25*	*NJM*

SCALE 1:300@A1

0 6 12 18 24 30 m

DO NOT SCALE

LOT 7, Camelot Close, Cape Tribulation

Mixed Use Development

VEHICLE MOVEMENTS

3 of 3

8.8m Service Vehicle

N J M Engineering Consulting

NUMBER 2 OF 3 A1 PLANS

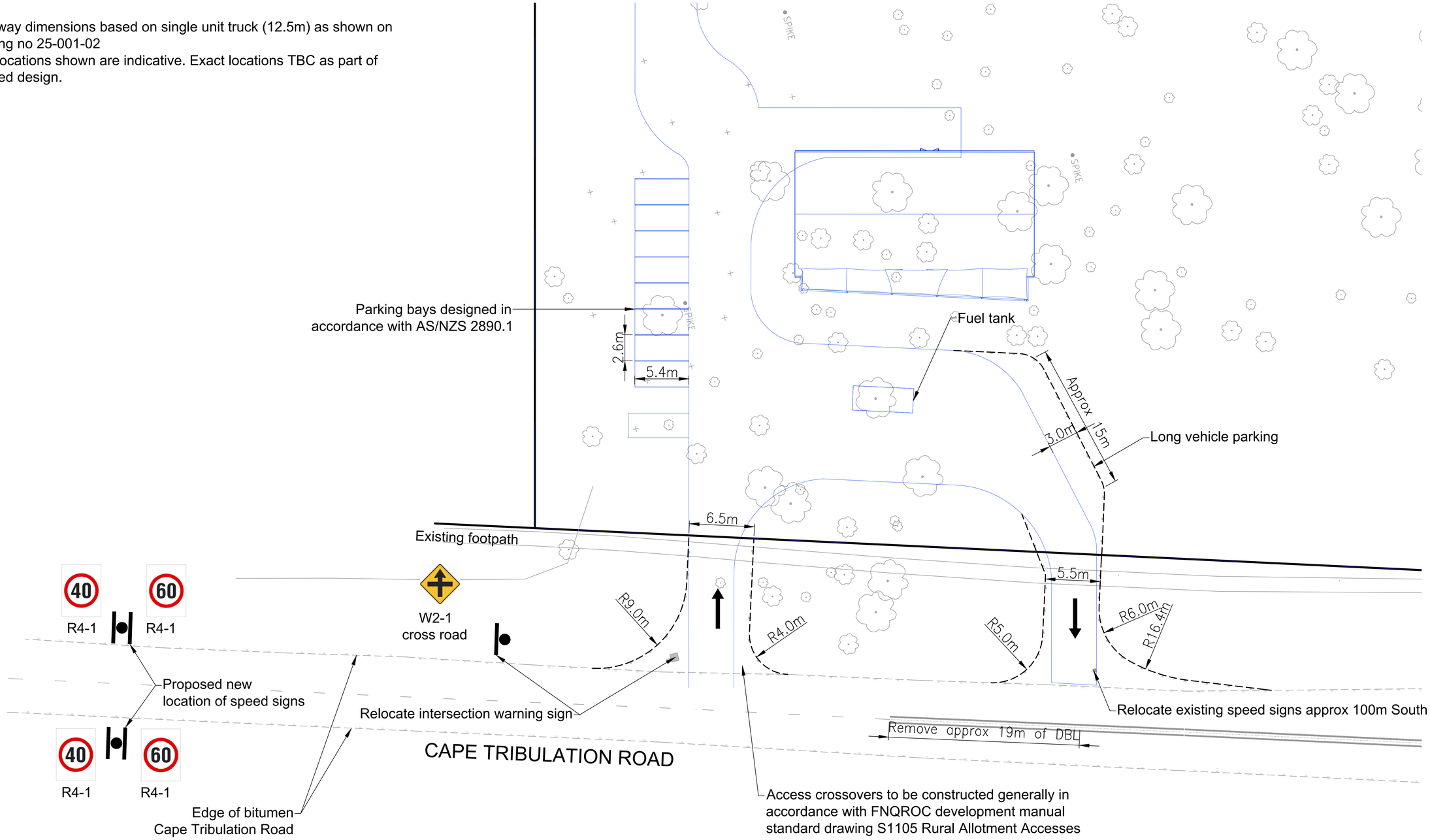
REV. A

DRAWING NUMBER

25-001-04

Notes:

- Driveway dimensions based on single unit truck (12.5m) as shown on drawing no 25-001-02
- Sign locations shown are indicative. Exact locations TBC as part of detailed design.



FOR INFORMATION ONLY

REVISIONS			
No.	DESCRIPTION	DATE	SIGN
A	*PRELIMINARY ISSUE*	*03/04/25*	*NJM*

SCALE 1:200@A1

0 4 8 12 16 20 m

DO NOT SCALE

LOT 7, Camelot Close, Cape Tribulation

Mixed Use Development

EXTERNAL WORKS

N J M Engineering Consulting

NUMBER 3 OF 3 A1 PLANS

REV. A

DRAWING NUMBER

25-001-05

SCHEDULE 8

DA FORM 1

SCHEDULE 8

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	GDUB HOLDINGS PTY LTD
Contact name *(only applicable for companies)*	Matthew Ward - wildPLAN Pty Ltd
Postal address *(P.O. Box or street address)*	PO Box 8028
Suburb	Cairns
State	Qld
Postcode	4870
Country	Australia
Contact number	0499533727
Email address *(non-mandatory)*	matthew@wildplan.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	WP24 006 WIL

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

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

☐ Yes – the written consent of the owner(s) is attached to this development application
☒ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		L7	Camelot Close	Cape Tribulation
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	7	RP733181	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:

Name of port authority for tidal area *(if applicable)*

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (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 DA Forms Guide.

☐ 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)*:

Mixed use development comprising:
Stage 1: Service Station / Shop
Stage 2: Dwelling House
Stage 3: Nature-Based Tourism (forest stay) comprising two (2) accommodation units

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

☒ Relevant plans of the 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 ☐ 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)*:

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

☐ Relevant plans of the 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
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ 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 *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Service station	means the use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).		164m2 (includes Shop area)
Shop	means the use of premises for— (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public. Examples of a shop— betting agency, corner store, department store, discount variety store, hair dressing salon liquor store, supermarket.		164m2 (includes service station area)
Dwelling house	means a residential use of premises involving— (a) 1 dwelling and any domestic outbuildings associated with the dwelling; or (b) 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling	1	NA
Nature based tourism (forest stay)	means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment.	2 cabins	66m2 (33m2 per cabin)

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☒ No
8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

☐ Yes – provide details below or include details in a schedule to this development application	
☒ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ 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 staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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?			
Current 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 operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary 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)*

$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the *Planning Act 2016***:

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

☐ SEQ northern inter-urban break – community activity
☐ SEQ northern inter-urban break – indoor recreation
☐ SEQ northern inter-urban break – urban activity
☐ SEQ northern inter-urban break – combined use
☐ Tidal works or works in a coastal management district
☐ Reconfiguring a lot in a coastal management district or for a canal
☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development –levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**
☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA 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:**
☐ Infrastructure-related referrals – Electricity infrastructure

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:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 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**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

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 *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for 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 *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or*
- *Part 2under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development*

Further advice about information requests is contained in the DA Forms Guide.

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

☒ No

***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au 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 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ 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 https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

***Note**: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.*

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

***Note**: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.*

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 *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au for further information.*

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.*

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.*

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

***Note**: See guidance materials at www.resources.qld.gov.au for further information.*

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for further information.*

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **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 www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.*

Name of the heritage place:		Place ID:	

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

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

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

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

☒ No

***Note**: See guidance materials at www.planning.statedevelopment.qld.gov.au 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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA 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 DA Forms Guide: Relevant plans.*	☒ 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 number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

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