

# DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving 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)	Sarah Anne Cutting
Contact name (only applicable for companies)	C/- Patrick Clifton GMA Certification
Postal address (P.O. Box or street address)	Po Box 831
Suburb	Port Douglas
State	Qld
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address (non-mandatory)	Patrick.c@gmacert.com.au
Mobile number (non-mandatory)	0438 755 374
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20201378

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> 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
			Forest Creek Road	Forest Creek
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	74	RP733654	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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> 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:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**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):*

Dwelling House

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

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

### 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 <sup>2</sup> ) (if applicable)
Dwelling House	Dwelling House	1	N/A
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

### Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> 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?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> 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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
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?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> 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?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

## PART 5 – REFERRAL DETAILS

### 17) Does this development application include any aspects that have any referral requirements?

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

#### Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

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

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b>
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul>
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b>
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:</b>
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the <b>relevant port operator</b> , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b>
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> <li>• 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</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> Further advice about information requests is contained in the <a href="#">DA Forms Guide</a> .

## 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
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application  
☒ No

**Note:** See [www.business.qld.gov.au](http://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](http://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.des.qld.gov.au](http://www.des.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 Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.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 Form 1 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 <https://planning.dsdmip.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](http://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 Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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 and Science at [www.des.qld.gov.au](http://www.des.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.dnrme.qld.gov.au](http://www.dnrme.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.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Queensland and local heritage places**

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below  
☒ No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

### **Brothels**

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*  
☒ No

### **Decision under section 62 of the Transport Infrastructure Act 1994**

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)  
☒ No

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <a href="#">DA Form 2 – Building work details</a> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>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 <a href="#">DA Forms Guide: Planning Report Template</a>.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p><b>Privacy</b> – 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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> <li>• such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or</li> <li>• required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>• otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

## 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	





GMA Certification  
Group

*Leader's in  
Building Certification Services*



## **PLANNING STATEMENT**

---

For: Sarah Anne Cutting  
Development: Dwelling House  
At: Forest Creek Road, Forest Creek (Lot 74 RP733654)  
Prepared by: GMA Certification Group  
File Ref: 20201378  
Revision: B

# Table of Contents

1.0	Introduction.....	3
2.0	Development Summary .....	4
3.0	Site and Locality .....	5
4.0	Proposal .....	6
5.0	Statutory Planning Considerations.....	7
5.1	Planning Act 2016 .....	7
5.1.1	Categorisation of Development .....	7
5.1.2	Assessment Manager .....	7
5.1.3	Level of Assessment .....	7
5.1.4	Statutory Considerations for Assessable Development.....	7
6.0	Local Planning Considerations .....	8
6.1	Douglas Shire Council Planning Scheme .....	8
7.0	Summary and Conclusion.....	10
	Appendix 1. ....	11
	Appendix 2. ....	12
	Appendix 3. ....	13

## 1.0 Introduction

This report has been prepared in behalf of Sarah Anne Cutting in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling House on land at Forest Creek Road, Forest Creek, and described as Lot 74 on RP733654.

The application site is a single irregularly shaped allotment located north of the Daintree River on Forest Creek Road. The site contains an area of 4.029 hectares and is currently undeveloped. The land slopes from the north or Forest Creek Road frontage, to the south and contains mature vegetation, with the exception of a cleared area centrally on the site.

It is proposed to develop the site for the purpose of a Dwelling House. The house would have dimensions of 7 metres long x 6 metres wide and a height of approximately 3 metres. It would be located 172 metres setback from the Forest Creek road frontage and 48 metres from the western boundary and 45 metres from the eastern boundary.

The application is identified as being Code Assessable and consideration is limited to the matters identified in the Assessment Benchmarks contained in the Planning Scheme. The proposed development is considered to be consistent with the Assessment Benchmarks and is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area.

The application is submitted for approval, subject to reasonable and relevant conditions.

## 2.0 Development Summary

<b>Address:</b>	Forest Creek Road, Forest Creek
<b>Real Property Description:</b>	Lot 74 RP733654
<b>Easements &amp; Encumbrances:</b>	Nil
<b>Site Area/Frontage:</b>	Area: 4.029 hectares Frontage: Approx. 109 metres
<b>Registered Owner:</b>	Sarah Anne Cutting
<b>Proposal:</b>	Dwelling House
<b>Approval Sought:</b>	Development Permit
<b>Level of Assessment:</b>	Code Assessment
<b>Referral Agencies:</b>	Nil
<b>State Development Assessment Provisions:</b>	N/A
<b>Zone:</b>	Environmental Management Zone
<b>Overlays:</b>	<ul style="list-style-type: none"><li>• Acid Sulfate Soils Overlay – 5m-20m AHD;</li><li>• Bushfire Hazard Overlay – Potential Impact Buffer;</li><li>• Flood and Storm Tide Inundation Overlay – Floodplain Assessment Overlay;</li><li>• Landscape Values Overlay – High Landscape Values; and,</li><li>• Natural Areas Overlay – MSES regulated Vegetation (of concern and intersecting a watercourse)</li></ul>

### 3.0 Site and Locality

The application site is a large rural lifestyle allotment containing an area of 4.029 hectares and having frontage to Forest Creek Road of approximately 109 metres. The site is currently vacant and is vegetated with mature vegetation, excluding a cleared area located centrally on the site. A seasonal water course traverses the site from the east to the west towards the site frontage.

The locality containing the site is generally characterised by other larger rural lifestyle allotments that have been developed with dwelling houses and domestic outbuildings.



Photo 1 – Site Location (Source Queensland Globe)

## 4.0 Proposal

It is proposed to develop the site for the purpose of a Dwelling House. The house would be setback 172 metres from the property frontage, 48 metres from the western side boundary and 45 metres from the eastern side boundary. It would have dimensions of 7 metres long x 6 metres wide and a height of approximately 3 metres.

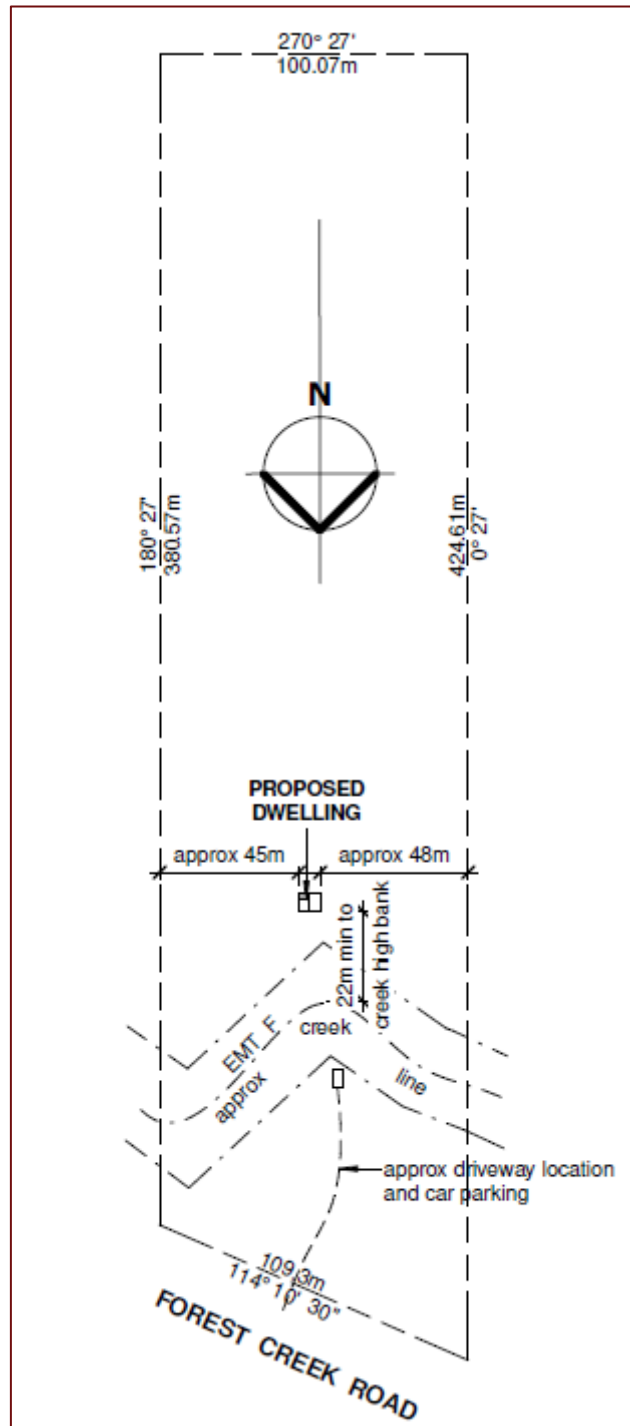


Image 1: Site Plan extract

Proposal Plans are attached at [Appendix 1](#).



## 5.0 Statutory Planning Considerations

This section provides a summary of the legislative framework affecting the application pursuant to the Planning Act 2016.

### 5.1 Planning Act 2016

#### 5.1.1 Categorisation of Development

The proposed development is not identified as prohibited development having regard to the relevant instruments that can prohibit development under the *Planning Act 2016*, including

- Schedule 10 of the *Planning Regulations 2017*
- Relevant Categorising Instruments.

The development is made assessable under the Douglas Shire Council Planning Scheme, which is a categorising instrument for the purpose of s43 of the *Planning Act 2016*.

#### 5.1.2 Assessment Manager

Pursuant to Schedule 8 of the *Planning Regulations 2017*, the Assessment Manager for the application is the Douglas Shire Council.

#### 5.1.3 Level of Assessment

The application involves Building Works Assessable against the Planning Scheme. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme.

Development	Categorising Section	Level of Assessment
Dwelling House	Table 5.6.d – Environmental Management Zone	Code Assessable

#### 5.1.4 Statutory Considerations for Assessable Development

As the application is subject to Code Assessment, in deciding the application pursuant to s60 of the *Planning Act 2016*, the Council, as Assessment Manager, can only have regard to the matters established in the relevant planning Assessment Benchmarks.

This assessment is further discussed in Section 6.0 of this report and a detailed assessment of the proposed development against the assessment benchmarks is provided at [Appendix 2](#).

## 6.0 Local Planning Considerations

### 6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme (2018), the site is identified within the Environmental Management Zone and is affected by the following Overlays:

- Acid Sulfate Soils Overlay – 5m-20m AHD;
- Bushfire Hazard Overlay – Potential Impact Buffer;
- Flood and Storm Tide Inundation Overlay – Floodplain Assessment Overlay;
- Landscape Values Overlay – High Landscape Values; and,
- Natural Areas Overlay – MSES regulated Vegetation (of concern and intersecting a watercourse).

The Table below identifies the applicable Assessment Benchmarks contained within the Planning Scheme.

Assessment Benchmark	Applicability	Compliance
Environmental Management Zone Code	Applies	Complies with all applicable Acceptable Outcomes.
Acid Sulfate Soils Overlay Code	Applies	Complies with all applicable Acceptable Outcomes.
Bushfire Hazard Overlay Code	Applies	Complies with Assessment Benchmarks. The proposed development and access would not be located in a potential bushfire hazard area or potential impact buffer area.
Flood and Storm Tide Hazard Overlay Code	Applies	Generally complies with the Acceptable Outcomes. Consideration is required in respect of the setback to natural riparian corridors (Performance Outcomes PO2 & PO5).  It would be located less than the prescribed 50 metre setback from the



		riparian area; however it would not affect the natural function of the riparian corridor or affect the existing flood characteristics on the site or adjoining land.
Landscape Values Overlay Code	Not applicable	Not identified as an Assessment Benchmark
Natural Areas Overlay Code	Applies	Complies with applicable Acceptable Outcomes.
Dwelling House Code	Applies	Complies with applicable Acceptable Outcomes.
Access, parking and servicing Code	Applies	Complies with applicable Acceptable Outcomes.
Filling and Excavation Code	Not applicable	No Assessment Benchmarks, no filling or excavation proposed.
Infrastructure Works Code	Applies	Generally complies with the applicable Acceptable Outcomes. Council are invited to attach conditions to secure compliance with water supply and onsite effluent disposal and associated plumbing approvals.
Vegetation Management Code	Applies	Complies with applicable Acceptable Outcomes.

A detailed assessment of the proposed development against the applicable Assessment Benchmarks is provided at [Appendix 2](#).

## 7.0 Summary and Conclusion

This report has been prepared in behalf of Sarah Anne Cutting in support of a Development Application to Douglas Shire Council for a Development Permit for Material Change of Use for the purpose of a Dwelling House on land located at Forest Creek Road, Forest Creek, and described as Lot 74 on RP733654.

The application is identified as being Code Assessable and an assessment against the applicable codes has indicated that the development is consistent with the Assessment Benchmarks and is considered to be a suitable use of the site. The development is considered to be consistent in terms of scale and intensity to other forms of development in the locality and the site can contain the use without adverse impact on the amenity of the area or the natural and ecological functions.

The application is submitted for approval, subject to reasonable and relevant conditions.

## **CERTIFICATE OF TITLE**

# CURRENT TITLE SEARCH

## NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 34538325

Search Date: 29/07/2020 09:21

Title Reference: 21106090

Date Created: 28/11/1979

Previous Title: 21044147

### REGISTERED OWNER

Dealing No: 720019420 22/04/2020

SARAH ANNE CUTTING

### ESTATE AND LAND

Estate in Fee Simple

LOT 74 REGISTERED PLAN 733654  
Local Government: DOUGLAS

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10673052 (POR 130)
2. MORTGAGE No 720019421 22/04/2020 at 11:00  
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 \*\*

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]  
Requested By: D-ENQ GLOBALX

## **PROPOSAL PLANS**



## **PLANNING BENCHMARK ASSESSMENT**



20201378 – Lot 74 Forest Creek Road, Forest Creek

## **6.2.4 Environmental management zone code**

### **6.2.6.1 Application**

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

### **6.2.4.2 Purpose**

- (1) The purpose of the Environmental management zone code is to recognise environmentally sensitive areas and provide for houses on lots and other low impact activities where suitable.

These areas are protected from intrusion of any urban, suburban, centre or industrial land use.

- (2) The local government purpose of the code is to:
  - (a) implement the policy direction set in the Strategic Framework, in particular:
    - (i) Theme 2 : Environment and landscape values, Element 3.5.3 – Biodiversity, Element 3.5.5 – Scenic amenity.
  - (b) protect and buffer areas of environmental significance from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is generally restricted to a dwelling house;
  - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
  - (c) Development reflects and responds to the natural features and environmental values of the area;





20201378 – Lot 74 Forest Creek Road, Forest Creek

- (d) Visual impacts are minimised through the location and design of development;
- (e) Development does not adversely affect water quality;
- (f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.

#### 6.2.4.3 Criteria for assessment

**Table 6.2.4.3.a – Environmental management zone – assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b>  The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites	<b>AO1</b>  Buildings and structures are not more than 8.5 metres and two storeys in height.  Note – Height is inclusive of the roof height.	<b>Complies with AO1</b>  The proposed outbuilding would have a height of approximately 3 metres.
	<b>AO1.2</b>  Buildings have a roof height not more than 2 metres	<b>Complies with AO1.2</b>  The outbuilding would have a roof height of 400mm



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<b>PO2</b>  Buildings and structures are set back to: <ul style="list-style-type: none"> <li>(a) maintain the natural character of the area;</li> <li>(b) achieve separation from neighbouring buildings and from road frontages</li> </ul>	<b>AO2</b>  Buildings and structures are set back not less than: <ul style="list-style-type: none"> <li>(a) 40 metres from the frontage of a state controlled road;</li> <li>(b) 25 metres from the frontage to Cape Tribulation Road;</li> <li>(c) 6 metres from any other road;</li> <li>(d) 6 metres from the side and rear boundaries of the site.</li> </ul>	<b>Complies with AO2</b>  The building would be setback 172 metres from the front boundary and a minimum of 45 metres from the side and rear boundary.
<b>For assessable development</b>		
<b>PO3</b>  Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.	<b>AO3</b>  Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.	<b>Complies with AO3</b>  The proposed use is not identified as an inconsistent use.
<b>PO4</b>	<b>AO4</b>	<b>Complies with AO4</b>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.	No acceptable outcomes are prescribed.	The proposed development would result in a site coverage of less than 1%.
<b>PO5</b>  Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.  Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	<b>AO5.1</b>  Buildings, structures and associated access, infrastructure and private open space are sited: <ul style="list-style-type: none"> <li>(a) within areas of the site which are already cleared; or</li> <li>(b) within areas of the site which are environmentally degraded;</li> <li>(c) to minimise additional vegetation clearing.</li> </ul>	<b>Complies with AO5.1</b>  The proposed building would be located within the existing disturbed area on the site.
	<b>AO5.2</b>  Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline	<b>Complies with AO5.2</b>  The building would be located in an existing flat area.



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<b>PO6</b>  Buildings and structures are responsive to steep slope through innovative construction techniques so as to: <ul style="list-style-type: none"> <li>(a) maintain the geotechnical stability of slopes;</li> <li>(b) minimise cut and/or fill;</li> <li>(c) minimise the overall height of development</li> </ul>	<b>AO6.1</b>  Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.	<b>Not applicable</b>  The building would be located in an existing flat area.
	<b>AO6.2</b>  Access and vehicle manoeuvring and parking areas are constructed and maintained to: <ul style="list-style-type: none"> <li>(a) minimise erosion;</li> <li>(b) minimise cut and fill;</li> <li>(c) follow the natural contours of the site.</li> </ul>	<b>Complies with AO6.2</b>  The site is reasonable flat and no earthworks would be required to create an access.
<b>PO7</b>  The exterior finishes of buildings and structures are consistent with the surrounding natural environment	<b>AO7</b>  The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and	<b>Complies with AO7</b>  The proposed building would be finished in classic cream and would not be visible external to the site.



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	brown or the development is not visible external to the site.	
<b>PO8</b>  Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	<b>AO8</b>  No acceptable outcomes are prescribed.	<b>Complies with PO8</b>  The development would generate impacts consistent with the planned residential use of the land.
<b>PO9</b>  The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	<b>AO9</b>  The maximum residential density is one dwelling house per lot.	<b>Complies with AO9</b>  Only one dwelling is proposed.
<b>PO10</b>  Lot reconfiguration results in no additional lots. Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.	<b>AO10</b>  No acceptable outcomes are prescribed.	<b>Not applicable</b>  No reconfiguration is proposed.



20201378 – Lot 74 Forest Creek Road, Forest Creek

## **8.2.1 Acid sulfate soils overlay code**

### **8.2.1.1 Application**

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils overlay, if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:
  - (a) Land at or below the 5m AHD sub-category;
  - (b) Land above the 5m AHD and below the 20m AHD sub-category.
- (3) When using this code, reference should be made to Part 5.

### **8.2.1.2 Purpose**

- (1) The purpose of the acid sulfate soils overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.
    - (ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
- (2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.



20201378 – Lot 74 Forest Creek Road, Forest Creek

- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
  - (b) Development ensures that disturbed acid sulphate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

### 8.2.1.3 Criteria for assessment

**Table 8.2.1.3.a - Acid sulphate soils overlay code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For assessable development</b>		
<b>PO1</b> The extent and location of potential or actual acid sulfate soils is accurately identified.	<b>AO1.1</b> No excavation or filling occurs on the site.  or <b>AO1.2</b>	<b>Complies with AO1.1</b>  No excavation or filling is proposed.



20201378 – Lot 74 Forest Creek Road, Forest Creek

	<p>An acid sulfate soils investigation is undertaken.</p> <p>Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</p>	
<p><b>PO2</b></p> <p>Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p><b>AO2.1</b></p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in:</li> <li>(d) actual acid sulfate soils being moved below the water table;</li> <li>(e) previously saturated acid sulfate soils being aerated.</li> </ul>	<p><b>Complies with AO2.1</b></p> <p>No excavation or filling is proposed</p>





20201378 – Lot 74 Forest Creek Road, Forest Creek

or

**AO2.2**

The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:

- (a) neutralising existing acidity and preventing the generation of acid and metal contaminants;
- (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;
- (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;
- (d) appropriately treating acid sulfate soils before disposal occurs on or off site;
- (e) documenting strategies and reporting requirements in an acid sulfate soils



20201378 – Lot 74 Forest Creek Road, Forest Creek

	<p>environmental management plan.</p> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p><b>PO3</b></p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p><b>AO3</b></p> <p>No acceptable outcomes are prescribed.</p>	<p><b>Complies with PO3</b></p> <p>No excavation or filling is proposed</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

## **8.2.2 Bushfire hazard overlay code**

Note - Land shown on the bushfire hazard overlay map is designated as the bushfire prone area for the purposes of section 12 of the Building Regulations 2006. The bushfire hazard area (bushfire prone area) includes land covered by the high and medium hazard areas as well as the buffer area category on the overlay map.

### **8.2.2.1 Application**

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

### **8.2.2.2 Purpose**

- (1) The purpose of the Bushfire overlay code is to:
  - (a) implement the policy direction in the Strategic Framework, in particular:
    - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
    - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.



20201378 – Lot 74 Forest Creek Road, Forest Creek

- (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
  - (b) development is designed and located to minimise risks to people and property from bushfires;
  - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;
  - (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
  - (e) development contributes to effective and efficient disaster management response and recovery capabilities.

Note - A site based assessment may ground-truth the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area). Such assessments should be undertaken using the methodology set out in Planning scheme policy SC6.9 - Natural Hazards.



20201378 – Lot 74 Forest Creek Road, Forest Creek

### 8.2.2.3 Criteria for assessment

**Table 8.2.3.3.a – Bushfire hazard overlay code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>Compatible development</b>		
<p><b>PO1</b></p> <p>A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances.</p> <p>Note - See the end of this code for examples of vulnerable uses.</p>	<p><b>AO1</b></p> <p>Vulnerable uses are not established or expanded.</p> <p>Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan.</p> <p>Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan.</p> <p>Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a</p>	<p><b>Complies with AO1</b></p> <p>The development does not involve a vulnerable use.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	Bushfire Management Plan.	
<b>P02</b> Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	<b>AO2</b> Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	<b>Not applicable</b> The proposed development is not an emergency service.
<b>P03</b> Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	<b>AO3</b> The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	<b>Not applicable</b> The development does not involve the manufacture or storage of hazardous materials.
<b>Development design and separation from bushfire hazard – reconfiguration of lots</b>		
<b>P04.1</b> Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m <sup>2</sup> at the edge of	<b>AO4.1</b> No new lots are created within a bushfire hazard sub-category. or	<b>Not applicable</b> No reconfiguration is proposed.



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<p>the proposed lot(s).</p> <p>Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i>.</p> <p>Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m<sup>2</sup> and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m<sup>2</sup> or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>		
<p><b>PO4.2</b></p> <p>Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m<sup>2</sup> at any point.</p>	<p><b>AO4.2</b></p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves radiant heat flux level of 29kW/m<sup>2</sup> at all boundaries; and</p> <p>(b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas</p>	<p><b>Not applicable</b></p> <p>No reconfiguration is proposed.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	
<p><b>P05</b></p> <p>Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p><b>AO5.1</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> <li>(a) has a two lane sealed carriageway;</li> <li>(b) contains a reticulated water supply;</li> <li>(c) is connected to other public roads at both ends and at intervals of no more than 500m;</li> <li>(d) accommodates geometry and turning radii in accordance with Queensland Fire and</li> </ul>	<p><b>Not applicable</b></p> <p>No reconfiguration is proposed.</p>





20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(e) has a minimum of 4.8m vertical clearance above the road;</p> <p>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</p> <p>(g) incorporates roll-over kerbing.</p>	
	<p><b>AO5.2</b></p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	<p><b>Not applicable</b></p> <p>No reconfiguration is proposed.</p>
<p><b>PO6</b></p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all</p>	<p><b>AO6</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p>	<p><b>Not applicable</b></p> <p>No reconfiguration is proposed.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<p>weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<ul style="list-style-type: none"> <li>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</li> <li>(d) a minimum of 4.8m vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m;</li> </ul>	



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<ul style="list-style-type: none"> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</li> </ul>	
<p><b>PO7</b></p> <p>Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p><b>AO7</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> <li>(a) a reserve or easement width of at least 20m;</li> <li>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</li> <li>(d) a minimum of 4.8m vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in</li> </ul>	<p><b>Not applicable</b></p> <p>No reconfiguration is proposed.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
<p><b>P08</b></p> <p>The development design responds to the potential</p>	<p><b>A08</b></p> <p>The lot layout:</p>	<p><b>Not applicable</b></p> <p>No reconfiguration is proposed.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	<p>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</p> <p>(b) avoids the creation of potential bottle-neck points in the movement network;</p> <p>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan.</p>	



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate	
<b>PO9</b> Critical infrastructure does not increase the potential bushfire hazard.	<b>AO9</b> Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	<b>Complies with AO9</b> No above ground infrastructure is proposed.
<b>Development design and separation from bushfire hazard – material change of use</b>		
<b>PO10</b> Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: (e) 10kW/m <sup>2</sup> where involving a vulnerable use; or (f) 29kW/m <sup>2</sup> otherwise. The radiant heat flux level is achieved by separation unless this is not practically achievable. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set	<b>AO10</b> Buildings or building envelopes are separated from hazardous vegetation by a distance that: (a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m <sup>2</sup> for a vulnerable use or 29kW/m <sup>2</sup> otherwise; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established	<b>Complies with AO10</b> The proposed development is located a significant distance from the potential impact buffer area located in the south of the site.



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
out in AS3959-2009.	<p>(through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	
<p><b>PO11</b></p> <p>A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a</p>	<p><b>AO11</b></p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</p>	<p><b>Complies with PO11</b></p> <p>The proposed development is located a significant distance from the potential impact buffer area located in the south of the site and it is not practical to provide a fire trail in this instance.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
development site involves less than 2.5ha	<ul style="list-style-type: none"> <li>(d) a minimum of 4.8m vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>(i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is</li> </ul>	





20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	granted in favour of Council and Queensland Fire and Emergency Services.	
<b>All development</b>		
<b>PO12</b> All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	<b>AO12</b> Private driveways: (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings.	<b>Complies with PO12</b> The proposed building and access would not be located in a potential bushfire hazard area.
<b>PO13</b> Development outside reticulated water supply	<b>AO13</b> A water tank is provided within 10m of each	<b>Able to comply with AO13</b> A water tank is able to be provided within 10



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<p>areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.</p>	<p>building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> <li>(a) is either below ground level or of non-flammable construction;</li> <li>(b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> <li>(i) 10,000l for residential buildings</li> </ul> </li> </ul> <p>Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams.</p> <ul style="list-style-type: none"> <li>(ii) 45,000l for industrial buildings; and</li> <li>(iii) 20,000l for other buildings;</li> <li>(c) includes shielding of tanks and pumps in accordance with the relevant standards;</li> <li>(d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</li> <li>(e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm</li> </ul>	<p>metres of the proposed dwelling. It is requested that Council attach a condition to any approval granted to secure compliance with the Acceptable Outcome if considered necessary.</p> <p>In this instance, the dwelling would be sited outside of the potential impact buffer and the provision of a dedicated water tank is not considered necessary.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	(minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage.	
<b>PO14</b> Landscaping does not increase the potential bushfire risk.	<b>AO14</b> Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.	<b>Not applicable</b> No landscaping is proposed as part of this application.
<b>PO15</b> The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	<b>AO15</b> Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	<b>Not applicable</b> No bushfire risk mitigation measures are proposed.



20201348 – Lot 74 Forest Creek Road, Forest Creek

## **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:



20201348 – Lot 74 Forest Creek Road, Forest Creek

- (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.

#### 8.2.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For assessable and self-assessable development		



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO1</b></p> <p>Development is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) ensure the safety of all persons; minimise damage to the development and contents of buildings;</li> <li>(b) provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</li> </ul> <p>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.</p>	<p><b>AO1.1</b></p> <p>Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2;</p> <p>or</p> <p>For dwelling houses,</p> <p><b>AO1.2</b></p> <p>Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p>	<p><b>Complies with PO1</b></p> <p>The proposal is for a Dwelling House that would be located on the edge of the Flood Plain Assessment Overlay with access provided on that part of the site free of flooding. The proposed development would ensure the safety of persons and would minimise disruption.</p>
	<p><b>AO1.3</b></p> <p>New buildings are:</p> <ul style="list-style-type: none"> <li>(a) not located within the overlay area;</li> <li>(b) located on the highest part of the site to minimise entrance of flood waters;</li> </ul>	<p><b>Complies with PO1</b></p> <p>The proposal is for a Dwelling House that would be located on the edge of the Flood Plain Assessment Overlay with access provided on that part of the site free of flooding. The proposed development</p>



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	(c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.	would ensure the safety of persons and would minimise disruption.
	<b>AO1.4</b> 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.	<b>Complies with PO1</b> The proposal is for a Dwelling House that would be located 22 metres from the existing watercourse in an existing cleared area and would not require the removal of any riparian vegetation. It would ensure the safety of persons and would minimise disruption to the natural function of riparian corridors.
<b>For assessable development</b>		
<b>PO2</b> The development is compatible with the level of risk associated with the natural hazard.	<b>AO2</b> 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.	<b>Complies with AO2</b> The proposal is not an identified use.



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<p><b>P03</b></p> <p>Development siting and layout responds to flooding potential and maintains personal safety</p>	<p>For Material change of use</p> <p><b>AO3.1</b></p> <p>New buildings are:</p> <ul style="list-style-type: none"> <li>(a) not located within the overlay area;</li> <li>(b) located on the highest part of the site to minimise entrance of flood waters;</li> <li>(c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</li> </ul> <p>or</p> <p><b>AO3.2</b></p> <p>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.</p> <p>or</p> <p><b>AO3.3</b></p>	<p><b>Complies with AO3.2</b></p> <p>The development would provide an area on site that is outside of the flood overlay area that would have sufficient space to accommodate the likely population in the event of a flood.</p>





20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>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<sup>2</sup> gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.</p>	
	<p>For Reconfiguring a lot</p> <p><b>AO3.4</b></p> <p>Additional lots:</p> <p>(a) are not located in the hazard overlay area;</p> <p>or</p> <p>(b) are demonstrated to be above the flood level identified for the site.</p> <p>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).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p>	<p><b>Not applicable</b></p> <p>The proposal is not for Reconfiguring a lot.</p>



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO3.5</b></p> <p>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:</p> <p>(a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and</p> <p>(b) by direct and simple routes to main carriageways.</p>	<p><b>Not applicable</b></p> <p>The proposal is not for Reconfiguring a lot.</p>
	<p><b>AO3.6</b></p> <p>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.</p>	<p><b>Not applicable</b></p> <p>The only evacuation route is outside of the flood hazard overlay area.</p>



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	or	
	<b>AO3.7</b> There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.	<b>Complies with AO3.7</b> The single dwelling proposed is an anticipated form of development on the site and the application does not represent an intensification above planned development.
	For Material change of use (Residential uses) <b>AO3.1</b> The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, non-habitable uses at ground level; Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.	<b>Complies with AO3.1</b> The development has been designed to site the development on the edge of the floodplain assessment overlay and suitably separated from the waterway that traverses the site.



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<b>PO4</b> 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) <b>AO4.2</b> Non residential buildings and structures allow for the flow through of flood waters on the ground floor.  Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).  Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.	<b>Not applicable</b>  No non-residential uses are proposed.
	<b>AO4.3</b> 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	<b>Not applicable</b>  No materials are intended to be stored on site within the area affected by the overlay.



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>order to minimise movement in times of flood.</p> <p>Notes -</p> <p>(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).</p> <p>(b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.</p>	
<p><b>PO5</b></p> <p>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.</p> <p>Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.</p>	<p>For Operational works</p> <p><b>AO5.1</b></p> <p>Works in urban areas associated with the proposed development do not involve:</p> <p>(a) any physical alteration to a watercourse or floodway including vegetation clearing; or</p> <p>(b) a net increase in filling (including berms and mounds).</p> <p><b>AO5.2</b></p> <p>Works (including buildings and earthworks) in non</p>	<p><b>Not applicable</b></p> <p>The proposal does not involve operational works.</p>



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>urban areas either:</p> <p>(a) do not involve a net increase in filling greater than 50m<sup>3</sup>; or</p> <p>(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;</p> <p>or</p> <p>(c) do not change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.</p>	
	<p>For Material change of use</p> <p><b>AO5.3</b></p> <p>Where development is located in an area affected</p>	<p><b>Not applicable</b></p> <p>The proposed development would be situated on the edge of the Floodplain Assessment Overlay and the development would not affect the existing</p>



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>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</p> <p>(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</p> <p>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</p>	<p>flood characteristics on the site or adjoining land.</p>
	<p>For Material change of use and Reconfiguring a lot</p> <p><b>AO5.4</b></p> <p>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.</p>	<p><b>Complies with PO5</b></p> <p>The proposed development would be situated on the edge of the Floodplain Assessment Overlay and the development would not affect the existing flood characteristics on the site or adjoining land</p>



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	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.	
<b>PO6</b> Development avoids the release of hazardous materials into floodwaters.	For Material change of use <b>AO6.1</b> 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 <b>AO6.2</b> 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.	<b>Complies with AO6.1</b> No hazardous or noxious materials are proposed to be manufactured or stored on the site.





20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<b>AO6.3</b> Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE	<b>Complies with AO6.3</b> No infrastructure is proposed within the Flood Plain Assessment Overlay area.
	<b>AO6.4</b> If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.  Note – Refer to <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.	<b>Not applicable</b> No hazardous materials are proposed to be manufactured or stored.
<b>PO7</b> The development supports, and does not unduly burden, disaster management response or	<b>AO7</b> Development does not: (a) increase the number of people calculated to be	<b>Complies with AO7</b> The proposal would not increase the number of people calculated to be at risk of flooding or



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
recovery capacity and capabilities.	<p>at risk of flooding;</p> <p>(b) increase the number of people likely to need evacuation;</p> <p>(c) shorten flood warning times; and</p> <p>(d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.</p>	require evacuation.
<p><b>PO8</b></p> <p>Development involving community infrastructure:</p> <p>(a) remains functional to serve community need during and immediately after a flood event;</p> <p>(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;</p> <p>(c) retains essential site access during a flood event;</p>	<p><b>AO8.1</b></p> <p>The following uses are not located on land inundated during a DFE/Storm tide:</p> <p>(a) community residence; and</p> <p>(b) emergency services; and</p> <p>(c) residential care facility; and</p> <p>(d) utility installations involving water and sewerage treatment plants; and</p> <p>(e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).</p>	<p><b>Complies with AO8.1</b></p> <p>The proposal does not involve an identified use.</p>



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
(d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	<p>or</p> <p><b>AO8.2</b></p> <p>The following uses are not located on land inundated during a 1% AEP flood event:</p> <ul style="list-style-type: none"><li>(a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is conducted,</li><li>(b) community centres;</li><li>(c) meeting halls;</li><li>(d) galleries;</li><li>(e) libraries.</li></ul> <p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <ul style="list-style-type: none"><li>(a) emergency shelters;</li><li>(b) police facilities;</li><li>(c) sub stations;</li></ul>	



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>(d) water treatment plant</p> <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <ul style="list-style-type: none"> <li>(a) correctional facilities;</li> <li>(b) emergency services;</li> <li>(c) power stations;</li> <li>(d) major switch yards.</li> </ul>	
	<p><b>AO8.3</b></p> <p>The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c:</p> <ul style="list-style-type: none"> <li>(a) community residence; and</li> <li>(b) emergency services; and</li> <li>(c) hospitals; and</li> <li>(d) residential care facility; and</li> <li>(e) sub stations; and</li> <li>(f) utility installations involving water and sewerage treatment plants.</li> </ul>	<p><b>Not applicable</b></p> <p>The proposal does not involve an identified use.</p>



20201348 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>and/or</p> <p><b>AO8.4</b></p> <p>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:</p> <p>(a) located above DFE/Storm tide or the highest known flood level for the site;</p> <p>(b) designed and constructed to exclude floodwater intrusion / infiltration.</p>	<p><b>Not applicable</b></p> <p>The proposal does not involve an identified use.</p>
	<p><b>AO8.5</b></p> <p>Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p>	<p><b>Not applicable</b></p> <p>No infrastructure is proposed within the Flood Plain Assessment Overlay Area.</p>



20201348 – Loy 74 Forest Creek Road, Forest Creek

## **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.



20201348 – Loy 74 Forest Creek Road, Forest Creek

(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;



20201348 – Loy 74 Forest Creek Road, Forest Creek

- (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.

### 8.2.7.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>Protection of matters of environmental significance</b>		
<b>PO1</b> Development protects matters of environmental significance.	<b>AO1.1</b> Development avoids significant impact on the relevant environmental values.	<b>Complies with AO1.1</b> The proposed development would be located within an existing disturbed area on the site.





20201348 – Loy 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>or</p> <p><b>AO1.2</b></p> <p>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.</p> <p>or</p> <p><b>AO1.3</b></p> <p>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.</p>	
<b>Management of impacts on matters of environmental significance</b>		
<b>P02</b>	<b>AO2</b>	<b>Complies with AO2</b>



20201348 – Loy 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	<p>The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <ul style="list-style-type: none"> <li>(a) focusing development in cleared areas to protect existing habitat;</li> <li>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</li> <li>(c) aligning new property boundaries to maintain ecologically important areas;</li> <li>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</li> <li>(e) ensuring that significant fauna habitats are protected in their environmental context; and</li> <li>(f) incorporating measures that allow for the safe movement of fauna through the site.</li> </ul>	The proposed development would be located within an existing disturbed area on the site.
<b>PO3</b> An adequate buffer to areas of state	<b>AO3.1</b> A buffer for an area of state environmental	<b>Not applicable</b> The site is not affected by wetland protection



20201348 – Loy 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
environmental significance is provided and maintained.	<p>significance (Wetland protection area) has a minimum width of:</p> <p>(a) 100 metres where the area is located outside Urban areas; or</p> <p>(b) 50 metres where the area is located within Urban areas.</p> <p><b>or</b></p> <p><b>AO3.2</b></p> <p>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.</p>	areas.
<p><b>PO4</b></p> <p>Wetland and wetland buffer areas are maintained, protected and restored.</p> <p>Note – Wetland buffer areas are identified in AO3.1.</p>	<p><b>AO4.1</b></p> <p>Native vegetation within wetlands and wetland buffer areas is retained.</p>	<p><b>Not applicable</b></p> <p>The site is not affected by wetland protection areas.</p>
	<p><b>AO4.2</b></p>	<p><b>Not applicable</b></p>



20201348 – Loy 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities, which emulate the relevant regional ecosystem.	The site is not affected by wetland protection areas.
<b>PO5</b> Development avoids the introduction of non-native pest species (plant or animal) that pose a risk to ecological integrity.	<b>AO5.1</b> Development avoids the introduction of non-native pest species.	<b>Complies with AO5.1</b> The development does not propose the introduction of non-native species.
	<b>AO5.2</b> The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	<b>Not applicable</b> No pest species have been identified on the site.
<b>Ecological connectivity</b>		
<b>PO6</b> Development protects and enhances ecological connectivity and/or habitat extent.	<b>AO6.1</b> Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.	<b>Complies with AO6.1</b> The proposed development would be located within an existing disturbed area and would not affect the ecological function of the site.



20201348 – Loy 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>and</p> <p><b>AO6.2</b></p> <p>Development within an ecological corridor rehabilitates native vegetation.</p> <p>and</p> <p><b>AO6.3</b></p> <p>Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	
<p><b>P07</b></p> <p>Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p><b>AO7.1</b></p> <p>Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p> <p>and</p> <p><b>AO7.2</b></p> <p>Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p><b>Complies with AO7.1</b></p> <p>The development would be located within an existing disturbed area on the site.</p>



20201348 – Loy 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<b>Waterways in an urban area</b>		
<b>PO8</b> 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.	<b>AO8.1</b> 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 <b>AO8.2</b> Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within 8.2.7.3.b.	<b>Not applicable</b> The site is not within an urban area.
<b>Waterways in a non-urban area</b>		
<b>PO9</b> Development is set back from waterways to protect and maintain: (a) water quality;	<b>AO9</b> Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within table	<b>Complies with AO9</b> The development would not be located within a waterway corridor and would be setback 22 metres from the waterway.



20201348 – Loy 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
(b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	8.2.7.3.b.	

#### 8.2.7.3.a — Widths of waterway corridors for waterways

Waterways classification	Waterway corridor width
Waterways in Urban areas	10 metres measured perpendicular from the top of the high bank.
Waterways in Other areas	For a dwelling house, 10 metres measured perpendicular from the top of the high bank. For all other development, 20 metres measured perpendicular from the top of the high bank.



20201378 – Lot 74 Forest Creek Road, Forest Creek

### **9.3.8 Dwelling house code**

#### **9.3.8.1 Application**

- (1) This code applies to assessing development for a dwelling house 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 it 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;





20201378 – Lot 74 Forest Creek Road, Forest Creek

- (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 Error! No text of specified style in document..a – Dwelling house code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Secondary dwellings: <ul style="list-style-type: none"> <li>(a) are subordinate, small-scaled dwellings;</li> <li>(b) contribute to a safe and pleasant living environment;</li> <li>(c) are established on appropriately sized lots;</li> <li>(d) do not cause adverse impacts on adjoining properties.</li> </ul>	<b>AO1</b> The secondary dwelling: <ul style="list-style-type: none"> <li>(a) has a total gross floor area of not more than 80m<sup>2</sup>, excluding a single carport or garage;</li> <li>(b) is occupied by 1 or more members of the same household as the dwelling house.</li> </ul>	<b>Not applicable</b> No secondary dwelling is proposed.



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<b>PO2</b> Resident's vehicles are accommodated on- site.	<b>AO2</b> 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.	<b>Complies with AO2</b>  The proposed development would provide a minimum of two car parking spaces.
<b>PO3</b> 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;	<b>AO3</b> Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	<b>Complies with AO3</b>  Refer to assessment against the Environmental Management Zone Code.



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
(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.		



20201378 – Lot 74 Forest Creek Road, Forest Creek

#### **9.4.1 Access, parking and servicing code**

##### **9.4.1.1 Application**

- (1) This code applies to assessing:
  - (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



20201378 – Lot 74 Forest Creek Road, Forest Creek

not unduly disrupt any current or future on-street parking arrangements.

### 9.4.1.3 Criteria for assessment

**Table Error! No text of specified style in document..a – Access, parking and servicing code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b> 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;	<b>AO1.1</b> The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.	<b>Complies with AO1.1</b> Refer to assessment against the Dwelling House Code.
	<b>AO1.2</b> Car parking spaces are freely available for the parking of vehicles at all times and are not used	<b>Complies with AO1.2</b> Car parking would be maintained as freely available for the parking of motor vehicles.



20201378 – Lot 74 Forest Creek Road, Forest Creek

<p>(d) the level of local accessibility;</p> <p>(e) the nature and frequency of any public transport serving the area;</p> <p>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</p> <p>(g) whether or not the use involves a heritage building or place of local significance;</p> <p>(h) whether or not the proposed use involves the retention of significant vegetation.</p>	for external storage purposes, the display of products or rented/sub-leased.	
	<p><b>AO1.3</b></p> <p>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p>	<p><b>Not applicable</b></p> <p>Parking for motorcycles is not proposed.</p>
	<p><b>AO1.4</b></p> <p>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.</p>	<p><b>Not applicable</b></p> <p>Parking would not exceed 50 spaces.</p>
<p><b>PO2</b></p> <p>Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p><b>AO2</b></p> <p>Vehicle parking areas are designed and constructed in accordance with Australian Standard:</p> <p>(a) AS2890.1;</p>	<p><b>Complies with AO2</b></p> <p>All vehicle parking would comply with the relevant Australian Standards.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

	(b) AS2890.3; (c) AS2890.6.	
<b>PO3</b> 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;	<b>AO3.1</b> 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.	<b>Complies with AO3.1</b> Only one vehicle crossover would be provided in association with the development. Council are invited to attach a condition securing construction in accordance with the relevant requirements.
	<b>AO3.2</b> Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet;	<b>Complies with AO3.2</b> The access would not interfere with any infrastructure.



20201378 – Lot 74 Forest Creek Road, Forest Creek

<p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(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).</p>	<p>(iii) sewer utility hole;</p> <p>(iv) water valve or hydrant.</p> <p>(b) are designed to accommodate any adjacent footpath;</p> <p>(c) adhere to minimum sight distance requirements in accordance with AS2980.1.</p>	
	<p><b>AO3.3</b></p> <p>Driveways are:</p> <p>(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;</p> <p>(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 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the</p>	<p><b>Complies with AO3.3</b></p> <p>The driveway would be in reasonable flat land and would not exceed the gradients identified in the FNQROC manual.</p>





20201378 – Lot 74 Forest Creek Road, Forest Creek

	<p>cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> <p>(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;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p>	
	<p><b>AO3.4</b></p> <p>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.</p>	<p><b>Complies with AO3.4</b></p> <p>The driveway would be of a similar finish to existing driveways in the locality.</p>
<b>PO4</b>	<b>AO4</b>	<p><b>Not applicable</b></p> <p>Not applicable to dwelling houses.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	
<b>P05</b> Access for people with disabilities is provided to the building from the parking area and from the street.	<b>A05</b> Access for people with disabilities is provided in accordance with the relevant Australian Standard.	<b>Not applicable</b> Not applicable to dwelling houses.
<b>P06</b> Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	<b>A06</b> The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	<b>Not applicable</b> Not applicable to dwelling houses.
<b>P07</b> Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance;	<b>A07.1</b> Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);	<b>Not applicable</b> Not applicable to dwelling houses.
	<b>A07.2</b>	<b>Not applicable</b>



20201378 – Lot 74 Forest Creek Road, Forest Creek

(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;	Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Not applicable to dwelling houses.
(c) is easily and safely accessible from outside the site.	<b>A07.3</b> Development provides visitor bicycle parking which does not impede pedestrian movement.	<b>Not applicable</b> Not applicable to dwelling houses.
<b>PO8</b> 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.	<b>A08</b> 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.	<b>Not applicable</b> There is no requirement for a through route through the site.



20201378 – Lot 74 Forest Creek Road, Forest Creek

<b>PO9</b>  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.	<b>AO9.1</b>  Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	<b>Complies with AO9.1</b>  All driveways and accesses would be constructed in accordance with the relevant Australian Standard.
	<b>AO9.2</b>  Service and loading areas are contained fully within the site.	<b>Not applicable</b>  Not applicable to dwelling houses.
	<b>AO9.3</b>  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.	<b>Not applicable</b>  Not applicable to dwelling houses.
<b>PO10</b>	<b>AO10.1</b>  Development provides adequate area on-site for vehicle queuing to accommodate the demand	<b>Not applicable</b>  Not applicable to dwelling houses.



20201378 – Lot 74 Forest Creek Road, Forest Creek

<p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>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:</p> <ul style="list-style-type: none"> <li>(a) car wash;</li> <li>(b) child care centre;</li> <li>(c) educational establishment where for a school;</li> <li>(d) food and drink outlet, where including a drive-through facility;</li> <li>(e) hardware and trade supplies, where including a drive-through facility;</li> <li>(f) hotel, where including a drive-through facility;</li> <li>(g) service station.</li> </ul>	
	<p><b>AO10.2</b></p> <p>Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p><b>Not applicable</b></p> <p>Not applicable to dwelling houses.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

#### **9.4.4 Filling and excavation code**

##### **9.4.4.1 Application**

- (1) This code applies to assessing:
  - (a) operational work for filling or excavation which is self-assessable or code assessable development if this code is an applicable code identified in the assessment criteria column of a table of assessment; or
  - (b) a material change of use or reconfiguring a lot if:
    - (i) assessable development where this code is identified as a prescribed secondary code in the assessment criteria column of a table of assessment; or
    - (ii) impact assessable development, to the extent relevant.

Note—This code does not apply to building work that is regulated under the Building Code of Australia.

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

##### **9.4.4.2 Purpose**

- (1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
  - (b) filling and excavation does not adversely impact on the environment;
  - (c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;
  - (d) filling and excavation is designed to be fit for purpose and does not create land stability issues;



20201378 – Lot 74 Forest Creek Road, Forest Creek

- (e) filling and excavation works do not involve complex engineering solutions.

#### 9.4.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>Filling and excavation - General</b>		
<b>PO1</b>  All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	<b>AO1.1</b>  The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.  and  Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	<b>Not Applicable</b>  No excavation or fill would be undertaken as part of the development.
	<b>AO1.2</b>	<b>Not Applicable</b>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	No excavation or fill would be undertaken as part of the development.
	<b>AO1.3</b> Cuts are screened from view by the siting of the building/structure, wherever possible.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
	<b>AO1.4</b> Topsoil from the site is retained from cuttings and reused on benches/terraces.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
	<b>AO1.5</b> No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.





20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO1.6</b></p> <p>Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>	<p><b>Not Applicable</b></p> <p>No excavation or fill would be undertaken as part of the development.</p>
<b>Visual Impact and Site Stability</b>		
<p><b>PO2</b></p> <p>Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p><b>AO2.1</b></p> <p>The extent of filling and excavation does not exceed 40% of the site area, or 500m<sup>2</sup> whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.</p>	<p><b>Not Applicable</b></p> <p>No excavation or fill would be undertaken as part of the development.</p>
	<p><b>AO2.2</b></p> <p>Filling and excavation does not occur within 2 metres of the site boundary.</p>	<p><b>Not Applicable</b></p> <p>No excavation or fill would be undertaken as part of the development.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<b>Flooding and drainage</b>		
<b>PO3</b> Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	<b>AO3.1</b> Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
	<b>AO3.2</b> Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
	<b>AO3.3</b> Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
	<b>AO3.4</b>	<b>Not Applicable</b>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	No excavation or fill would be undertaken as part of the development.
<b>Water quality</b>		
<b>PO4</b> Filling and excavation does not result in a reduction of the water quality of receiving waters.	<b>AO4</b> Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.
<b>Infrastructure</b>		
<b>PO5</b> Excavation and filling does not impact on Public Utilities.	<b>AO5</b> Excavation and filling is clear of the zone of influence of public utilities.	<b>Not Applicable</b> No excavation or fill would be undertaken as part of the development.



20201378 – Lot 74 Forest Creek Road, Forest Creek

#### **9.4.5 Infrastructure works code**

##### **9.4.5.1 Application**

- (1) This code applies to assessing:
  - (a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;
  - (b) a material change of use or reconfiguring a lot if:
    - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
    - (ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation.

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

##### **9.4.5.2 Purpose**

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
  - (b) development maintains high environmental standards;
  - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;



20201378 – Lot 74 Forest Creek Road, Forest Creek

- (d) the integrity of existing infrastructure is maintained;
- (e) development does not detract from environmental values or the desired character and amenity of an area.

### 9.4.5.3 Criteria for assessment

**Table 9.4.5.3.a – Filling and excavation code –assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>Works on a local government road</b>		
<b>PO1</b> Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	<b>AO1.1</b> Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Not applicable</b> No footpaths are proposed.
	<b>AO1.2</b> Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 –	<b>Not applicable</b> No kerb ramps are proposed.



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	FNQROC Regional Development Manual.	
	<b>AO1.3</b> New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	<b>Not applicable</b> No pipes or cables are proposed to cross footpaths.
	<b>AO1.4</b> Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new	<b>Not applicable</b> No works are proposed that would affect footpaths.



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>and existing sections;</p> <p>(c) new sections are matched to existing in terms of dimension and reinforcement.</p> <p>Note – <b>Error! Reference source not found.</b> provides guidance on meeting the outcomes.</p>	
	<p><b>AO1.5</b></p> <p>Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.</p>	<p><b>Not applicable</b></p> <p>No structures are proposed within the road reserve.</p>
<b>Accessibility structures</b>		
<p><b>PO2</b></p> <p>Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient</p>	<p><b>AO2.1</b></p> <p>Accessibility structures are not located within the road reserve.</p>	<p><b>Not applicable</b></p> <p>No accessibility structures are proposed.</p>
	<p><b>AO2.2</b></p>	<p><b>Not applicable</b></p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<p>and safe use of footpaths.</p> <p>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.</p>	<p>Accessibility structures are designed in accordance with AS1428.3.</p>	<p>No accessibility structures are proposed.</p>
	<p><b>AO2.3</b></p> <p>When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p><b>Not applicable</b></p> <p>No accessibility structures are proposed.</p>
<b>Water supply</b>		
<p><b>PO3</b></p> <p>An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p><b>AO3.1</b></p> <p>The premises is connected to Council’s reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p>	<p><b>Able to comply with AO3.2</b></p> <p>There is sufficient area within the site to accommodate a 10,000 litre water storage tank, Council are requested to attach a condition to any approval granted to secure compliance.</p>





20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p><b>AO3.2</b></p> <p>Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>	
<b>Treatment and disposal of effluent</b>		
<p><b>PO4</b></p> <p>Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as</p>	<p><b>AO4.1</b></p> <p>The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in</p>	<p><b>Able To comply with AO4.2</b></p> <p>Sufficient land is available on the site to accommodate an on-site effluent disposal system. Council are invited to attach a condition to any approval granted to secure the appropriate</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
a result of increasing the cumulative effect of systems in the locality.	<p>Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p> <p><b>AO4.2</b></p> <p>Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	plumbing approvals prior to the issue of a Development Permit for Building Works.
<b>Stormwater quality</b>		
<p><b>PO5</b></p> <p>Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and</p>	<p><b>AO5.1</b></p> <p>A connection is provided from the premises to Council's drainage system;</p> <p>or</p>	<p><b>Complies with PO5</b></p> <p>The minor scale of the development would not affect the existing natural drainage pattern, intensity or quality.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<p>developed catchments by:</p> <ul style="list-style-type: none"> <li>(a) achieving stormwater quality objectives;</li> <li>(b) protecting water environmental values;</li> <li>(c) maintaining waterway hydrology.</li> </ul>	<p><b>AO5.2</b></p> <p>An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	
	<p><b>AO5.3</b></p> <p>A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in <b>Error! Reference source not found.</b> and <b>Error! Reference source not found.</b>, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> <li>(a) erosive, dispersive and/or saline soil types;</li> <li>(b) landscape features (including landform);</li> <li>(c) acid sulfate soil and management of nutrients of concern;</li> </ul>	<p><b>Complies with PO5</b></p> <p>The minor scale of the development would not affect the existing natural drainage pattern, intensity or quality.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	(d) rainfall erosivity.	
	<b>AO5.4</b> Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	<b>Complies with PO5</b> The minor scale of the development would not affect the existing natural drainage pattern, intensity or quality.
	<b>AO5.5</b> Development incorporates stormwater flow control measures to achieve the design objectives set out in <b>Error! Reference source not found.</b> and <b>Error! Reference source not found.</b> , including management of frequent flows, peak flows, and construction phase hydrological impacts.  Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act</i>	<b>Complies with PO5</b> The minor scale of the development would not affect the existing natural drainage pattern, intensity or quality.



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>1994.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	
<b>Non-tidal artificial waterways</b>		
<p><b>PO6</b></p> <p>Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <p>(a) protect water environmental values;</p> <p>(b) be compatible with the land use constraints for the site for protecting water environmental values;</p> <p>(c) be compatible with existing tidal and non-tidal waterways;</p>	<p><b>AO6.1</b></p> <p>Development involving non-tidal artificial waterways ensures:</p> <p>(a) environmental values in downstream waterways are protected;</p> <p>(b) any ground water recharge areas are not affected;</p> <p>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</p>	<p><b>Not applicable</b></p> <p>The development does not involve non—tidal artificial waterways.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
(d) perform a function in addition to stormwater management;  (e) achieve water quality objectives.	(d) existing areas of ponded water are included.	
	<b>AO6.2</b> Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	<b>Not applicable</b> The development does not involve non—tidal artificial waterways.
	<b>AO6.3</b> Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely	<b>Not applicable</b> The development does not involve non—tidal artificial waterways.



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>impact on the tidal waterway; or</p> <p>(c) there is no introduction of salt water into freshwater environments.</p>	
	<p><b>AO6.4</b></p> <p>Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <p>(a) amenity (including aesthetics), landscaping or recreation; or</p> <p>(b) flood management, in accordance with a drainage catchment management plan; or</p> <p>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</p> <p>(d) aquatic habitat.</p>	<p><b>Not applicable</b></p> <p>The development does not involve non—tidal artificial waterways.</p>
	<p><b>AO6.5</b></p> <p>The end-use purpose of the non-tidal artificial</p>	<p><b>Not applicable</b></p> <p>The development does not involve non—tidal</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	waterway is designed and operated in a way that protects water environmental values.	artificial waterways.
	<b>AO6.6</b> Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	<b>Not applicable</b> The development does not involve non—tidal artificial waterways.
	<b>AO6.7</b> Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	<b>Not applicable</b> The development does not involve non—tidal artificial waterways.
<b>Wastewater discharge</b>		
<b>PO7</b> Discharge of wastewater to waterways, or off site: (a) meets best practice environmental	<b>AO7.1</b> A wastewater management plan is prepared and addresses:	<b>Not applicable</b> No waste water would be discharged to waterways or off-site.





20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<p>management;</p> <p>(b) is treated to:</p> <p>(i) meet water quality objectives for its receiving waters;</p> <p>(ii) avoid adverse impact on ecosystem health or waterway health;</p> <p>(iii) maintain ecological processes, riparian vegetation and waterway integrity;</p> <p>(iv) offset impacts on high ecological value waters.</p>	<p>(a) wastewater type;</p> <p>(b) climatic conditions;</p> <p>(c) water quality objectives;</p> <p>(d) best practice environmental management.</p>	
	<p><b>A07.2</b></p> <p>The waste water management plan is managed in accordance with a waste management hierarchy that:</p> <p>(a) avoids wastewater discharge to waterways; or</p> <p>(b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.</p>	<p><b>Not applicable</b></p> <p>No waste water would be discharged to waterways or off-site.</p>
	<p><b>A07.3</b></p> <p>Wastewater discharge is managed to avoid or</p>	<p><b>Not applicable</b></p> <p>No waste water would be discharged to</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p>	<p>waterways or off-site.</p>
	<p><b>AO7.4</b></p> <p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <p>(a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;</p> <p>(b) manages wastewater so that:</p> <p>(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals;</p> <p>(ii) holding times of neutralised wastewater ensures the flocculation and removal of</p>	<p><b>Not applicable</b></p> <p>No waste water would be discharged to waterways or off-site.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>any dissolved iron prior to release;</p> <p>(iii) visible iron floc is not present in any discharge;</p> <p>(iv) precipitated iron floc is contained and disposed of;</p> <p>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</p>	
<b>Electricity supply</b>		
<p><b>PO8</b></p> <p>Development is provided with a source of power that will meet its energy needs.</p>	<p><b>AO8.1</b></p> <p>A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p><b>AO8.2</b></p> <p>The premises is connected to the electricity</p>	<p><b>Not applicable</b></p> <p>The site is north of the Daintree River and subject to a different standard.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>Note - Areas north of the Daintree River have a different standard.</p>	
<p><b>PO9</b></p> <p>Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p><b>AO9.1</b></p> <p>Pad-mount electricity infrastructure is:</p> <ul style="list-style-type: none"> <li>(a) not located in land for open space or sport and recreation purposes;</li> <li>(b) screened from view by landscaping or fencing;</li> <li>(c) accessible for maintenance.</li> </ul>	<p><b>Not applicable</b></p> <p>No pad-mount electricity is proposed.</p>
	<p><b>AO9.2</b></p> <p>Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</p>	<p><b>Not applicable</b></p> <p>No pad-mount electricity is proposed.</p>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	
<b>Telecommunications</b>		
<b>PO10</b> Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	<b>AO10</b> The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	<b>Not applicable</b> The site is an existing residential lot.
<b>PO11</b> Provision is made for future telecommunications services (e.g. fibre optic cable).	<b>AO11</b> Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Not applicable</b> The site is an existing residential lot.
<b>Road construction</b>		
<b>PO12</b>	<b>AO12.1</b>	<b>Complies with AO12.1</b>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<p>The road to the frontage of the premises is constructed to provide for the safe and efficient movement of:</p> <p>(a) pedestrians and cyclists to and from the site;</p> <p>(b) pedestrians and cyclists adjacent to the site;</p> <p>(c) vehicles on the road adjacent to the site;</p> <p>(d) vehicles to and from the site;</p> <p>(e) emergency vehicles.</p>	<p>The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.</p>	<p>Forest Creek Road is a council maintained and constructed road.</p>
	<p><b>AO12.2</b></p> <p>There is existing road, kerb and channel for the full road frontage of the site.</p>	<p><b>Not applicable</b></p> <p>Forest Creek Road is a constructed and council maintained road.</p>
	<p><b>AO12.3</b></p> <p>Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.</p>	<p><b>Not applicable</b></p> <p>Forest Creek Road is a constructed and council maintained road.</p>
<b>Alterations and repairs to public utility services</b>		
<b>PO13</b>	<b>AO13</b>	<b>Not applicable</b>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
Infrastructure is integrated with, and efficiently extends, existing networks.	Development is designed to allow for efficient connection to existing infrastructure networks.	There is no infrastructure north of the Daintree river.
<b>PO14</b>  Development and works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO14.1</b>  Public utility mains, services and installations are not required to be altered or repaired as a result of the development;  or  <b>AO14.2</b>  Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	<b>Not applicable</b>  There is no infrastructure north of the Daintree river.
<b>Construction management</b>		



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
<p><b>PO15</b></p> <p>Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.</p>	<p><b>AO15</b></p> <p>Works include, at a minimum:</p> <ul style="list-style-type: none"><li>(a) installation of protective fencing around retained vegetation during construction;</li><li>(b) erection of advisory signage;</li><li>(c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation;</li><li>(d) removal from the site of all declared noxious weeds.</li></ul>	<p><b>Able to comply with AO15</b></p> <p>The development is of a minor scale and will require minimal clearing of regrowth vegetation in an existing disturbed area.</p>
<p><b>PO16</b></p> <p>Existing infrastructure is not damaged by construction activities.</p>	<p><b>AO16</b></p> <p>Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p><b>Not applicable</b></p> <p>There is no infrastructure north of the Daintree River.</p>





20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	
<b>For assessable development</b>		
<b>High speed telecommunication infrastructure</b>		
<b>PO17</b> Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	<b>AO17</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> There is no infrastructure north of the Daintree River.
<b>Trade waste</b>		
<b>PO18</b> Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:	<b>AO18</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> No trade waste would be generated by the proposed development.



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
(a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.		
<b>Fire services in developments accessed by common private title</b>		
<b>PO19</b>  Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO19.1</b>  Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	<b>Not applicable</b>  No common property is proposed.
	<b>AO19.2</b>  Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and	<b>Not applicable</b>  No common property is proposed



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	
<b>PO20</b>  Hydrants are suitable identified so that fire services can locate them at all hours.  Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	<b>AO20</b>  No acceptable outcomes are prescribed.	<b>Not applicable</b>  No common property is proposed



20201378 – Lot 74 Forest Creek Road, Forest Creek

#### **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.



20201378 – Lot 74 Forest Creek Road, Forest Creek

### 9.4.9.3 Criteria for assessment

**Table 9.4.9.3.a – Vegetation Management – assessable development**

Performance outcomes	Acceptable outcomes	Compliance
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Vegetation is protected to ensure that: <ul style="list-style-type: none"> <li>(a) the character and amenity of the local area is maintained;</li> <li>(b) vegetation damage does not result in fragmentation of habitats;</li> <li>(c) vegetation damage is undertaken in a sustainable manner;</li> <li>(d) the Shire's biodiversity and ecological values are maintained and protected;</li> <li>(e) vegetation of historical, cultural and / or visual significance is retained;</li> <li>(f) vegetation is retained for erosion prevention and slope stabilisation</li> </ul>	<b>AO1.1</b> Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over; or	<b>Not applicable</b>
	<b>AO1.2</b> Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government; or	<b>Not applicable</b>
	<b>AO1.3</b> Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:	<b>Not applicable</b>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<p>(a) vegetation declared as a pest pursuant to the Land Protection (Pest and Stock Route Management) Act 2002; or</p> <p>(b) vegetation identified within the local government's register of declared plants pursuant to the local government's local laws; or</p> <p>(c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or</p> <p>(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;</p> <p>or</p>	
	<p><b>AO1.4</b></p> <p>Vegetation damage that is reasonably necessary for carrying out work that is:</p>	<b>Not applicable</b>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	(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	
	<b>AO1.5</b> 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	<b>Complies with AO1.5</b> All vegetation damage would be necessary to give effect to this development approval when granted.
	<b>AO1.6</b> Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the Vegetation Management Act 1999; or	<b>Not applicable</b>



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<b>AO1.7</b> Vegetation damage is essential to the maintenance of an existing fire break; or	<b>Not applicable</b>
	<b>AO1.8</b> Vegetation damage is essential to prevent interference to overhead service cabling; or	<b>Not applicable</b>
	<b>AO1.9</b> Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the Vegetation Management Act 1999; <b>or</b>	<b>Not applicable</b>
	<b>AO1.10</b> Vegetation damage is undertaken in accordance with section 584 of the Sustainable Planning Act	<b>Not applicable</b>





20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	2009.	
	<b>AO1.11</b> 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).	<b>Not applicable</b>
	<b>AO1.12</b> 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.	<b>Not applicable</b>
<b>PO2</b> Vegetation damaged on a lot does not result in a nuisance.	<b>AO2.1</b> Damaged vegetation is removed and disposed of at an approved site; or	<b>Complies with AO2.2</b> All damaged vegetation will be reused on site.



20201378 – Lot 74 Forest Creek Road, Forest Creek

Performance outcomes	Acceptable outcomes	Compliance
	<b>AO2.2</b> Damaged vegetation is mulched or chipped if used onsite.	<b>Complies with AO2.2</b> All damaged vegetation will be reused on site.
<b>For assessable development</b>		
<b>PO3</b> Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values	<b>AO3</b> No acceptable outcomes are prescribed.	<b>Not applicable</b> The site is not a Places of Significance overlay lot.



**GMA Certification  
Group**

*Leaders in  
Building Certification Services*



#### **GOLD COAST**

Suite 26, 39-47 Lawrence Drive  
NERANG Qld 4211

PO Box 2760,  
NERANG Qld 4211  
E. [admin@gmacert.com.au](mailto:admin@gmacert.com.au)

T. 07 5578 1622 F. 07 5596 1294

#### **TOWNSVILLE**

Shop 1/1 Ingham Rd,  
WEST END. QLD. 4812

PO Box 2760  
NERANG Qld 4211  
E. [admintsv@gmacert.com.au](mailto:admintsv@gmacert.com.au)

T. 07 4771 6532 F. 07 4771 2165

#### **PORT DOUGLAS**

Craiglie Business Park, Owen Street  
CRAILIE Qld 4877

PO Box 831  
PORT DOUGLAS Qld 4877  
E. [adminpd@gmacert.com.au](mailto:adminpd@gmacert.com.au)

T. 07 4098 5150 F. 07 4098 5180

#### **CHILDERS**

4 Randall St  
CHILDERS Qld 4660

PO Box 2760  
NERANG Qld 4211  
E. [adminwb@gmacert.com.au](mailto:adminwb@gmacert.com.au)

T. 07 4126 3069 F. 07 4126 3950

#### **CABOOLTURE**

Unit 3/5 Hasking Street,  
CABOOLTURE Qld 4510

PO Box 2760  
NERANG Q 4211  
E. [adminsc@gmacert.com.au](mailto:adminsc@gmacert.com.au)

T. 07 5432 3222 F. 07 5432 3322

#### **CAIRNS**

310 Gatton Street,  
MUNUNDA. Qld 4870

PO Box 2760  
NERANG Qld 4211  
E. [admin@gmacert.com.au](mailto:admin@gmacert.com.au)

T. 07 40410111 F. 07 40410188