

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 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) <i>(individual or company full name)</i>	Jeffrey and Janice Clague
Contact name <i>(only applicable for companies)</i>	Patrick Clifton, GMA Certification
Postal address <i>(P.O. Box or street address)</i>	PO Box 831
Suburb	Port Douglas
State	QLD
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address <i>(non-mandatory)</i>	Patrick.c@gmacert.com.au
Mobile number <i>(non-mandatory)</i>	0438 755 374
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	20192442

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
	1	14-32	Barrier Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	1	SP155111	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. Only one set of coordinates is required for this part.

☐ 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 their details have been attached in a schedule to this 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="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises? <i>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.</i>	
<input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application	
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
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 .	
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>	
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
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 .	
<input type="checkbox"/> 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 ²) (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?

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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 construction road (complete 13))

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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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"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: <table border="1" style="display: inline-table; width: 300px; height: 20px;"></table> | | |

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?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for 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 Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure – designated premises
- ☐ Infrastructure – state transport infrastructure
- ☐ Infrastructure – state transport corridors and future state transport corridors
- ☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure – near a state-controlled road intersection
- ☐ On Brisbane core port land near a State transport corridor or future State transport corridor
- ☐ On Brisbane core port land – ERA
- ☐ On Brisbane core port land – tidal works or work in a coastal management district
- ☐ On Brisbane core port land – hazardous chemical facility
- ☐ On Brisbane core port land – taking or interfering with water
- ☐ On Brisbane core port land – referable dams
- ☐ On Brisbane core port land - fisheries
- ☐ Land within Port of Brisbane's port limits
- ☐ 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 – construction of new levees or modification of existing 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 have been devolved to local government*)
- ☐ Local heritage places

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

18) Has any referral agency provided a referral response for this development application?		
<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 the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<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
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the <u>DA Forms Guide</u> .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☒ Yes – provide details below or include details in a schedule to this development application
☐ No

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	MCUC 2019_3199	30 August 2019	Douglas Shire Council
<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
\$		

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

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 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 for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes

☒ No

Note: See guidance materials at 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 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 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 and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment and Science at 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 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 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 for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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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 <i>DA Form 2 – Building work details</i> 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 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 DA Forms Guide: Planning Report Template.</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 DA Forms Guide: Relevant plans.</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 (<i>see 21</i>)	<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>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</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"> 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 required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <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 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	
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QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
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: Jeff and Janice Clague
Development: Dwelling House
At: 1/14-32 Barrier Street (Lot 1 SP155111)
Prepared by: GMA Certification Group
File Ref: 20192442
Revision: B

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1.0 Introduction

This report has been prepared in behalf of Jeff and Janice Clague 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 1/14-32 Barrier Street, Port Douglas and described as Lot 1 on SP155111.

The application site is a single irregular shaped allotment that forms part of a group title scheme with an area of 2,785m² and frontage to an internal road that is contained within common property. The application site is currently vacant and has a slope from the east to the west where it adjoins a drainage area that is an extension to Little Reef Street. Approximately 50% of the site has a ground level of 3.2m AHD with the balance of the site grading down to less than 2.5m AHD. Mature vegetation is established in the north of the site and to the east where the site extends over the drainage area.

The site is contained within a gated residential community containing large established dwelling houses. Development surrounding the site is predominantly residential and tourist accommodation. Approximately 200 metres to the east of the site is the coastline.

It is proposed to develop the site for the purpose of a Dwelling House. The Dwelling House would be located in the south west of the site on the elevated area of land with a rear deck area and swimming pool extending over an area of lower ground to the east. It would have a setback of a minimum of 1.398 metres to the internal road, 18.86 metres to the northern side boundary, Approximately 17 metres to the eastern (rear) boundary and 2.725 metres to the southern side boundary. The ground floor of the dwelling would contain three bedrooms, kitchen/dining/lounge room, utility rooms and a three car integrated garage. The first floor would be located above the garage and would contain two bedrooms, kitchen/living area and bath rooms. Access to the first floor would be internally from within the ground floor. Access to the proposed dwelling house would be provided from the common property with vehicular access provided by a new vehicle crossover and driveway located at the southern end of the frontage of the site.

The development of a Dwelling House is identified as Accepted Development, subject to requirements; however, the proposed development is not able to satisfy the identified requirements and a Code Assessable application is required to be submitted to Council. The application is to be assessed against the Planning Scheme Codes relevant to the assessment of the application as Accepted Development. 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

Address: 1/14-32 Barrier Street, Port Douglas

Real Property Description: Lot 1 SP155111

Easements & Encumbrances: Nil

Site Area/Frontage: Area: 2,785m²
Frontage: Nil

Registered Owner: Jeffrey John Clague

Proposal: Dwelling House

Approval Sought: Development Permit

Level of Assessment: Code Assessment

State Interests – State Planning Policy

- Environment and Heritage:
 - MSES Regulated Vegetation (Category B);
 - MSES Regulated Vegetation (Essential Habitat);
 - MSES Regulated Vegetation (Wetland);
 - MSES High Ecological Significance (Wetland).
- Safety and Resilience to Hazards:
 - Flood Hazard Area – Level 1;
 - Bushfire Prone Area – High Potential Bushfire Intensity and Potential Impact Buffer;
 - Erosion Prone Area;
 - Medium Storm Tide Inundation Area;
 - High Storm Tide Inundation Area.

State Interests – SARA Mapping:

- Coastal Protection:
 - Coastal Area – Erosion Prone Area

- Coastal Area – Medium Storm Tide Inundation Area
- Coastal Area – High Storm Tide Inundation Area.
- Wetland Protection Areas:
 - Wetland Protection Trigger Area;
 - Wetland Protection Area Wetland
- Native Vegetation Clearing:
 - Category B on the Regulated Vegetation Management Map;
 - Category X on the Regulated Vegetation Management Map;
 - Category A or B Area Containing of Concern Regional Ecosystems
 - Essential Habitat.

Referral Agencies:	Nil
State Development Assessment Provisions:	N/A
Regional Plan Designation:	Urban Footprint
Zone:	Low-Medium Residential Zone
Local Plan Designation:	Port Douglas/Craiglie Local Plan (no precinct)
Overlays:	<ul style="list-style-type: none"> ● Acid Sulfate Soils Overlay; ● Bushfire Hazard Overlay; ● Flood and Storm Tide Inundation Hazard Overlay; and, ● Natural Areas Overlay.

3.0 Site and Locality

The application site is a single irregular shaped allotment located at 1/14-32 Barrier Street, Port Douglas and described as Lot 1 on SP155111. The site forms part of a group title scheme with an area of 2,785m² and frontage to an internal road that is contained within common property. The site is currently vacant and has a slope from the east to the west where it adjoins a drainage area that is an extension to Little Reef Street. Approximately 50% of the site has a ground level of 3.2m AHD with the balance of the site grading down to less than 2.5m AHD. Mature vegetation is established in the north of the site and to the east where the site extends over the drainage area.

The site is contained within a gated residential community containing large established dwelling houses. Development surrounding the site is predominantly residential and tourist accommodation. Approximately 200 metres to the east of the site is the coastline.



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 proposed Dwelling House would be contained in a two storey building with a floor area of approximately 693m², including garage, and external decks of 149m². It would be located in the south west of the site with the majority of the building established on the highest part of the site. The deck area, including swimming pool, would have a floor height consistent with the dwelling house and would be raised on piers and project over the lower area of the site to the east. . The Dwelling House would have a setback of a minum of 1.398 metres to the internal road (common property), 18.86 metres to the northern boundary, Approximately 17 metres to the eastern boundary and 2.725 metres to the southern boundary.

The location of the proposed dwelling house would not require the removal of any mature vegetation on the site and would not result in the projecting rear deck and swimming pool encroaching beyond the tree line of the established trees to the east.

The ground floor of the dwelling would contain three bedrooms, kitchen/dining/lounge room, utility rooms and a three car integrated garage. The ground floor would have a total floor area of 538m², including garage. The first floor would be located above the garage and would contain two bedrooms, kitchen/living area and bathrooms. The first floor would have a floor area of 139m² and would be accessed internally from the on the ground floor.

Access to the proposed dwelling house would be provided from the common property with vehicular access provided from a new driveway at the south western boundary of the site with the common property.

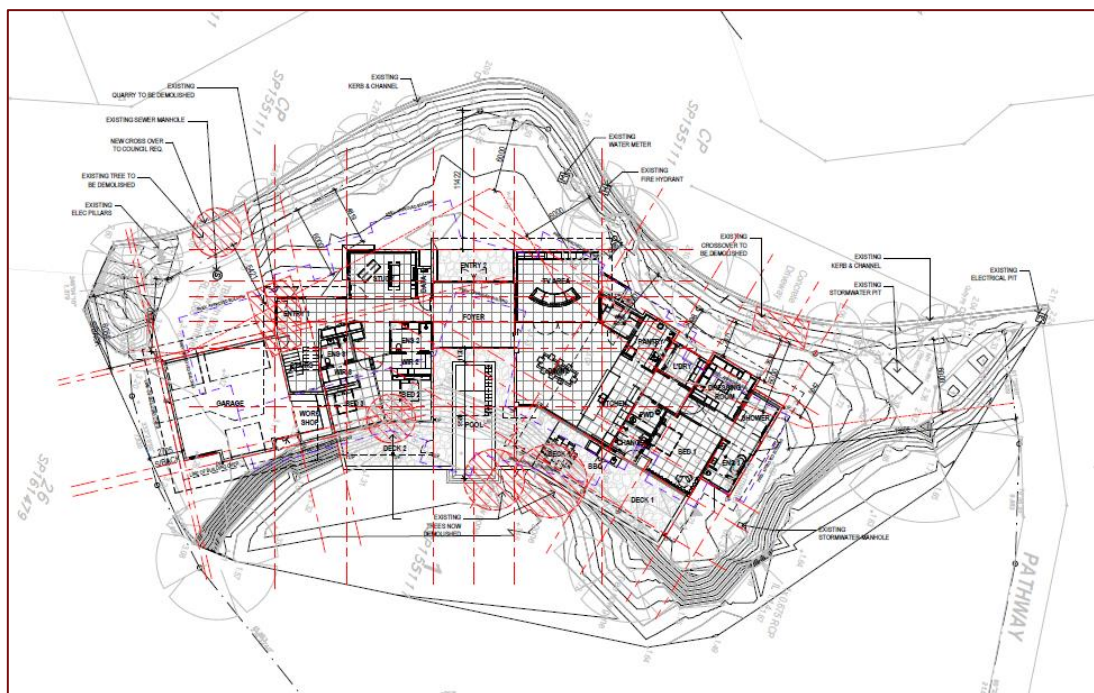


Image 1: Proposed location of Dwelling House and existing vegetation.

Proposal Plans are attached at [Appendix 2](#).

The key development features of the proposed development are summarised in the table below:

Development Feature	Proposal
Site Area:	2,785m ²
Frontage:	Nil
Height:	7.6 metres
Total Floor Area (including garage):	693m ²
Site Cover:	26% (including deck and pool)
Setbacks:	North – 18.86 metres East – Approximately 17 metres South – 2.725 metres West – 1.389 metres.
Access:	Barrier Street, via common property
Car Parking Spaces:	Three

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.

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 the development of a Dwelling House, incorporating a Secondary Dwelling. The table below identifies the level of assessment and the categorising section of the Douglas Council Planning Scheme.

Development	Categorising Section	Level of Assessment
Dwelling House	Table 5.6.g Low-medium density residential zone	Accepted Development Subject to Requirements.

The Douglas Council Planning Scheme identifies the site as being Accepted Development, subject to requirements. This means that a planning application is not required where it can be demonstrated that the application satisfies the relevant requirements. In this instance it is considered that the application is not able to meet the accepted development requirements, including, avoiding development within a wetland, providing a 50 metre setback to defined wetlands and not developing within a defined flood inundation area. On this basis a Code Assessable application is required to be submitted to Council.

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 Assessment Benchmarks that cannot be satisfied in respect of Accepted Development.

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 3**.

5.1.5 State Planning Policy

The application site has the following State Planning Policy designations/classifications:

- Environment and Heritage:
 - MSES Regulated Vegetation (Category B);
 - MSES Regulated Vegetation (Essential Habitat);
 - MSES Regulated Vegetation (Wetland);
 - MSES High Ecological Significance (Wetland).
- Safety and Resilience to Hazards:
 - Flood Hazard Area – Level 1;
 - Bushfire Prone Area – High Potential Bushfire Intensity and Potential Impact Buffer;
 - Erosion Prone Area;
 - Medium Storm Tide Inundation Area;
 - High Storm Tide Inundation Area.

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into in the Douglas Shire Council Planning Scheme and consequently no further assessment is required in this instance.

5.1.6 Regional Plan

The application site is identified in the Urban Footprint designation of the FNQ Regional Plan. Consistent with the State Planning Policies, it is understood that the Planning Scheme has been determined to appropriately advance the Regional Plan and, on that basis, no further assessment is required in this instance.

5.1.7 Referral Agencies

There are no referral agencies identified in respect of this application. Whilst part of the site is identified as a wetland area, Schedule 10 Section 34 of the *Planning Regulation 2017* excludes domestic housing activity from requiring referral.

A Domestic Housing Activity is defined as:

‘the construction or use of a single dwelling on a lot and any reasonably associated building or structure’.

The proposed development is considered to satisfy the definition of ‘Domestic Housing Activity’.

5.1.8 State Development Assessment Provisions

As there are no referral agencies for the application, no State Development Assessment Provisions Apply to the assessment.

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme, the site is identified within the Low-medium density residential zone and is affected by the following overlays:

- Acid Sulfate Soils Overlay;
- Bushfire Hazard Overlay;
- Flood and Storm Tide Inundation Hazard Overlay; and,
- Natural Areas Overlay.

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

Assessment Benchmark	Applicability	Compliance
Low -Medium Density Residential Zone Code	Applies	Complies with applicable Acceptable Outcomes
Port Douglas Craiglie Local Plan	Applies	Complies with applicable Acceptable Outcomes
Acid Sulfate Soils Overlay Code	Applies	Complies with applicable Acceptable Outcomes
Bushfire Hazard Overlay Code	Applies	Detailed consideration is required in respect of PO10, refer discussion below.
Flood and Storm Tide Inundation Hazard Overlay Code	Applies	Detailed consideration is required in respect of PO1, refer discussion below.
Natural Areas Overlay Code	Applies	Complies with relevant Acceptable Outcomes and Performance Outcomes and is supported by an Ecological Assessment, attached at Appendix 4 . Detailed consideration is required in respect of PO7, refer discussion below.
Dwelling House Code	Applies	Complies with relevant

		Acceptable Outcomes.
Access, Parking and Servicing Code	Applies	Complies with relevant Acceptable Outcomes.
Filling and Excavation Code	Not Applicable	No applicable Assessment Benchmarks
Infrastructure Works Code	Applies	Complies with relevant Acceptable Outcomes
Landscaping Code	Applies	Complies with relevant Acceptable Outcome.

6.1.1 Statement of Compliance – Benchmark Assessment

6.1.1.1 Bushfire Hazard Overlay Code

PO10 of the Overlay Code required development to achieve a minimum radiant heat flux level to provide suitable fire hazard protection.

The Queensland Development Code MP2.4 – Buildings in Bushfire Prone Areas establishes acceptable solutions for the construction of residential buildings in bushfire prone areas. This is required to be addressed at the time of application and approval of building works and an approval cannot be issued unless the requirements are satisfied. This includes ensuring that the construction is able to satisfy the relevant radiant flux levels.

The proposed development would satisfy the requirements of PO10.

6.1.1.2 Flood and Storm Tide Inundation Hazard Overlay Code

PO1 requires development to be located and designed to:

- (a) ensure the safety of all persons; minimise damage to the development and contents of buildings;
- (b) provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.

The application site is a residential allotment created for the purpose of the development of a dwelling house. The house would be located on the highest part of the site and clear evacuation routes are provided by the existing common property to Barrier Street. The proposed dwelling house would be constructed with a finished floor level that provides suitable level of immunity and clear evacuation routes are provided.

The proposed development is able to satisfy all the relevant Acceptable Outcomes of the Flood and Storm Tide Hazard Overlay Code.

6.1.1.3 Natural Areas Overlay Code

PO7 of the Overlay Code requires development to minimise disturbance to matters of

state environmental significance (including existing ecological corridors).

The proposed dwelling house would be constructed within an existing cleared area and would not require the removal of any existing mature vegetation. The proposed deck area that would encroach within the setback area to the wetlands would be cantilevered over the wetland to minimise disturbance to ecological processes. The application is supported by an ecological assessment that demonstrates that the proposed development would not have an adverse impact on the matters of state environmental significance. Refer Ecological Impact Assessment provided at **Appendix 4**.

The proposed development is considered to satisfy the requirements of the Natural Areas Overlay Code.

7.0 Summary and Conclusion

This report has been prepared in behalf of Jeff and Janice Clague 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, incorporating Secondary Dwelling, on land located at 1/14-32 Barrier Street, Port Douglas and described as Lot 1 on SP155111.

The application site is a single irregular shaped allotment that forms part of a group title scheme with an area of 2,785m² and frontage to an internal road that is contained within common property. The application site is currently vacant and has a slope from the east to the west where it adjoins a drainage area that is an extension to Little Reef Street. Approximately 50% of the site has a ground level of 3.2m AHD with the balance of the site grading down to less than 2.5m AHD. Mature vegetation is established in the north of the site and to the east where the site extends over the drainage area.

The site is contained within a gated residential community containing large established dwelling houses. Development surrounding the site is predominantly residential and tourist accommodation. Approximately 200 metres to the east of the site is the coastline.

It is proposed to develop the site for the purpose of a Dwelling House. The development of a Dwelling House is identified as Accepted Development, subject to requirements; however, the proposed development is not able to satisfy all the identified requirements and consequently a Code Assessable application is required.

The assessment has confirmed that the proposed development is consistent with the Assessment Benchmarks contained within the Planning Scheme 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.

Appendix 1.

CERTIFICATE OF TITLE

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 31410900

Search Date: 11/06/2019 08:57

Title Reference: 50437670

Date Created: 07/05/2003

Previous Title: 50144343

REGISTERED OWNER

Dealing No: 719169064 17/12/2018

JEFFREY JOHN CLAGUE

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 155111
 Local Government: DOUGLAS
 COMMUNITY MANAGEMENT STATEMENT 31278

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10405166 (POR 31)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

**** End of Current Title Search ****

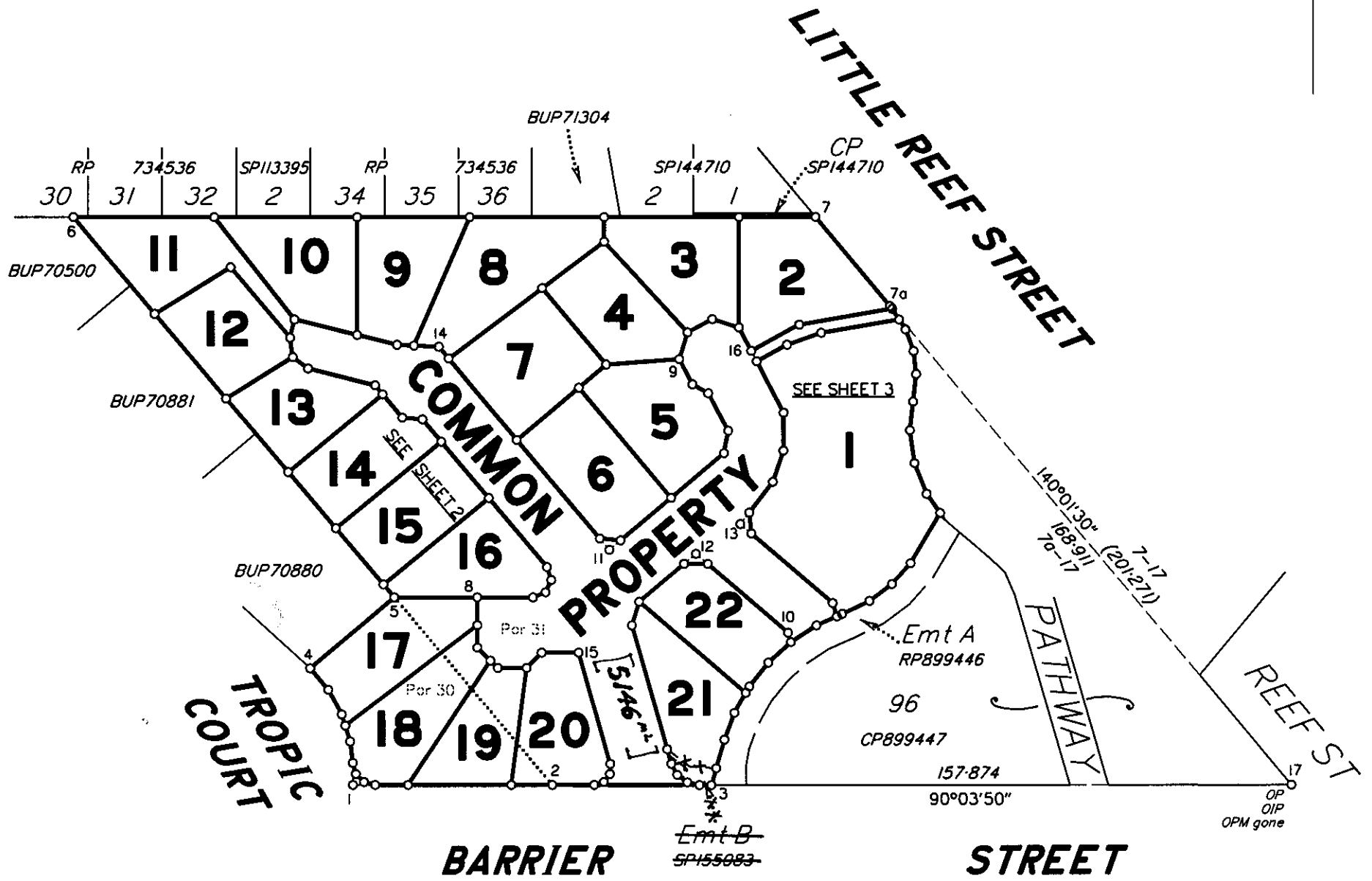
COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]
Requested By: D-ENQ GLOBALX TERRAIN

61780_01/KJP/FB

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet
1 of
3

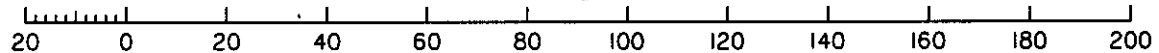


Peg placed at all new corners unless otherwise noted.

Correction(s) made ^{14/2/03} in accordance with
Section 15 Land Title Act 1994 /
Section 201 Land Act 1994 ---
see Dealing No. 7069615713
m g harker.
Registrar of Titles
14/2/2003




Scale 1:1500 - Lengths are in Metres.



C&B CONSULTANTS PTY LTD ACN 055 931 096 hereby certify that the Company has surveyed the land comprised in this plan by Mark Peter STOPFORD, Licensed Surveyor and Mark Gregory FERRERO, Surveying Associate for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 27/3/03



M. Stopford
Mark Peter STOPFORD
Director and Licensed Surveyor
L. Stalt
Director
27/3/03
Date

0 50mm 100mm 150mm State copyright reserved.	
Plan of Lots 1-22 & Common Property	
Cancelling Lot 31 on RP899446	
PARISH: SALISBURY	COUNTY: Solander
Meridian: RP899446	F/N's: No
Scale: 1:1500	
Format: STANDARD	
 SP155111	
Plan Status:	

706535101

\$1514.95

16/04/2003 13:13

CS 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Registered

5. Lodged by

Greer & Timms 738
PO Box 57
Port Douglas Qld 4871
(07) 40995 995

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

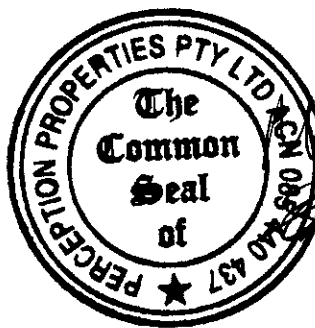
✓ We PERCEPTION PROPERTIES PTY LTD
ACN 085 440 437

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees



Director

Director

* Rule out whichever is inapplicable

2. Local Government Approval.

*

hereby approves this plan in accordance with the

%

Integrated Planning Act 1997

Dated this Fifteenth day of April 2003.

for and on behalf of DOUGLAS SHIRE COUNCIL

MAYOR

CHIEF EXECUTIVE OFFICER

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number : 31278Name : The Sands Port Douglas

4. References :

Dept File :

Local Govt :

Surveyor : 61780

6. Existing

Title Reference

Lot

Plan

50144343

31

RP899446

Created

Lots

Emts

Road

1-22 &
Common Property

AMENDMENTS BY C&B CONSULTANTS PTY LTD

ACN 055 931 096

DIRECTOR AND LICENSED SURVEYOR

2/5/03

DATE

Por 30 & 31

17-20

Por 31

1-16, 21, 22 &
Common Property

Lots

Orig

7. Portion Allocation :

8. Map Reference :

7964-11142

9. Locality :

CRAIGLIE

10. Local Government :

DOUGLAS S.C.

11. Passed & Endorsed :

By : C&B CONSULTANTS PTY LTDDate : 15 APRIL 2003Signed : SolomonDesignation : LICENSED SURVEYOR

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part
of the building shown on this plan encroaches
onto adjoining lots or road.

* Part of the building shown on this plan
encroaches onto adjoining * lots and road

Licensed Surveyor/Director * Date

* delete words not required

13. Lodgement Fees :

Survey Deposit \$

Lodgement \$

.....New Titles \$

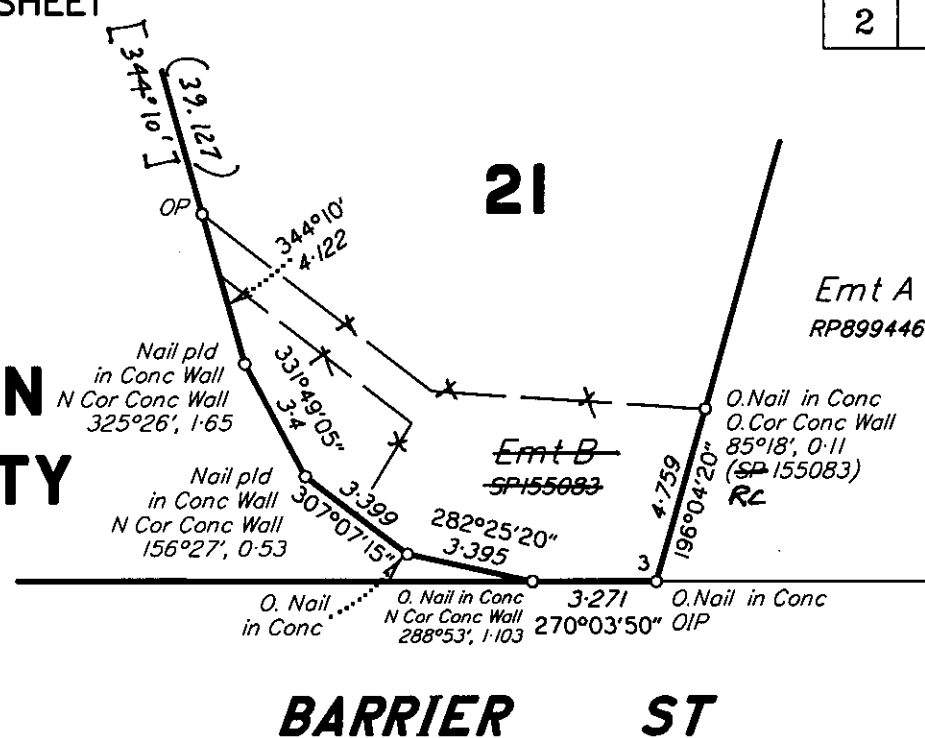
Photocopy \$

Postage \$

TOTAL \$

14. Insert
Plan
Number

SP155111





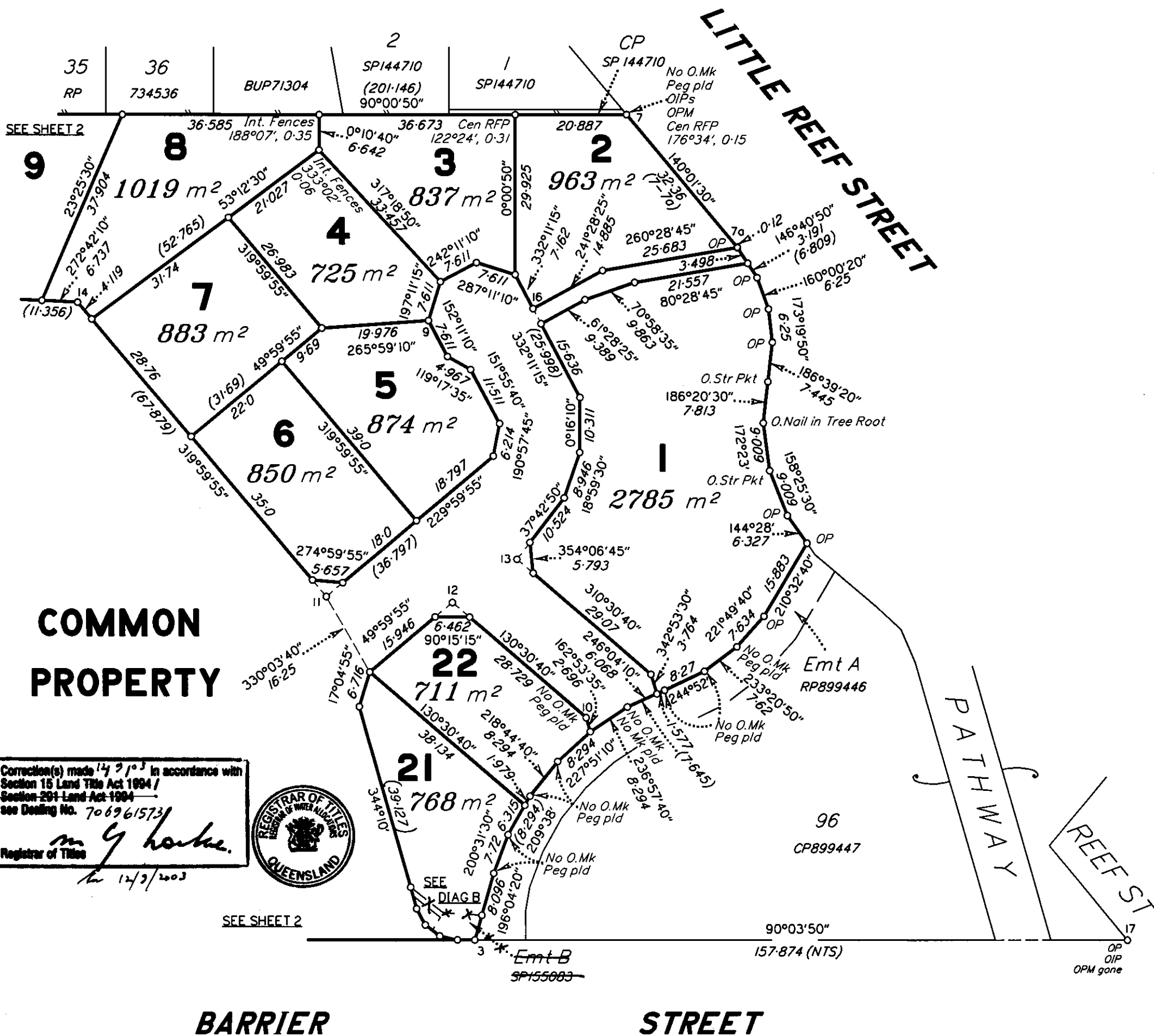
PERMANENT MARKS

STN	ORIGIN	BEARING	DIST	NO
1-OPM	SP155083	268°20'55"	14.954	74752
3-OPM	SP155083	96°34'50"	60.445	149269
7-OPM	SR698	106°09'40"	30.215	19882
17-OPM	RP899446	136°01'25"	2.407	121364

New Conn
Gone

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP739139	at Station	
1	O.Nail in Kerb gone	RP899446	176°39'	3.43
2	OIP	SP155083	131°46'	5.34
3	OIP	RP899446	193°03'40"	4.308
4	O.Nail in Kerb	RP899446	194°43'30"	5.407
5	Nail in M/H		76°30'30"	2.15
5	O.Nail in M/H gone	RP899446	65°46'40"	2.603
6	OIP gone	RP899446	114°25'40"	12.958
7	OIP not searched under fill	RP734536	50°02'	1.0
7	OIP not searched under fill	RP899446	105°20'	6.444
8	Nail in M/H		302°37'30"	1.43
9	Nail in M/H		287°53'	1.702
10	Nail in M/H		201°32'	0.975
11	Pin		at Station	
12	Pin		at Station	
13	Pin		at Station	
14	Nail in Kerb		197°31'	3.351
15	Nail in Kerb		353°16'	6.82
16	Nail in Kerb		244°04'	1.493
17	OIP	RP899446	173°12'30"	6.908



Correction(s) made 14/3/03 in accordance with
Section 15 Land Title Act 1994 /
Section 201 Land Act 1994
see Dealing No. 706961573
m g harker
Registrar of Titles
12/3/2003



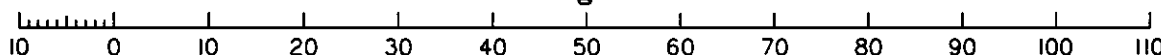
SEE SHEET 2

BARRIER

STREET

Peg placed at all new corners unless otherwise noted.

Scale 1:800 - Lengths are in Metres.

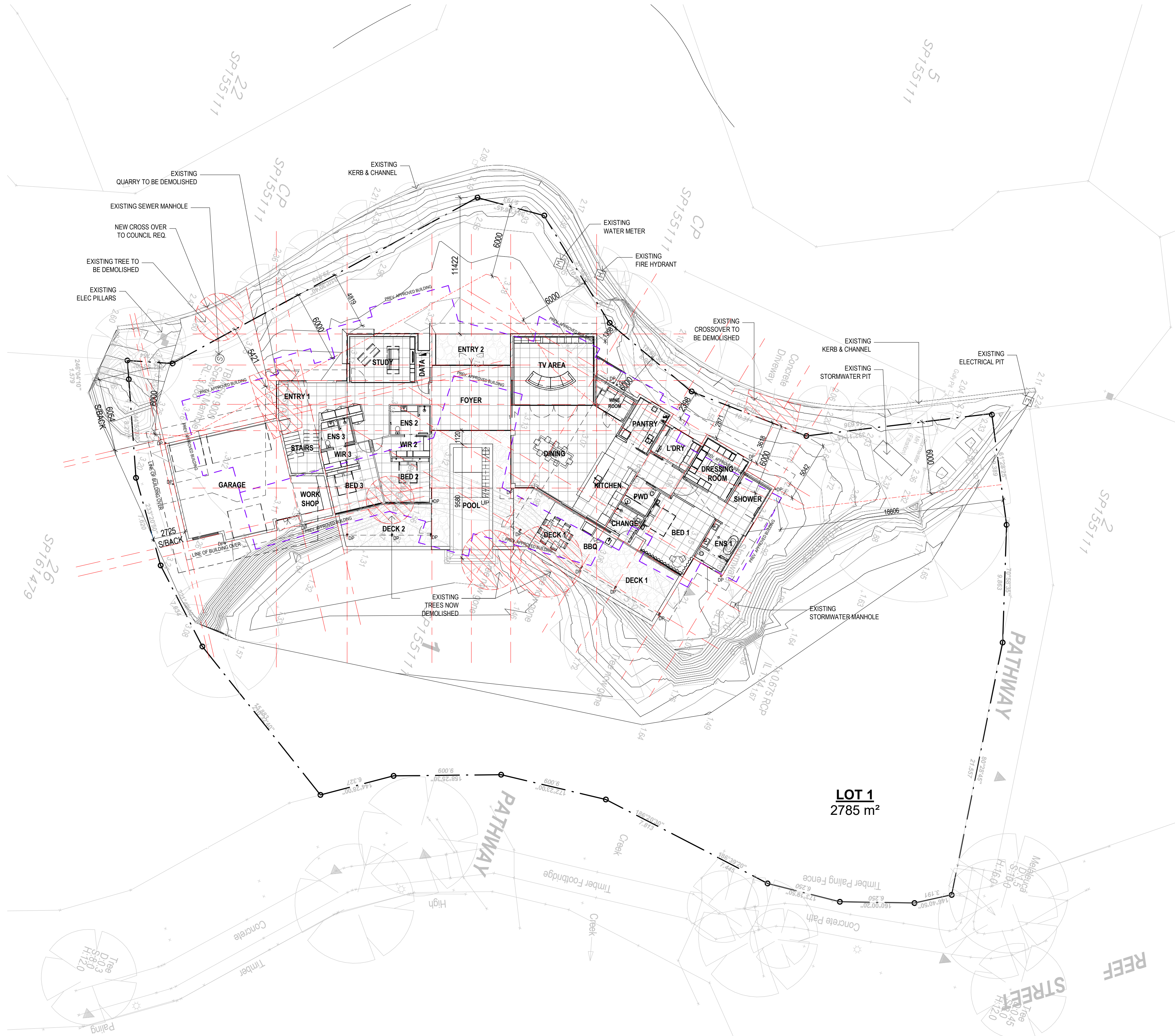


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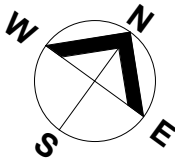
Insert Plan Number SP155111

Appendix 2.

PROPOSAL PLANS



01 SITE PLAN
A.40.00 SCALE - 1 : 200



FLOOR AREAS

MAIN FLOOR	
DECK 1	90 m²
DECK 2	46 m²
ENTRY	17 m²
MAIN FLOOR	534 m²
POOL	37 m²
STORE	3 m²
727 m²	
FIRST FLOOR	
DECK	13 m²
STUDIO	139 m²
	152 m²
TOTAL:	879 m²

ABBREVIATIONS:

G1	GATE (900 WIDE)
G2	GATE (3000 WIDE)
11	1200H CHAINMESH FENCE
E	EXISTING ELECTRICITY LINE - EXACT LOCATION TBC ON SITE
W	EXISTING WATER MAIN - EXACT LOCATION TBC ON SITE
S	EXISTING SEWER MAIN - EXACT LOCATION TBC ON SITE

AMENDMENTS	DATE
P1 INFORMATION ISSUE	03-07-2020
P2 CONSULTANT ISSUE	16-07-2020
P3 INFORMATION ISSUE	24-07-2020
P4 DA ISSUE	07-08-2020


clarkeandprince ARCHITECTS
3 Scott Street | Cairns | QLD 4870
p. 07 4061 4088 | f. 07 4061 1080
e. cp@clarkeandprince.com.au
w. www.clarkeandprince.com.au

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DRAWN	SCALE	SIZE
DI	1 : 200	A1
APPROVED	DATE	AUG 2020

PROPOSED NEW RESIDENCE

LOT 1 (No.14-32) BARRIER ST,
PORT DOUGLAS

FOR
J & J CLAGUE

DWG
SITE PLAN

DWG No.
1474 DD A.00.01

STAMP
DA ISSUE

ISSUE
P4



CLADDING SCHEDULE	
CLAD.01	TILE-VERT. STACK BOND
CLAD.02	BRICK-PGH BRICK
CLAD.03	RENDER FINISH - PAINTED
CLAD.04	METAL CLADDING-PRE FINISHED
CLAD.05	CEMINTEL CLADDING-BARESTONE
CT.10	FEATURE MOSAIC

LEGEND.	
B	BENCH
BBQ	BARBEQUE -BY CLIENT
COL	COLUMN
DP	DOWNSPIPE
FW	FLOOR WASTE GULLY
GU	GUTTER
HP	HOT PLATE
HR	HANDRAIL
MSB	MAIN DIST. BOARD
ROBE	ROBE
SC	SCREEN
SEAT	
SH-1	SUN HOOD
SK	SINK
T3	TAP-TYPE 3
TR	TOWEL RAIL
TRH	TOILET ROLL HOLDER
WCC	WINE CELLAR CONDITIONER

FLOOR AREAS	
MAIN FLOOR	
BIN STORE	3 m²
DECK 1	90 m²
DECK 2	45 m²
ENTRY	17 m²
MAIN FLOOR	534 m²
POOL	41 m²
FIRST FLOOR	731 m²
DECK	13 m²
STUDIO	139 m²
TOTAL:	152 m²
	883 m²

AMENDMENTS	DATE
P1 INFORMATION ISSUE	03-07-2020
P2 CONSULTANT ISSUE	16-07-2020
P3 INFORMATION ISSUE	24-07-2020
P4 DA ISSUE	07-08-2020
P5 DA ISSUE	28-08-2020


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APPROVED: [] DATE: AUG 2020

PROJECT: PROPOSED NEW RESIDENCE

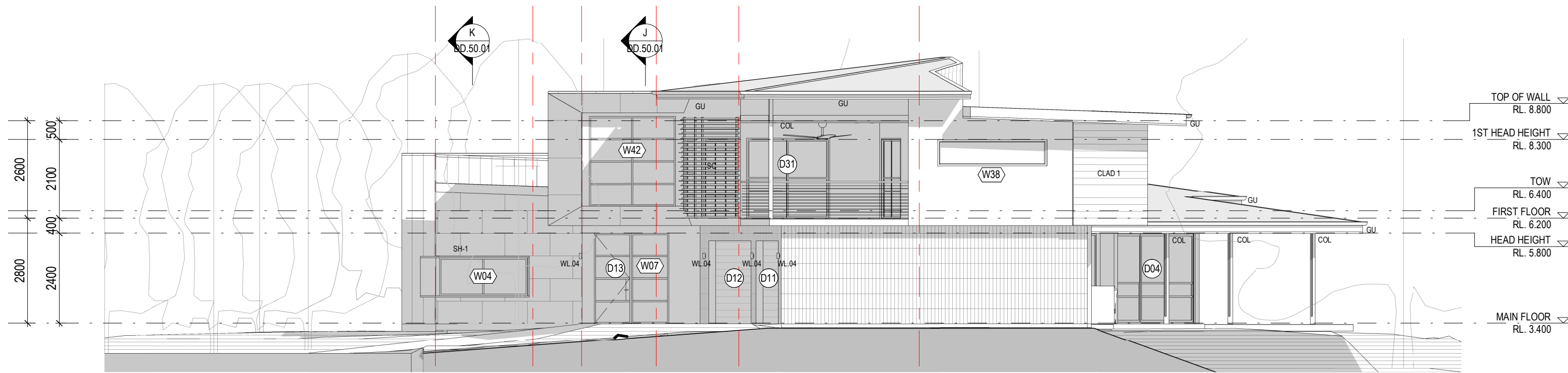
LOT 1 (No.14-32) BARRIER ST,
PORT DOUGLAS

FOR:
J & J CLAGUE

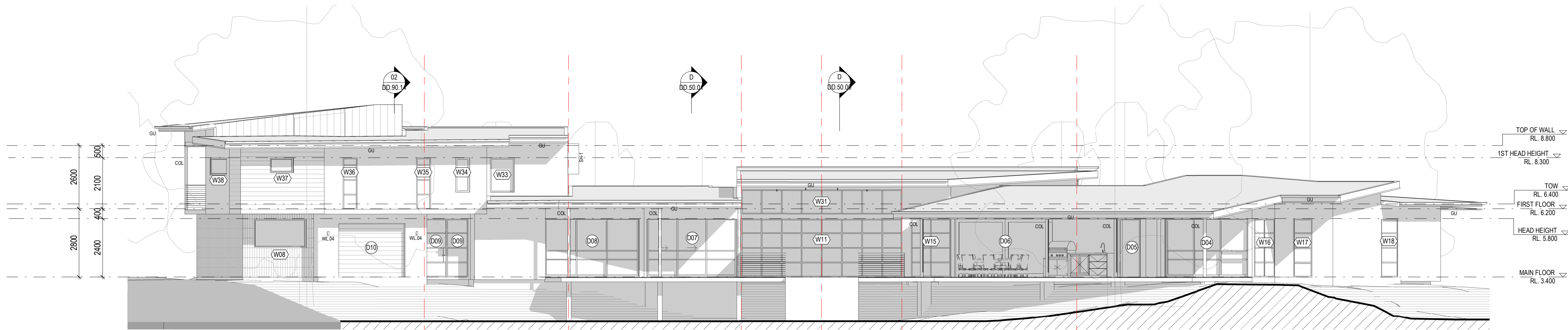
DWG:
FLOOR PLANS - MAIN & FIRST
FLOOR

DWG No:
1474 DD A.10.01

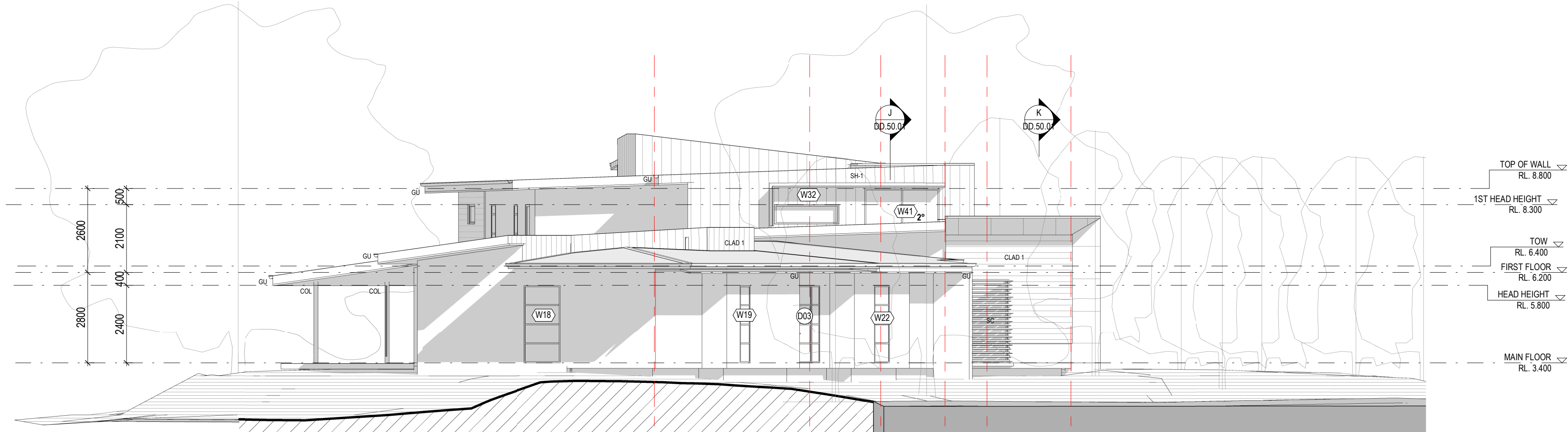
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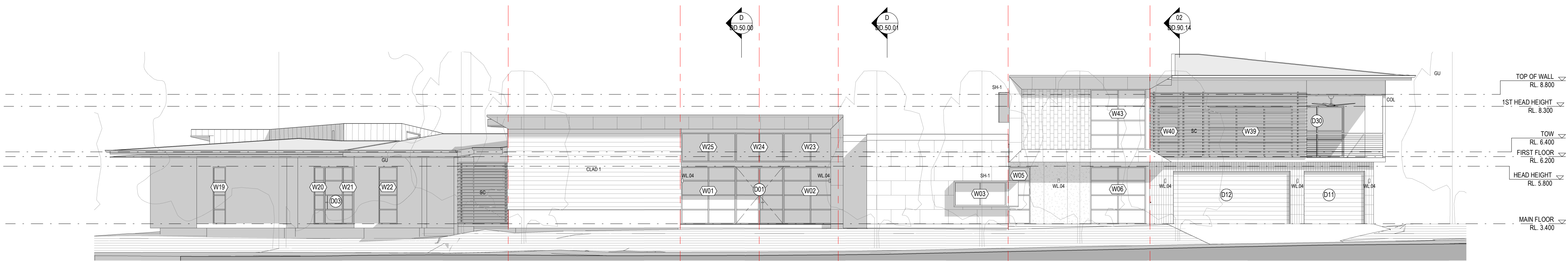
04 ELEVATION -
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03 ELEVATION -
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02 ELEVATION -
SCALE - 1 : 100



01 ELEVATION -
SCALE - 1 : 100

LEGEND -	
CLAD 1	CUSTOM-ORB CLADDING
COL	COLUMN
GU	GUTTER
SC	SCREEN
SH-1	SUN HOOD

FLOOR AREAS	
MAIN FLOOR	
DECK 1	93 m²
DECK 2	49 m²
ENTRY	17 m²
MAIN FLOOR	534 m²
POOL	34 m²
STORE	3 m²
	729 m²
FIRST FLOOR	
DECK	13 m²
STUDIO	139 m²
	152 m²
TOTAL:	881 m²

AMENDMENTS	DATE
P1 PRELIMINARY ISSUE	28-02-2020
P2 Revision 2	15-03-2020
P3 Revision 3	25-03-2020
P4 CONSULTANT ISSUE	05-05-2020
P5 INFORMATION ISSUE	04-05-2020
P6 INFORMATION ISSUE	28-05-2020
P7 INFORMATION ISSUE	19-06-2020
P8 INFORMATION ISSUE	03-07-2020
P9 CONSULTANT ISSUE	16-07-2020
P10 INFORMATION ISSUE	24-07-2020


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APPROVED DI DATE 1 : 100 A1
JULY 2020

PROJECT
PROPOSED NEW RESIDENCE

LOT 1 (No.14-32) BARRIER ST,
PORT DOUGLAS

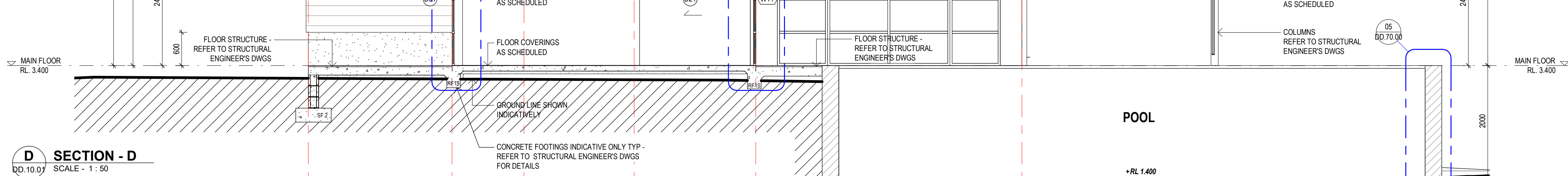
FOR
J & J CLAGUE

DWG
ELEVATIONS

DWG No.
1474 DD.40.00

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CONSULTANT ISSUE

ISSUE
P10



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DRAWN BY	DATE	JULY 2020

PROPOSED NEW RESIDENCE

**LOT 1 (No.14-32) BARRIER ST,
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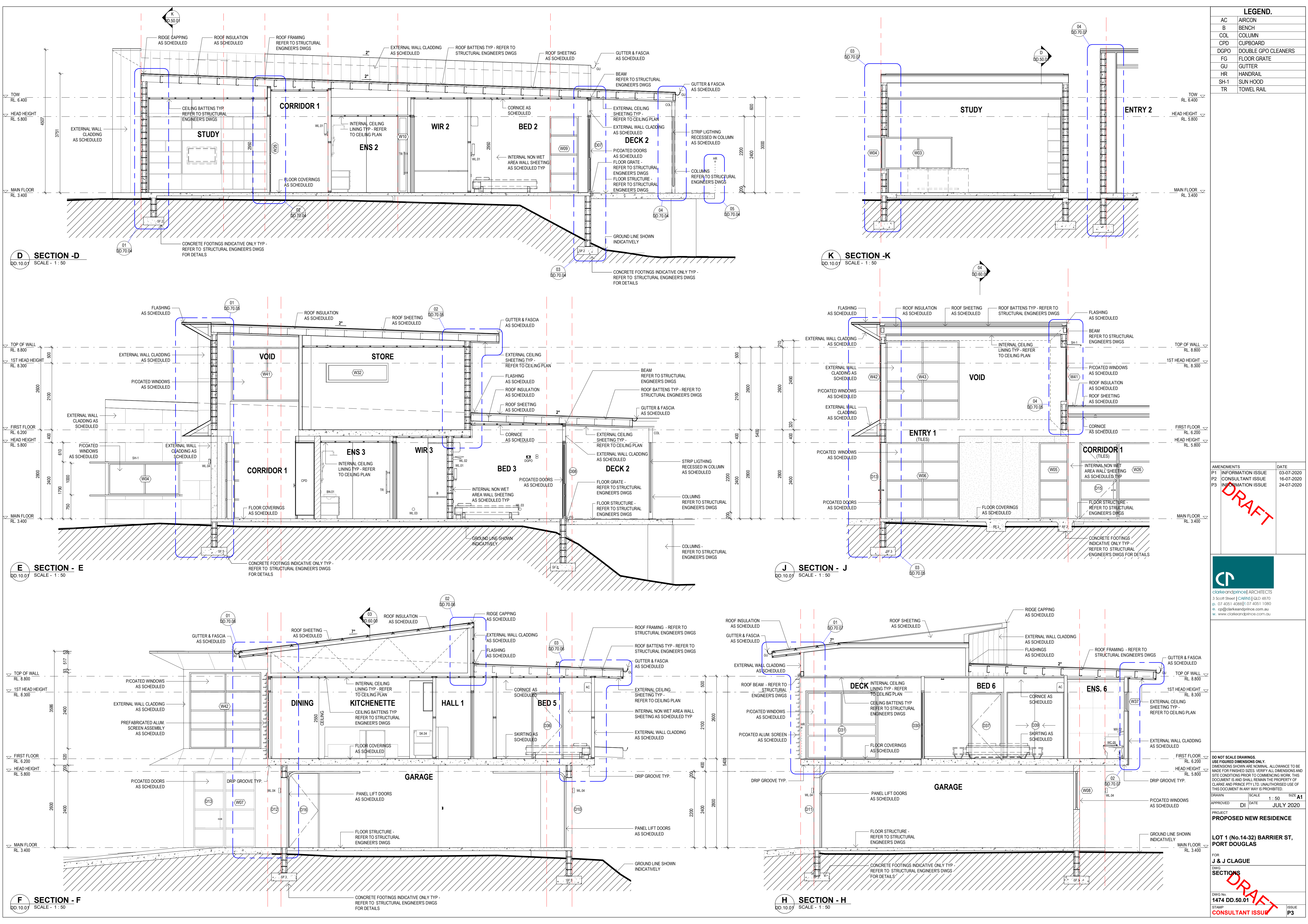
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SECTIONS

RAWIN NO: 1474
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P3



LEGEND.	
AC	AIRCON
B	BENCH
COL	COLUMN
CPD	CUPBOARD
DGPO	DOUBLE GPO CLEANERS
FG	FLOOR GRATE
GU	GUTTER
HR	HANDRAIL
SH-1	SUN HOOD
TR	TOWEL RAIL

AMENDMENTS	DATE
P1 INFORMATION ISSUE	03-07-2020
P2 CONSULTANT ISSUE	16-07-2020
P3 INFORMATION ISSUE	24-07-2020



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PROJECT
PROPOSED NEW RESIDENCE

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SECTIONS

DWG No.
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P3

Appendix 3.

PLANNING BENCHMARK ASSESSMENT



20192442 – 1/14-32- Barrier Street, Port Douglas

6.2.7 Low-medium density residential zone code

6.2.7.1 Application

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

6.2.7.2 Purpose

- (1) The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.2 – Urban settlement, Element 3.4.5 Residential areas and activities, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 4 : Strong community and identity, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.5 – Housing choice and affordability.
 - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 - Energy, Element 3.9.3 – Water and waste management, Element 3.9.4 Transport, Element 3.9.5 – Information technology.
 - (b) establish a low-medium density residential character consisting predominantly of low-rise 1 and 2 storey dwelling houses, dual occupancies and multiple dwellings.
 - (c) provide for a diversity in housing choice through other housing types to cater for different housing needs and family structures.
 - (d) provide support for compatible small scale non-residential use activities.
 - (e) ensure development occurs on appropriately sized and shaped lots.



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- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development provides a range of residential dwelling choices including multiple dwellings and other forms of permanent-living residential development, including Residential care facilities.
 - (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.
 - (c) Development is designed to provide safe and walkable neighbourhoods.
 - (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
 - (e) Development is reflective and responsive to the environmental constraints of the land.
 - (f) Development provides a high level of amenity and is reflective of the surrounding character of the area.
 - (g) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.

6.2.7.3 Criteria for assessment

Table 6.2.7.3.a – Low-medium density residential zone code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.	Complies with AO1 The proposed dwelling house would be two storeys in height and 7.6 metres.



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Performance outcomes	Acceptable outcomes	Compliance
Setbacks (other than for a dwelling house)		
PO2 Buildings are setback to: <ul style="list-style-type: none"> (a) maintain the character of residential neighbourhoods; (b) achieve separation from neighbouring buildings and from road frontages; (c) maintain a cohesive streetscape; (d) provide daylight access, privacy and appropriate landscaping. 	AO2 Buildings are setback: <ul style="list-style-type: none"> (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater 	Not Applicable The proposal is for the development of a dwelling house.
Site Coverage		
PO3 The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	AO3 The site coverage of any building is limited to 50%.	Complies with AO3 The proposed dwelling house would have a site coverage of 25%, including decks and swimming pool.



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Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Low-medium density residential zone and protects the zone from the intrusion of inconsistent uses	AO4 Uses identified in Table 6.2.7.3.b are not established in the Low-medium density residential zone.	Not Applicable to self-assessable development
PO5 Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds. Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.	AO5 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development
PO6 Development does not adversely affect the residential character and amenity of the area in	AO6 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.		
P07 New lots contain a minimum area of 450m2	A07 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development
P08 New lots have a minimum road frontage of 15 metres	A08 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development
P09 New lots contain a 20 metre x 15 metre rectangle	A09 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development

Table 6.2.7.3.b — Inconsistent uses within the Low-medium density residential zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture 	<ul style="list-style-type: none"> • Permanent plantation • Port services • Renewable energy facility • Research and technology industry • Resort complex



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<ul style="list-style-type: none"> • Bar • Brothel • Bulk landscape supplies • Car wash • Club • Crematorium • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station 	<ul style="list-style-type: none"> • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Shop • Shopping Centre • Showroom • Special industry • Theatre • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery
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Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.



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7.2.4 Port Douglas/Craigie local plan code

7.2.4.1 Application

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

7.2.4.2 Context and setting

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

The Port Douglas/Craigie local plan encompasses the traditional Port Douglas town centre and surrounding tourist and residential areas, including Four Mile Beach and Craigie.

Port Douglas was officially named in 1877. It was initially settled as the port of entry and supply for the Hodgkinson goldfield on the Hann Tableland which was proclaimed in 1876. It was the dominant port in Far North Queensland until a decision was made to establish Cairns as the terminus for a new railway in 1884. This ended the town's dominance, and it gradually became a small centre for local residents and fishing activities. During the 1970s and 1980s, a renewed interest in Far North Queensland as a holiday destination led to a boom in large scale tourism and residential development with Port Douglas re-emerging as a premium destination.

The Captain Cook Highway runs north-south to the west of Port Douglas through Craigie (Four Mile). Craigie caters for the permanent resident population associated with Port Douglas, as well as providing for service industries to support business in the town. The majority of urban development is confined to the eastern side of the highway. The main entrance to Port Douglas at the intersection of Port Douglas Road is accentuated by mature oil palms lining both sides of the street for almost the entire length of the corridor into the heart of Port Douglas.

Flagstaff Hill is a prominent headland on the northern side of the Port Douglas town centre providing a green tropical backdrop to the town. Island Point Road



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runs to the top of Flagstaff Hill and provides access to the iconic lookout overlooking the sweep of Four Mile Beach.

Macrossan Street is the main shopping area in Port Douglas running in a general east-west direction at the base of Flagstaff Hill connecting Four Mile Beach to Dickson Inlet. Tourist and commercial development is concentrated towards the western side of Macrossan Street, with marine orientated activity focussed around the inlet. The western side of the inlet provides unspoiled views across mangroves to the distinctive formations and features of the coastal range.

The street pattern in the town centre is based on the original grid pattern survey of 1878. While the town has lost many of its original buildings to cyclones and redevelopment, a number of important built features remain including the Central Hotel, the Court House Hotel, a number of relocated buildings such as St Mary's Church, the former Clink Theatre and the Court House Museum and scattered memorials such as the Carstens memorial in Macrossan Street and the Port Douglas War memorial in Wharf Street. The Sugar Wharf on Dickson Inlet was the original terminus of the tramline to Mossman. The tramline now terminates adjacent to the Port Douglas marina and operates as the Balley Hooley passenger service on four kilometres of track between the Port Douglas Marina and St Crispins Station.

A particular characteristic of the local plan area is its high quality, lush landscaping complementing the tropical resort town atmosphere. This theme will be carried throughout the local plan area with gateways, nodes and corridor planting emphasising the role of the town as a tropical tourist destination.

7.2.4.3 Purpose

- (1) The purpose of the Port Douglas/Craigie local plan code is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craigie local plan area, while providing a platform for investment and prosperity.
 - (a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:
 - (b) To set out a vision for revitalisation of the waterfront;
 - (c) To protect and enhance the environmental attributes; and
- (2) To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.



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

- (a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.
- (b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.
- (c) Craiglie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craiglie will also function as small scale commercial and light industry node, providing employment opportunities for the Shire's permanent resident population.
- (d) All forms of development will complement the tropical image of the town through distinctive tropical vernacular, urban design and landscaping.
- (e) Character will be enhanced through the identification of gateway sites, landmarks, main approach routes and pedestrian thoroughfares and view corridors;
- (f) The Flagstaff Hill, Dickson Inlet, Four Mile Beach and other areas of scenic and environmental significance will be protected from development. Vegetation cover will dominate over built form.
- (g) Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.
- (h) Development will be indistinguishable from view from Four Mile Beach. In addition, any development on Flagstaff Hill will be indistinguishable when viewed from vantage points in Port Douglas.
- (i) Residential areas are designed as pleasant, functional and distinctive, in visually well-defined areas.

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

- (a) Precinct 1 – Port Douglas precinct
 - (i) Sub-precinct 1a – Town Centre sub-precinct
 - (ii) Sub-precinct 1b – Waterfront North sub-precinct
 - (iii) Sub-precinct 1c – Waterfront South sub-precinct
 - (iv) Sub-precinct 1d – Limited Development sub-precinct
 - (v) Sub-precinct 1e – Community and recreation sub-precinct
 - (vi) Sub-precinct 1f – Flagstaff Hill sub-precinct
- (b) Precinct 2 – Integrated Resort precinct
- (c) Precinct 3 – Craiglie Commercial and Light Industry precinct
- (d) Precinct 4 – Old Port Road / Mitre Street precinct



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(e) Precinct 5 – Very Low Density Residential/ Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

Precinct 1 – Port Douglas precinct

(5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) development will contribute to the incremental transformation of the township, preserving and enhancing maritime activities and environmental areas, delivering tropical open spaces and a high quality public realm, and allowing for tourism opportunities and investment.
- (b) development contributes to the enhancement of the Port Douglas precinct through the following development outcomes:
 - (i) access and connectivity throughout the township is enhanced through a series of improvements to circulation and mobility, including:
 - (A) access to, and connectivity along, the waterfront and foreshore areas is maintained and, where appropriate, enhanced;
 - (B) reducing reliance on the waterfront as a car parking resource.
 - (ii) the use of land in the Port Douglas precinct improves the cohesive layout of the township through:
 - (A) the establishment of distinct sub-precincts that reinforce the character and built form of the Port Douglas local plan area including:
 - Port Douglas centre sub-precinct 1a – Town Centre sub-precinct;
 - Port Douglas centre sub-precinct 1b – Waterfront North sub-precinct;
 - Port Douglas centre sub-precinct 1c – Waterfront South sub-precinct;
 - Port Douglas centre sub-precinct 1d – Limited development sub-precinct;
 - Port Douglas centre sub-precinct 1e – Community and recreation precinct;
 - Port Douglas centre sub-precinct 1f – Flagstaff Hill sub-precinct;
 - (B) facilitating marina facilities and supporting marine industry uses as a key part of the local economy;
 - (C) reducing conflict between industry, community and commercial activities in the waterfront, without diminishing the marine industry capacity in the Port Douglas precinct;
 - (i) environment and sustainability is integrated into the township through:
 - (A) preservation and enhancement of the qualities and characteristics of environmental areas of the township;
 - (B) water sensitive urban design is considered as a means of water quality improvement and management of overland flow to ensure hard infrastructure solutions in Warner Street can be mitigated;
 - (C) design of buildings and access way improvements prioritises walking and cycling modes of transport.
 - (ii) the tropical character of the Port Douglas precinct is enhanced by ensuring development:
 - (A) maintains and enhances the built form, local character, streetscapes and natural elements of the township;



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- (B) is compatible with the desired character and amenity of local places and neighbourhoods;
- (C) does not exceed the height of buildings designations which contribute to the desired form of the township which contains three storey development heights in sub-precinct 1a – Town Centre sub-precinct and part of sub-precinct 1b – Waterfront North sub-precinct;
- (D) implements high quality landscaped environments around buildings and on streets;
- (E) protects the recognisable character and locally significance sites throughout the precinct.
- (iii) public spaces and the streetscape are enhanced through:
 - (A) an increase in the quantity and quality of public land and places throughout the precinct;
 - (B) consolidating community recreation and sporting uses to create a precinct of community focussed activity between Mudlo Street and Wharf Street;
 - (C) improved connections between the town centre and the waterfront marina, including an investigation of a plaza on the waterfront;
 - (D) improved streetscapes with high quality landscaping, surface treatments and shaded pedestrian environments;
 - (E) the creation of a sense of place through aesthetic streetscapes and built-form character;
 - (F) managing vegetation to ensure succession of planting and the ongoing presence of significant trees.
- (iv) advertising signage is small scale, low-key and complements the tropical character of the town.

Sub-precinct 1a – Town Centre sub-precinct

- (6) In addition to other overall development outcomes, development in the Town Centre sub-precinct facilitates the following development outcomes:
 - (a) tourist, retail, dining and entertainment activities are facilitated at an appropriate pedestrian scale;
 - (b) drive-through developments, bulky goods showrooms, outdoor sales, saleyards and other big-box retailing or entertainment facilities are not established;
 - (c) development contributes to a high quality public realm;
 - (d) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
 - (e) consolidation of community and cultural land use activities along Mowbray Street between Wharf Street and Mudlo Street;
 - (f) active street frontages are established along Macrossan and Wharf Streets and other nearby streets as shown on the Port Douglas Centre Active Frontages and Pedestrian and Cycle Network Plan;
 - (g) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer.



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Sub- precinct 1b - Waterfront North sub-precinct

- (7) In addition to other overall development outcomes, development in the Waterfront North sub-precinct facilitates the following development outcomes:
- (a) the precinct evolves as a revitalised open space and waterside development precinct;
 - (b) development within the precinct is designed to be sympathetic to the environmentally sensitive Dickson Inlet and mitigates any adverse impacts;
 - (c) the establishment of mixed-use development is facilitated to promote activity and vitality;
 - (d) public pedestrian access is maximised along the extent of the edge of the waterfront, consisting of a boardwalk or similar structure available for 24-hour use;
 - (e) development contributes to a high quality public realm;
 - (f) built form provides an attractive point of arrival from both land and sea;
 - (g) pedestrian connectivity is safe, efficient and provides for the needs of all users of the Port Douglas waterfront;
 - (h) parking (and associated infrastructure) does not undermine the relationship between buildings and street or pedestrian circulation patterns;
 - (i) the importance of existing marine-based industries to the area is recognised, not diminished and protected from incompatible uses. Relocation of marine based industries to an alternative precinct does not occur until such time that agreement has been reached among all relevant stakeholders such that development does not diminish the viability of marine based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners;
 - (j) marine infrastructure is established to service the tourism, fishing and private boating community;
 - (k) Live entertainment activities are concentrated within the Live Entertainment Precinct and are subject to the recommendations of a suitably qualified acoustic engineer;
 - (l) the functionality of the Balley Hooley tourist rail is retained.

Sub-precinct 1c – Waterfront South sub-precinct

- (8) In addition to all other overall development outcomes, development in the Waterfront South sub-precinct facilitates the following development outcomes:
- (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
 - (b) marine-based industries are established on appropriate land having regard to site suitability, accessibility, surrounding land uses, and location of utilities and services;
 - (c) marine-based industry achieves appropriate environmental standards;
 - (d) industrial buildings have a high standard of layout and building design;



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- (e) landscaping provides an attractive streetscape and screens utility, storage and car parking from the street and other public areas;
- (f) the precinct is protected from encroachment of incompatible land use activities.

Sub-precinct 1d – Limited Development sub-precinct

- (9) In addition to all other overall development outcomes, development in the Limited Development sub-precinct facilitates the following development outcomes:
 - (a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
 - (b) the open nature and character of the precinct is retained maintaining view lines across the inlet;
 - (c) community and recreation land use activities are established that promote public access to the foreshore.

Sub-precinct 1e – Community and recreation sub-precinct

- (10) In addition to all other overall development outcomes, development in the Community and recreation sub-precinct facilitates the following development outcomes:
 - (a) development for community uses, including sport and recreation is facilitated.
 - (b) sport and recreation activities predominantly involve outdoor activities;
 - (c) areas of natural vegetation are protected from further development;
 - (d) shade trees are increased, in appropriate locations, surrounding the sports fields.

Sub-precinct 1f – Flagstaff Hill sub-precinct

- (11) In addition to all other overall development outcomes, development in the Flagstaff Hill sub-precinct facilitates the following development outcomes:
 - (a) development is not established where it results in detriment to the vegetated and scenic qualities of Flagstaff Hill;
 - (b) development minimises excavation and filling;
 - (c) buildings and other works are unobtrusive when viewed from vantage points in Port Douglas and are designed and constructed of colours and materials which complement the hill's vegetated state;



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- (d) views from public viewing points within the precinct are protected.

Precinct 2 – Integrated Resort precinct

- (12) In addition to the overall outcomes, development in the Integrated Resort precinct facilitates development in accordance with the *Integrated Development Resort Act, 1987*.

Editor's note – The development of land within this precinct is subject to the Integrated Development Resort Act 1987 (IDRA). Where a conflict exists between this planning scheme and the IDRA, the IDRA prevails.

Precinct 3 – Craiglie Commercial and Light Industry precinct

- (13) In addition to the overall outcomes, development in the Craiglie Commercial and Light Industry precinct facilitates the following overall outcomes:
 - (a) development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas Centre Precinct unless they pose a safety issue;
 - (b) development adjacent to the Captain Cook Highway presents an attractive appearance to the highway. The rain-trees, melaleucas and eucalypt trees along the Captain Cook Highway are retained where possible, taking into account the Department of Transport and main Road's requirements;
 - (c) retailing activities are generally restricted to those which are ancillary and necessarily associated with the primary service and light industry nature of the area;
 - (d) adjacent residential areas are protected from industry nuisances;
 - (e) lots fronting Downing Street, between Dickson Street and Beor Street, are provided with an appropriate standard of road access and infrastructure, prior to development occurring.

Precinct 4 – Old Port Road / Mitre Street precinct

- (14) In addition to the overall outcomes, development in the Old Port Road / Mitre Street precinct facilitates the following overall outcomes:
 - (a) the precinct is intended to be used for outdoor recreational land use activity, primarily as a golf course;



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- (b) areas of significant vegetation are protected from development and retained;
- (c) other forms of development will only be considered if substantial areas of open space are retained adjacent to existing residential areas to maintain the existing residential amenity of open views across open space.

Precinct 5 – Very Low Density Residential/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct

- (15) In addition to the overall outcomes, development in the Very Low Residential Density/Low Scale Recreation/Low Scale Educational/Low Scale Entertainment Uses precinct facilitates the following overall outcomes:
- (a) residential accommodation does not exceed a maximum of 8.5 metres in building height;
 - (b) minimum lot sizes exceed 2 hectares;
 - (c) very low scale and intensity recreation/ very low scale and intensity educational/ and very low scale entertainment uses may be appropriate in areas of the precinct subject to erosion and other flooding constraints.

Note - Undeveloped lots in this precinct are located on very low-lying land. Council may consider a consolidation of existing land titles via lot reconfiguration to lot sizes less than 2 hectares, where the reconfigured lots are consolidated onto the highest terrain, to avoid a pattern of development consisting of dwelling houses located on isolated islands of raised building pads.

7.2.4.4 Criteria for assessment

Table 7.2.4.4.a — Port Douglas / Craiglie local plan - assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Development in the Port Douglas / Craiglie local plan area generally		



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO1</p> <p>Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.</p>	<p>AO1</p> <p>A pedestrian and cycle movement network is integrated and delivered through development.</p>	<p>Not Applicable</p> <p>The proposed development is for a single dwelling house on an established residential allotment within a gated community. There is no requirement for a pedestrian and cycle network through the site.</p>
<p>PO2</p> <p>Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craiglie (as identified on the Port Douglas/ Craiglie Townscape Plan map contained in Schedule 2).</p>	<p>AO2.1</p> <p>Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including:</p> <ul style="list-style-type: none"> (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, 	<p>Complies with AO2.1</p> <p>It is not proposed to remove any existing mature trees on the site to facilitate the development.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>including the fringe of Coconut Palms;</p> <p>(e) the oil palm avenues along the major roads;</p> <p>(f) the lush landscaping within major roundabouts at key nodes;</p> <p>(g) Macrossan Street and Warner Street;</p> <p>(h) Port Douglas waterfront.</p>	
	<p>AO2.2</p> <p>Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular:</p> <p>(a) Flagstaff Hill;</p> <p>(b) Four Mile Beach;</p> <p>(c) Across to the ranges over Dickson Inlet;</p> <p>(d) Mowbray Valley.</p>	<p>Complies with AO2.2</p> <p>The proposed dwelling house would not affect any important views or vistas.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	AO2.3 Important landmarks, memorials and monuments are retained.	Not Applicable The application site does not contain any landmarks, memorials or monuments.
PO3 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craigie local plan maps contained in Schedule 2.	AO3 Development adjacent to the gateways and nodes as identified on the Port Douglas / Craigie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	Not Applicable The site is not adjacent any gateways or nodes.
PO4 Landscaping of development sites complements the existing tropical character of Port Douglas and Craigie.	AO4 Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic	Complies with AO4 The site is situated within a gated community and is not visible form any vantage points in the public realm.



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Performance outcomes	Acceptable outcomes	Compliance
	vegetation.	
PO5 Development does not compromise the safety and efficiency of the State-controlled road network.	AO5 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	Complies with AO5 The site is not located adjacent a State-controlled road and is accessed via common property.
For assessable development		
Additional requirements in Precinct 1 – Port Douglas precinct		
PO6 The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.	AO6.1 Development does not impede continued views to scenic vistas and key streetscapes within the local plan area.	Not Applicable to self-assessable development
	AO6.2 Unless otherwise specified within this Local Plan,	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	buildings are set back not less than 6 metres from the primary street frontage.	
PO7 Vehicle access, parking and service areas: (a) do not undermine the relationship between buildings and street or dominate the streetscape; (b) are designed to minimise pedestrian vehicle conflict; (c) are clearly identified and maintain ease of access at all times.	AO7.1 For all buildings, parking is: (a) to the side of buildings and recessed behind the main building line; or (b) behind buildings; or (c) wrapped by the building façade, and not visible from the street.	Not Applicable to self-assessable development
	AO7.2 Ground level parking incorporates clearly defined pedestrian routes.	Not Applicable to self-assessable development
	AO7.3 Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	of new or refurbished development.	
	<p>AO7.4</p> <p>Where the development is an integrated mixed-use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.</p>	Not Applicable to self-assessable development
	<p>AO7.5</p> <p>On-site car parking available for public use is clearly signed at the site frontage.</p>	Not Applicable to self-assessable development
	<p>AO7.6</p> <p>Boom gates, pay machines or other regulatory devices to control access to a publicly available car</p>	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	parking area are not constructed or installed.	
PO8 Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs.	AO8 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development
Additional requirements for Sub-precinct 1a – Town Centre sub-precinct		
PO9 Building heights: (a) do not overwhelm or dominate the town centre; (b) respect the desired streetscape; (c) ensure a high quality appearance when viewed from both within the town centre sub-precinct and external to the town centre sub-precinct; (d) remain subservient to the natural environment	AO9 Buildings and structures are not more than 3 storeys and 13.5 metres in height, with a roof height of not less than 3 metres. Note – Height is inclusive of the roof height.	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
<p>and the backdrop of Flagstaff Hill.</p> <p>(e) do not exceed 3 storeys.</p>		
<p>PO10</p> <p>Building design, the streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.</p>	<p>AO10</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>
<p>PO11</p> <p>Buildings:</p> <p>(a) address street frontages;</p> <p>(b) ensure main entrances front the street or public spaces;</p> <p>(c) do not focus principally on internal spaces or parking areas.</p>	<p>AO11</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
PO12 Setbacks at ground level provide for: (a) connection between pedestrian paths and public places; (b) areas for convenient movement of pedestrians; (c) changes in gradient of the street.	AO12 Setbacks at ground level: (a) are clear of columns and other obstructions; (b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites; (c) connect without any lip or step to adjoining footpaths.	Not Applicable to self-assessable development
AO13 Buildings do not result in a reduction of views and vistas from public places to: (a) Flagstaff Hill; (b) Dickson Inlet; (c) public open space; (d) places of significance.	AO13 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO14</p> <p>Development enhances the distinctive tropical resort town and identity of Port Douglas and encourages pedestrian activity at street level including shade protection across the footpath for the length of the building.</p>	<p>AO14</p> <p>Development is built up to the street frontage/s at the street level and incorporates a light frame awning, a minimum of 3 metres in width for the length of the street frontage/s;</p> <p>or</p> <p>If a development includes an outdoor dining area at ground/footpath level, the dining area has a maximum setback of 3 metres and the required awning is still maintained along the length of the street frontage/s.</p> <p>Note – PO24 provides more detail on awning design.\</p>	<p>Not Applicable to self-assessable development</p>
<p>PO15</p> <p>Development is predominantly commercial in nature with any tourist accommodation having a</p>	<p>AO15.1</p> <p>Centre activities establish: at street level on active street frontages; a maximum of one level above</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.	street level.	
	AO15.2 Any residential development activities or short term accommodation is located above street level of the active frontage, but not on or up to the street frontage in any development, including mixed use development.	Not Applicable to self-assessable development
PO16 Detailed building design: (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to a distinctive tropical north Queensland, seaside tourist town character; (d) integrates major landscaping elements to	AO16 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
<p>maximise their aesthetic value to ensure that the lush, vegetated character of the Town Centre sub-precinct is maintained.</p>		
<p>PO17</p> <p>Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through:</p> <p>(a) surface decoration;</p> <p>(b) wall recesses and projections;</p> <p>(c) a variation in wall finishes; windows, balconies, awnings and other visible structural elements.</p> <p>(d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.</p>	<p>AO17</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>
<p>PO18</p>	<p>AO18</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <p>(a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Town Centre sub-precinct;</p> <p>(b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;</p> <p>(c) rooftops are not used for advertising.</p>	<p>No acceptable outcomes are prescribed.</p>	
<p>P019</p> <p>Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p> <p>(a) shade windows;</p> <p>(b) reduce glare;</p>	<p>AO19</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
(c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; (e) enrich the North Queensland tropical character of the Town Centre sub-precinct; (f) provide architectural interest to building façades.		
PO20 Buildings are finished with high quality materials, selected for: (a) their ability to contribute the character of Town Centre sub-precinct; (b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.	AO20 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development
PO21	AO21	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.	No acceptable outcomes are prescribed.	
PO22 Façades and elevations do not include large blank walls. Openings and setbacks are used to articulate vertical building surfaces.	AO22.1 Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.	Not Applicable to self-assessable development
	AO22.2 Any break in the building façade varies the alignment by a 1 metre minimum deviation.	Not Applicable to self-assessable development
	AO22.3 A minimum of three of the following building design features and architectural elements detailed below	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	<p>are incorporated to break the extended facade of a development:</p> <ul style="list-style-type: none"> (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. 	
<p>PO23</p> <p>Building facades that face public spaces at ground level:</p> <ul style="list-style-type: none"> (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural 	<p>AO23</p> <p>Building facades at the ground floor of development that face public space are designed to ensure:</p> <ul style="list-style-type: none"> (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the 	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>elements and details;</p> <p>(d) provide an opportunity for the casual and convenient surveillance of public space from within the development.</p>	<p>public space from the development;</p> <p>(b) a visually prominent main entrance that faces the principal public place;</p> <p>(c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade.</p>	
<p>PO24</p> <p>Awnings for pedestrian shelter are consistent with the character setting of the Town Centre sub-precinct and:</p> <p>(a) extend and cover the footpath to provide protection from the sun and rain;</p> <p>(b) include lighting under the awning;</p> <p>(c) are continuous across the frontage of the site;</p> <p>(d) align to provide continuity with existing or future awnings on adjoining sites;</p>	<p>AO24</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(e) are a minimum of 3.0 metres in width and generally not more than 3.5 metres above pavement height;</p> <p>(f) do not extend past a vertical plane, 1.2 metres inside the kerb-line to enable street trees to be planted and grow;</p> <p>(g) are cantilevered from the main building with any posts within the footpath being non load-bearing.</p>		
<p>PO25</p> <p>Development integrates with the streetscape and landscaping improvements for Port Douglas.</p>	<p>AO25</p> <p>Development fronting Davidson Street, Macrossan Street, Wharf Street, Mowbray Street and Warner Street is designed to integrate with the on-street landscaping and design improvements as outlined within the Port Douglas landscape master plan contained within Planning scheme policy SC6.7 – Landscaping.</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
	Note - Planning scheme policy SC6.7 - Landscaping provides guidance on meeting the Performance Outcome.	
Additional requirements for Sub-precinct 1b – Waterfront North sub-precinct		
PO26 The establishment of uses is consistent with the outcomes sought for sub-precinct 1b – Waterfront North.	AO26 Uses identified as inconsistent uses in Table 7.2.4.4.b – inconsistent uses in sub-precinct 1b – Waterfront North sub-precinct are not established in sub-precinct 1b - Waterfront North.	Not Applicable to self-assessable development
PO27 The bulk and scale of buildings is consistent with surrounding development and steps down to complement the open space areas in the adjoining limited development sub-precinct.	AO27 Buildings and structures are not more than: <ul style="list-style-type: none"> (a) 3 storeys and 13.5 metres in height , with a roof height of not less than 3 metres, in those parts of the precinct south of Inlet Street; (b) 2 storeys and 8.5 metres in height, with a roof height of not less than 3 metres, in those parts 	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	<p>of the precinct north of Inlet Street.</p> <p>Note – Height is inclusive of roof height.</p>	
<p>PO28</p> <p>Building design, streetscape, pedestrian paths and street front spaces promote integration with the surrounding area and the rest of Precinct 1 – Port Douglas Precinct.</p>	<p>AO28</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>
<p>PO29</p> <p>Public pedestrian access along the water's edge is maximised.</p>	<p>AO29.1</p> <p>Public pedestrian access is provided along the frontage of the water's edge consisting of a boardwalk of a minimum width of 4 metres that is available of 24-hour use.</p>	<p>Not Applicable to self-assessable development</p>
	<p>AO29.2</p> <p>A public plaza is incorporated into the design generally reflecting the requirements of the Port Douglas Waterfront Master Plan, focussing in the</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
	vicinity of the 'Duck Pond'.	
	AO29.3 Built envelopes are setback a minimum of 3.0 metres from the board walk, with a shelter/shade zone between the building envelopes and the boardwalk consisting of shade structure, canopies, verandahs and the like.	Not Applicable to self-assessable development
PO30 Buildings: (a) address street frontages; (b) ensure main entrances front the street or public spaces.	AO30 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development
PO31 Setbacks at ground level provide for: (a) connection between pedestrian paths and	AO31 Setbacks at ground level:	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
<p>public places;</p> <p>(b) areas for convenient movement of pedestrians;</p> <p>(c) changes in gradient.</p>	<p>(a) are clear of columns and other obstructions;</p> <p>(b) have pavement matching the gradient of adjoining footpaths and connecting pedestrian areas on adjoining sites;</p> <p>(c) connect without any lip or step to adjoining footpaths.</p>	
<p>PO32</p> <p>Buildings do not result in a reduction of views and vistas from public places to:</p> <p>(a) Dickson Inlet;</p> <p>(b) public open space;</p> <p>(c) places of significance.</p>	<p>AO32</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>
<p>PO33</p> <p>Development enhances the distinctive tropical resort town and identity of Port Douglas and</p>	<p>AO33</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
encourages pedestrian activity at ground level including shade protection across the footpath and open space areas.		
PO34 Development is predominantly commercial in nature with any tourist accommodation having a secondary focus and not located on the street-level frontage where active frontages are encouraged as identified the Port Douglas local plan maps contained in Schedule 2.	AO34.1 Centre activities establish: (a) at street level on active street frontages; (b) a maximum of one level above street level.	Not Applicable to self-assessable development
	AO34.2 Residential development activities or short term accommodation is located above street /ground floor level of the active frontage, but not on or up to the street / public frontage in any development, including mixed use development.	Not Applicable to self-assessable development
PO35 Detailed building design:	AO35 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
<p>(a) enhances the visual amenity of the streetscape;</p> <p>(b) has a legible and attractive built form that is visually enhanced by architectural elements;</p> <p>(c) contributes to a distinctive tropical north Queensland, seaside tourist town character;</p> <p>(d) integrates major landscaping elements to maximise their aesthetic value to ensure that the lush, vegetated character of the Waterfront North sub-precinct is maintained.</p>		
<p>PO36</p> <p>Buildings exhibit variations to their external appearance and the shape of the built form to provide visual interest through:</p> <p>(a) surface decoration;</p> <p>(b) wall recesses and projections;</p> <p>(c) a variation in wall finishes; windows, balconies,</p>	<p>AO36</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>awnings and other visible structural elements.</p> <p>(d) differentiating between the lower, middle and upper parts of the building by varying the façade and/or the shape of the built form, where comprised of more than two storeys.</p>		
<p>PO37</p> <p>Roofs are not characterised by a cluttered display of plant and equipment, in particular:</p> <p>(a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the Waterfront North sub-precinct;</p> <p>(b) service structures, lift motor rooms and mechanical plant and equipment are designed as an architectural feature of the building or are screened from public view;</p> <p>(c) rooftops are not used for advertising.</p>	<p>AO37</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO38</p> <p>Windows and sun/rain control devices are used in the building form, in particular, sun shading devices are provided to:</p> <ul style="list-style-type: none"> (a) shade windows; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimising heat loads; (e) enriching the North Queensland tropical character of the Waterfront North sub-precinct; (f) architectural interest to building façades. 	<p>AO38</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>
<p>PO39</p> <p>Buildings are finished with high quality materials, selected for:</p>	<p>AO39</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(a) their ability to contribute the character of Waterfront North sub-precinct;</p> <p>(b) easy maintenance, durability and an ability not to readily stain, discolour or deteriorate.</p>		
<p>PO40</p> <p>Buildings do not incorporate any type of glass or other materials that are likely to reflect the sun's rays in a manner that may create a nuisance, discomfort or a hazard.</p>	<p>AO40</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>
<p>PO41</p> <p>Façades and elevations do not include large blank walls and openings and setbacks are used to articulate vertical building surfaces.</p>	<p>AO41.1</p> <p>Development has a maximum length of unbroken building facade of 20 metres and a maximum extent of overall development in the same style/design along the street frontage/s of 40 metres.</p>	<p>Not Applicable to self-assessable development</p>
	<p>AO41.2</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
	Any break in the building façade varies the alignment by a 1 metre minimum deviation.	
	<p>AO41.3</p> <p>A minimum of three of the following building design features and architectural elements detailed below are incorporated to break the extended facade of a development:</p> <ul style="list-style-type: none"> (a) a change in roof profile; (b) a change in parapet coping; (c) a change in awning design; (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. 	Not Applicable to self-assessable development
PO42	AO42	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
<p>Building facades that face public spaces at ground level:</p> <ul style="list-style-type: none"> (a) complement the appearance of the development and surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) provide an opportunity for the casual and convenient surveillance of public space from within the development. 	<p>Building facades at the ground floor of development that face public space are designed to ensure:</p> <ul style="list-style-type: none"> (a) a minimum of 70% of the façade area is comprised of windows, wall openings or shop fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public place; (c) vertical architectural elements and features are incorporated at 3 metre or less intervals along the length of the façade. 	
<p>PO43</p> <p>Awnings for pedestrian shelter are consistent with the character setting of the Waterfront North sub-precinct and:</p> <ul style="list-style-type: none"> (a) extend and cover the footpath to provide 	<p>AO43</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>protection from the sun and rain;</p> <p>(b) include lighting under the awning;</p> <p>(c) are continuous across pedestrian circulation areas;</p> <p>(d) align to provide continuity with existing or future awnings on adjoining sites;</p> <p>(e) are a minimum of 3 metres in width and generally not more than 3.5 metres above pavement height;</p> <p>(f) do not extend past a vertical plane, 1.2 metres inside the street kerb-line to enable street trees to be planted and grow;</p> <p>(g) are cantilevered from the main building with any posts within the footpath being non load-bearing.</p>		
<p>PO44</p> <p>The Balley Hooley rail line and turn-table is</p>	<p>AO44.1</p> <p>Bally Hooley rail line and turn-table is retained and</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
retained and incorporated into development and maintains its functionality.	incorporated into development to maintain its functionality.	
	AO44.2 Where development provides floor area for the Bally Hooley rail station, the gross floor area of the rail line and station does not generate a requirement for additional vehicle parking.	Not Applicable to self-assessable development
PO45 Development recognises the importance of and relationship between the marina, commercial and residential development in the Waterfront North sub-precinct, and includes measures to mitigate the impact of: (a) noise; (b) odour; (c) hazardous materials;	AO45 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
(d) waste and recyclable material storage.		
PO46 Formalised public spaces and pedestrian paths/areas on freehold land are made accessible to the public.	AO46 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development
PO47 Buildings, civic spaces, roads and pedestrian links are enhanced by: (a) appropriate landscape design and planting; (b) themed planting that defines entry points, and creates strong 'entry corridors' into the waterfront; (c) lighting and well-considered discrete signage that complements building and landscape design; (d) public artwork and other similar features that	AO47 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
reflect the heritage and character of the Port Douglas Waterfront.		
PO48 Buildings are designed and sited to provide vistas along shared pedestrian/open space and movement areas in suitable locations.	AO48 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development
PO49 Development does not diminish the viability of marine-based industrial uses that directly serve the Port Douglas tourist and fishing operators and private boat owners, particularly with respect to the slipway operation.	AO49 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development
PO50 Marine infrastructure to service the tourism, fishing and private boating community is provided.	AO50 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
PO51 Changes to the Port Douglas Waterfront quay-line do not cause adverse impacts to the environmentally sensitive Dickson Inlet.	AO51 Development that results in changes to the Port Douglas Waterfront quay-line is only established where an Ecological assessment report provides support to the changes. Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.	Not Applicable to self-assessable development
Additional requirements for Sub-precinct 1c – Waterfront South sub-precinct		
PO52 The establishment of uses is consistent with the outcomes sought for Precinct 1c – Waterfront South.	AO52 Uses identified as inconsistent uses Table 7.2.4.4.c – are not established in Precinct 1c – Waterfront South.	Not Applicable to self-assessable development
PO53	AO53.1	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
Development does not adversely impact on the natural environment, natural vegetation or watercourses.	<p>An Ecological assessment report is prepared identifying the environmental qualities of the surrounding natural and built features which are to be managed.</p> <p>Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.</p>	
	<p>AO53.2</p> <p>An Environmental Management Plan is prepared to manage potential impacts of the operation of the development on surrounding natural areas.</p> <p>Note - Planning scheme policy SC6.4 – Environmental management plans contains information to demonstrate compliance and guidance on preparing an Environmental Management Plan.</p>	Not Applicable to self-assessable development
<p>PO54</p> <p>Development of land at the end of Port Street</p>	<p>AO54</p> <p>A master plan for the development is provided and</p>	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry.	implemented to demonstrate the integration of the slipway, or an alternative functioning facility, with other supporting service industry activities that service the marine and tourism industry of Port Douglas.	
PO55 Buildings and structures are of a height and are set back from side boundaries and other sensitive areas to ensure the scenic amenity and environmental qualities of the adjacent area are not adversely affected.	AO55.1 Development has a height of not more than 10 metres.	Not Applicable to self-assessable development
	AO55.2 Development is setback from all property boundaries not less than 3 metres.	Not Applicable to self-assessable development
PO56 The site coverage of all buildings and structures ensures development: (a) is sited in an existing cleared area or in an area	AO56 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
<p>approved for clearing;</p> <p>(b) has sufficient area for the provision of services;</p> <p>(c) development does not have an adverse effect on the environmental, habitat, conservation or landscape values of the on-site and surrounding sensitive areas.</p>		
<p>PO57</p> <p>Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to:</p> <p>(a) be accommodated on-site;</p> <p>(b) maximise safety and efficiency of loading;</p> <p>(c) protect the visual and acoustic amenity of sensitive land use activities;</p> <p>(d) minimise adverse impacts on natural characteristics of adjacent areas.</p>	<p>AO57.1</p> <p>Sufficient manoeuvring area is provided on-site to allow a Medium Rigid Vehicle to enter and leave the site in a forward gear.</p>	<p>Not Applicable to self-assessable development</p>
	<p>AO57.2</p> <p>Development is designed to ensure all service vehicles are contained within the site when being loaded/unloaded.</p>	<p>Not Applicable to self-assessable development</p>
	<p>AO57.3</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Driveways, parking and manoeuvring areas are constructed and maintained to:</p> <p>(a) minimise erosion from storm water runoff;</p> <p>(b) retain all existing vegetation.</p>	
<p>PO58</p> <p>Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.</p>	<p>AO58</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not Applicable to self-assessable development</p>
<p>PO59</p> <p>Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.</p>	<p>AO59</p> <p>Areas used for loading and unloading, storage, utilities and car parking are screened from public view:</p> <p>(a) by a combination of landscaping and screen fencing;</p> <p>(b) dense planting along any road frontage is a</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
	minimum width of 3 metres.	
PO60 Landscaping is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.	AO60 For any development landscaping is in accordance with the Plant species schedule in Planning scheme policy SC6.7– Landscaping.	Not Applicable to self-assessable development
Additional requirements for Sub-precinct 1d – Limited Development sub-precinct		
PO61 The height of buildings and structures contributes to the desired form and outcomes for the sub-precinct and are limited to a single storey.	AO61 Buildings and structures are not more than one storey and 4 metres in height. Note - Height is inclusive of the roof height.	Not Applicable to self-assessable development
Additional requirements for Sub-precinct 1e – Community and recreation sub-precinct		
PO62	AO62	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
The precinct is developed for organised sporting activities and other community uses.	No acceptable outcomes are prescribed.	
Additional requirements for Sub-precinct 1f – Flagstaff Hill sub-precinct		
PO63 Flagstaff Hill is protected from inappropriate development to protect the hill as an important natural landmark feature of Port Douglas and as a vegetated backdrop to the Town centre.	AO63 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development
PO64 All development on Flagstaff Hill is designed to minimise the visibility of the development and to ensure development is subservient to the natural landscape and topography of the site, including through: (a) building design which minimises excavation and filling;	AO64 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
<p>(b) buildings being designed to step down the site and incorporate foundations and footings on piers or poles;</p> <p>(c) buildings being visually unobtrusive and incorporating exterior finishes and muted colours which are non-reflective and complement the colours of the surrounding vegetation and view-shed;</p> <p>(d) protection of the views from public viewing points in the Port Douglas precinct.</p>		
Additional requirements for Precinct 3 – Craiglie Commercial and Light Industry precinct		
<p>PO65</p> <p>Development supports the tourism and marine industries in Port Douglas, along with the small-scale commercial and light industry land uses that support the local economy that would otherwise be better suited to a location outside the Port Douglas</p>	<p>AO65</p> <p>Development consists of service and light industries and associated small scale commercial activities.</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
Town Centre Precinct.		
PO66 Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provide an attractive visual approach to Port Douglas with all buildings, structures and car parking areas setback a sufficient distance from the frontage to enable landscaping to soften or screen the appearance of the development.	AO66.1 Buildings and structures are setback 8 metres from the Captain Cook Highway frontage, or no closer to the Captain Cook Highway frontage than buildings and structures on adjoining sites (averaged), whichever is the greater.	Not Applicable to self-assessable development
	AO66.2 The setback area to the Captain Cook Highway frontage is landscaped with advanced dense planting including tree species (100 litre bag stock), which will, at maturity, exceed the height of the building(s) on the site.	Not Applicable to self-assessable development
	AO66.3 Advertising signs are discreet in appearance with no large advertising signs, including tenancy signs,	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	located on or near the Captain Cook Highway frontage, or within any landscaped setback area	
	AO66.4 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as to not be visually prominent from the Captain Cook Highway.	Not Applicable to self-assessable development
Additional requirements for Precinct 6 – Very Low Residential Density / Low Scale Recreation / Low Scale Educational / Low Scale Entertainment Uses precinct		
PO67 No additional lots are created within the precinct.	AO67 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development
PO68 Reconfigured lots have a minimum lot size of 2 hectares, unless the lot reconfiguration transfers	AO68 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
lots to the higher parts of the land, to avoid the need to fill existing lots to accommodate dwelling houses.		

Table 7.2.4.4.b — Inconsistent uses in sub-precinct 1b - Waterfront North sub-precinct

Inconsistent uses		
<ul style="list-style-type: none"> • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Car wash • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house 	<ul style="list-style-type: none"> • Extractive industry • Funeral parlour • High impact industry • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Medium impact industry • Motor sport facility, • Outstation • Permanent plantation 	<ul style="list-style-type: none"> • Relocatable home park • Roadside stall • Rural industry • Rural workers accommodation • Service station • Showroom • Special industry • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery



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Table 7.2.4.4.c — Inconsistent uses in sub-precinct 1c - Waterfront South sub-precinct

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Brothel • Bulk landscape supplies • Car wash • Cemetery • Child care centre • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Extractive industry • Function facility • Funeral parlour • Garden centre 	<ul style="list-style-type: none"> • Hardware and trade supplies • Health care services • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Major sport, recreation and entertainment facility • Market • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Outdoor sales • Outdoor sport and recreation • Outstation 	<ul style="list-style-type: none"> • Permanent plantation • Place of worship • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery



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



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(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
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and	Complies with AO1.1 No excavation or filling would occur on the application site as part of this development.



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	actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	
<p>PO2</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>AO2.1</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO2.2</p>	<p>Complies with AO2.1</p> <p>No excavation or filling would occur on the application site as part of this development.</p>



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

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

Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate



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	soils management plan.	
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	AO3 No acceptable outcomes are prescribed.	Complies with AO3 No excavation or filling would occur on the application site as part of this development.



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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:



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- (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
- (b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;
 - (b) development is designed and located to minimise risks to people and property from bushfires;
 - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;
 - (d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;
 - (e) development contributes to effective and efficient disaster management response and recovery capabilities.

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



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8.2.2.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Compatible development		
<p>PO1</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>AO1</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</p>	<p>Complies with AO1</p> <p>The proposed development is not identified as a Vulnerable Use.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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 Bushfire Management Plan.</p>	
<p>PO2</p> <p>Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.</p>	<p>AO2</p> <p>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.</p>	<p>Complies with AO2</p> <p>The proposed development is not an Emergency Service.</p>
<p>PO3</p> <p>Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.</p>	<p>AO3</p> <p>The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.</p>	<p>Complies with AO3</p> <p>The proposed development does not involve the manufacture or storage of hazardous material.</p>
Development design and separation from bushfire hazard – reconfiguration of lots		
<p>PO4.1</p> <p>Where reconfiguration is undertaken in an urban</p>	<p>AO4.1</p> <p>No new lots are created within a bushfire hazard</p>	<p>Not Applicable</p> <p>The proposed development does not involve</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s).</p> <p>Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i>. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. “Smaller scale” rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</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>sub-category.</p> <p>or</p>	<p>reconfiguring a lot.</p>
<p>PO4.2</p> <p>Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves</p>	<p>AO4.2</p> <p>Lots are separated from hazardous vegetation by a distance that:</p>	<p>Not Applicable</p> <p>The proposed development does not involve reconfiguring a lot.</p>



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Performance outcomes	Acceptable outcomes	Compliance
radiant heat flux level of 29kW/m ² at any point.	<p>(a) achieves radiant heat flux level of 29kW/m² 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 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>	
PO5	AO5.1	Not Applicable



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Performance outcomes	Acceptable outcomes	Compliance
<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 firefighting and maintenance/defensive works.</p>	<p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. 	<p>The proposed development does not involve reconfiguring a lot.</p>
	<p>AO5.2</p> <p>Fire hydrants are designed and installed in</p>	<p>Not Applicable</p> <p>The proposed development does not involve</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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>	reconfiguring a lot.
<p>PO6</p> <p>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance/hazard reduction works.</p>	<p>AO6</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"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in 	<p>Not Applicable</p> <p>The proposed development does not involve reconfiguring a lot.</p>



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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 at intervals of no more than 500m;</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>	
P07	A07	Not Applicable



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Performance outcomes	Acceptable outcomes	Compliance
<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>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is 	<p>The proposed development does not involve reconfiguring a lot.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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>PO8</p> <p>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8</p> <p>The lot layout:</p> <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>Not Applicable</p> <p>The proposed development does not involve reconfiguring a lot.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<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> <p>Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	
<p>PO9</p> <p>Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO9</p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and</p>	<p>Not Applicable</p> <p>The proposed development does not involve reconfiguring a lot.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	telecommunications are placed underground.	
Development design and separation from bushfire hazard – material change of use		
<p>PO10</p> <p>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:</p> <p>(e) 10kW/m² where involving a vulnerable use; or (f) 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</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>AO10</p> <p>Buildings or building envelopes are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and (b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation</p>	<p>Complies with PO10</p> <p>The Queensland Development Code MP2.4 – Buildings in Bushfire Prone Areas establishes acceptable solutions for the construction of residential buildings in bushfire prone areas.</p> <p>This is required to be addressed at the time of application and approval of building works and an approval cannot be issued unless the requirements are satisfied. This includes ensuring that the construction is able to satisfy the relevant radiant flux levels.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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>PO11</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 development site involves less than 2.5ha</p>	<p>AO11</p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in 	<p>Not Applicable</p> <p>The site is provided with an all-weather access for firefighting appliances and a fire trail would not serve any practical fire management purpose in this instance.</p>



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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 which is connected to the public road network at intervals of no more than 500m;</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>	
All development		



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO12</p> <p>All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by firefighting appliances.</p>	<p>AO12</p> <p>Private driveways:</p> <ul style="list-style-type: none"> (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. 	<p>Complies with AO12</p> <p>The access to the site is provided by Common Property that is not affected by the Bushfire Overlay and has been designed to provide access for firefighting appliances.</p>
<p>PO13</p> <p>Development outside reticulated water supply areas includes a dedicated static supply that is available solely for firefighting purposes and can be accessed by firefighting appliances.</p>	<p>AO13</p> <p>A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is either below ground level or of non-flammable construction; 	<p>Not Applicable</p> <p>The application site is connected to the reticulated water supply.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(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:</p> <p>(i) 10,000l for residential buildings</p> <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> <p>(ii) 45,000l for industrial buildings; and</p> <p>(iii) 20,000l for other buildings;</p> <p>(c) includes shielding of tanks and pumps in accordance with the relevant standards;</p> <p>(d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</p> <p>(e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and</p>	



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Performance outcomes	Acceptable outcomes	Compliance
	(f) is clearly identified by directional signage provided at the street frontage.	
PO14 Landscaping does not increase the potential bushfire risk.	AO14 Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.	Complies with AO14 The proposed development would provide tropical landscaping that would not exacerbate any potential bushfire event.
PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	Complies with AO15 Bushfire risk treatments, if required, would be considered at the time of building application and would relate to the building only.

Note – ‘Vulnerable activities’ are those involving: (1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or (2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.



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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.



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8.2.4.2 Purpose

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



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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		
PO1 Development is located and designed to: <ul style="list-style-type: none"> (a) ensure the safety of all persons; minimise damage to the development and contents of buildings; (b) provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses,	Complies with AO1.2 The required finished floor level for the application site is identified as 3.2m AHD. The proposed dwelling house has been designed with a finished floor level of 3.4m AHD.
	AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.	
	AO1.3	Complies with PO1



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Performance outcomes	Acceptable outcomes	Compliance
	<p>New buildings are:</p> <ul style="list-style-type: none"> (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. 	<p>The application site is a residential allotment created for the purpose of a dwelling house. The house would be located on the highest part of the site and clear evacuation routes are provided by the existing common property to Barrier Street.</p> <p>The proposed dwelling house would be constructed with a finished floor level that provides suitable level of immunity and clear evacuation routes are provided.</p>
	<p>AO1.4</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>Not Applicable,</p> <p>The site is not within a non-urban area.</p>
For assessable development		
<p>PO2</p> <p>The development is compatible with the level of risk associated with the natural hazard.</p>	<p>AO2</p> <p>The following uses are not located in land inundated by the Defined Flood Event (DFE) /</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Storm tide:</p> <ul style="list-style-type: none"> (a) Retirement facility; (b) Community care facility; (c) Child care centre. 	
<p>PO3</p> <p>Development siting and layout responds to flooding potential and maintains personal safety</p>	<p>For Material change of use</p> <p>AO3.1</p> <p>New buildings are:</p> <ul style="list-style-type: none"> (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. <p>or</p> <p>AO3.2</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</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>development safely for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>or</p> <p>AO3.3</p> <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 70m² 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>AO3.4</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,</p>	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	<p>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>AO3.5</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>	Not Applicable to self-assessable development
	<p>AO3.6</p> <p>Signage is provided on site (regardless of whether the land is in public or private ownership) indicating</p>	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves. or	
	AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.	Not Applicable to self-assessable development
	For Material change of use (Residential uses) AO3.1 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;	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.	
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	For Material change of use (Non-residential uses) AO4.2 Non residential buildings and structures allow for the flow through of flood waters on the ground floor. Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.	Not Applicable to self-assessable development
	AO4.3 Materials are stored on-site:	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(a) are those that are readily able to be moved in a flood event;</p> <p>(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</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>PO5</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>For Operational works</p> <p>AO5.1</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>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.</p>	<p>(b) a net increase in filling (including berms and mounds).</p> <p>AO5.2</p> <p>Works (including buildings and earthworks) in non urban areas either:</p> <p>(a) do not involve a net increase in filling greater than 50m³; 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>	



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Performance outcomes	Acceptable outcomes	Compliance
	<p>For Material change of use</p> <p>AO5.3</p> <p>Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and</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>	Not Applicable to self-assessable development
	<p>For Material change of use and Reconfiguring a lot</p> <p>AO5.4</p>	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	<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>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.</p>	
<p>PO6</p> <p>Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p>AO6.1</p> <p>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;</p> <p>or</p> <p>AO6.2</p> <p>If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials</p>	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>are:</p> <p>(a) located above the DFE level;</p> <p>or</p> <p>(b) designed to prevent the intrusion of floodwaters.</p>	
	<p>AO6.3</p> <p>Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE</p>	Not Applicable to self-assessable development
	<p>AO6.4</p> <p>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.</p> <p>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</p>	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	related to the manufacture and storage of hazardous materials.	
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	AO7 Development does not: (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	Not Applicable to self-assessable development
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or	AO8.1 The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
<p>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>(d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.</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>or</p> <p>AO8.2</p> <p>The following uses are not located on land inundated during a 1% AEP flood event:</p> <p>(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,</p> <p>(b) community centres;</p> <p>(c) meeting halls;</p> <p>(d) galleries;</p> <p>(e) libraries.</p>	



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Performance outcomes	Acceptable outcomes	Compliance
	<p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <ul style="list-style-type: none"> (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <ul style="list-style-type: none"> (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. 	
	<p>AO8.3</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"> (a) community residence; and (b) emergency services; and 	<p>Not Applicable to self-assessable development</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants.	
	and/or AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration.	Not Applicable to self-assessable development
	AO8.5 Infrastructure is designed and constructed to resist	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
	hydrostatic and hydrodynamic forces as a result of inundation by a flood.	

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

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event
20% AEP level	<ul style="list-style-type: none"> • Parks and open space.
5% AEP level	<ul style="list-style-type: none"> • Car parking facilities (including car parking associated with use of land).
1% AEP level	<ul style="list-style-type: none"> • All development (where not otherwise requiring an alternative level of minimum immunity).
0.5% AEP level	<ul style="list-style-type: none"> • Emergency services (if for a police station); • Industry activities (if including components which store, treat or use hazardous materials); • Substation; • Utility installation.
0.2% AEP level	<ul style="list-style-type: none"> • Emergency services; • Hospital; • Major electricity infrastructure; • Special industry.



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Table 8.2.4.3.c - Degree of flood

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



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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.



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(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;



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- (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
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1	AO1.1	Complies with AO1.3



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Performance outcomes	Acceptable outcomes	Compliance
Development protects matters of environmental significance.	<p>Development avoids significant impact on the relevant environmental values.</p> <p>or</p> <p>AO1.2</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>AO1.3</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</p>	<p>The proposed development has been designed and is capable of being developed and operated to mitigate any significant impacts on environmental values.</p> <p>Refer Ecological Impact Assessment provided at Appendix 4.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	quality, hydrology and biological processes.	
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; 	Complies with AO2 The proposed dwelling house would: <ul style="list-style-type: none"> (a) be constructed within the existing cleared areas of the site; (b) not affect the existing habitat or native vegetation; (c) not affect existing boundaries; (d) not alter landforms or hydrology; (e) not affect existing habitats; and (f) not compromise fauna corridors. Refer Ecological Impact Assessment provided at Appendix 4.



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Performance outcomes	Acceptable outcomes	Compliance
	(e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.	
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within Urban areas. or AO3.2 A buffer for an area of state environmental	Complies with AO3.2 The development would result in a buffer which is of relevance in width to the site. Currently the area of development is affected by predominantly invasive species. Revegetation and occupancy of the property would act as a buffer itself from such threats. The structure of the revegetation is to be done in a manner that suppress' weedy recruitment, offers habitat and is also aesthetically pleasing. Clustered and sporadic plantings of existing sedges and ferns with in fill from external stock will achieve this. Refer Ecological Impact Assessment provided at



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Performance outcomes	Acceptable outcomes	Compliance
	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.	Appendix 4.
PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.	Complies with AO4.1 The proposed development would not result in the removal of any native vegetation.
	AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities, which emulate the relevant regional ecosystem.	Not Applicable There are no identified degraded areas of wetlands within the vicinity of the site that require revegetation.
PO5 Development avoids the introduction of non-	AO5.1 Development avoids the introduction of non-native	Complies with AO5.1 The proposed development would not introduce



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Performance outcomes	Acceptable outcomes	Compliance
native pest species (plant or animal) that pose a risk to ecological integrity.	pest species.	pest species.
	AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Complies with AO5.2 Singapore Daisy has been identified on the site and pest management practices have been identified in the Ecological Impact Assessment provided at Appendix 4 to provide long term ecological integrity.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and	Complies with AO6.1 – AO6.3 The proposed development would not adversely affect the existing canopy or associated connectivity etc.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO6.2</p> <p>Development within an ecological corridor rehabilitates native vegetation.</p> <p>and</p> <p>AO6.3</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>PO7</p> <p>Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p>AO7.1</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>AO7.2</p>	<p>Complies with PO7</p> <p>The proposed dwelling house would be constructed within an existing cleared area and would not require the removal of any existing vegetation. The proposed deck area that would encroach within the setback area to the wetlands would be cantilevered over the wetland to minimise disturbance to</p>



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Performance outcomes	Acceptable outcomes	Compliance
	Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	ecological processes. The application is supported by an ecological assessment that demonstrates that the proposed development would not have an adverse impact on the matters of state environmental significance. Refer Ecological Impact Assessment provided at Appendix 4 .
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and 	AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or AO8.2 Development does not occur on the part of the site affected by the waterway corridor.	Not Applicable The site is not identified as being adjacent a waterway.



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Performance outcomes	Acceptable outcomes	Compliance
connectivity; (f) in-stream migration.	Note – Waterway corridors are identified within 8.	
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	AO9 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within table 8.2.7.3.b.	Not Applicable The site is not identified as being adjacent a waterway.



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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.



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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;



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- (c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
- (d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.

9.3.8.3 Criteria for assessment

Table 9.3.8.3.a – Dwelling house code –assessable development

Performance outcomes		Acceptable outcomes
For self-assessable and assessable development		
PO1 Secondary dwellings: <ul style="list-style-type: none"> (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriately sized lots; (d) do not cause adverse impacts on adjoining properties. 	AO1 The secondary dwelling: <ul style="list-style-type: none"> (a) has a total gross floor area of not more than 80m², excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house. 	Not applicable No Secondary Dwelling is proposed. The first floor studio would be integrated into the main house and would share the same laundry as the main house.



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Performance outcomes	Acceptable outcomes	
<p>PO2</p> <p>Resident's vehicles are accommodated on- site.</p>	<p>AO2</p> <p>Development provides a minimum number of on-site car parking spaces comprising:</p> <ul style="list-style-type: none"> (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. 	<p>Complies with AO2</p> <p>The proposed dwelling house would include a garage with three integrated car parking spaces.</p>
<p>PO3</p> <p>Development is of a bulk and scale that:</p> <ul style="list-style-type: none"> (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; 	<p>AO3</p> <p>Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.</p>	<p>Complies with AO3</p> <p>Refer to the Low-Medium Density Zone Code Assessment.</p>



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Performance outcomes		Acceptable outcomes	
(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.			



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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



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

9.4.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site;	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.3.1.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.	Complies with AO1.1 The proposed dwelling house would provide three carparking spaces.
	AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used	Complies with AO1.2 The proposed car parking spaces would be contained within an integrated garage.



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Performance outcomes	Acceptable outcomes	Compliance
(d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	for external storage purposes, the display of products or rented/sub-leased.	
	AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	Not Applicable No motorcycle parking is proposed.
	AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	Not Applicable The car parking is limited to less than 50 spaces.
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard:	Complies with AO2 The parking areas would be designed and constructed with the relevant Australian Standard.



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Performance outcomes	Acceptable outcomes	Compliance
	(a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area;	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.	Complies with AO3.1 Access would be limited to a single access which has been designed to the relevant Australian Standards.
	AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing:	Complies with AO3.2 The proposed driveway would be clear of any infrastructure.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <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>(i) telecommunications pit;</p> <p>(ii) stormwater kerb inlet;</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>AO3.3</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>Complies with AO3.3</p> <p>The application site is a flat site and the driveway would be constructed to comply with the FNQROC Manual standards.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<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 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>	
	AO3.4	Complies with AO3.4



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Performance outcomes	Acceptable outcomes	Compliance
	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.	The proposed driveway would be constructed of exposed aggregate or similar, consistent with existing driveways in the locality.
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	A04 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	Not Applicable There is no requirement for wheel chair accessible spaces.
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	A05 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	Not Applicable Not applicable to dwelling houses.
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	A06 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.3.1.c.	Not Applicable Not applicable to dwelling houses.



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Performance outcomes	Acceptable outcomes	Compliance
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	A07.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);	Not Applicable Not applicable to dwelling houses.
	A07.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Not Applicable Not applicable to dwelling houses.
	A07.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	Not Applicable Not applicable to dwelling houses.
PO8 Development provides walking and cycle routes through the site which:	A08 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:	Not Applicable Not applicable to dwelling houses.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(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;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	
<p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p>	<p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Complies with AO9.1</p> <p>The driveway has been designed in accordance with the relevant Australian Standards.</p>
	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Not Applicable</p> <p>Not applicable to dwelling houses.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	<p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement. 	<p>Not Applicable</p> <p>Not applicable to dwelling houses.</p>
<p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1</p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> (a) car wash; (b) child care centre; (c) educational establishment where for a school; 	<p>Not Applicable</p> <p>Not applicable to dwelling houses.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not Applicable Not applicable to dwelling houses.



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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;



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



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



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



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



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



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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;



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



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



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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 – Error! Reference source not found. provides guidance on meeting the outcomes.</p>	
	<p>AO1.5</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>Not Applicable</p> <p>No works are proposed on a local government road.</p>
Accessibility structures		
<p>PO2</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>AO2.1</p> <p>Accessibility structures are not located within the road reserve.</p>	<p>Not Applicable</p> <p>No works are proposed on a local government road.</p>
	<p>AO2.2</p>	<p>Not Applicable</p>



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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 works are proposed on a local government road.</p>
	<p>AO2.3</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>Not Applicable</p> <p>No works are proposed on a local government road.</p>
Water supply		
<p>PO3</p> <p>An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.</p>	<p>AO3.1</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>Complies with AO3.1</p> <p>The premises would be connected to the reticulated water supply.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO3.2</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>	
Treatment and disposal of effluent		
<p>PO4</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>AO4.1</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>Complies with AO4.1</p> <p>The premises would be connected to the Councils Sewerage system.</p>



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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>AO4.2</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>	
Stormwater quality		
<p>PO5</p> <p>Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and</p>	<p>AO5.1</p> <p>A connection is provided from the premises to Council's drainage system;</p> <p>or</p>	<p>Complies with AO5.1</p> <p>All stormwater would be conveyed to a lawful point of discharge.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>developed catchments by:</p> <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	<p>AO5.2</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>AO5.3</p> <p>A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Error! Reference source not found. and 9.4.5.3.b, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; 	<p>Not Applicable</p> <p>The management of stormwater will be considered at the time of building application. All stormwater considerations in respect of the creation of the allotment were considered at the time of Reconfiguring the lot.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(d) rainfall erosivity.	
	AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	Complies with AO5.4 Erosion and Sediment control will form a consideration at the time of building application.
	AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in 9.4.5.3.b and 9.4.5.3.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 1994</i> .	Not Applicable Stormwater flow has been considered at the time of the creation of the allotment.



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Performance outcomes	Acceptable outcomes	Compliance
	Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	
Non-tidal artificial waterways		
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: <ul style="list-style-type: none"> (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater 	AO6.1 Development involving non-tidal artificial waterways ensures: <ul style="list-style-type: none"> (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. 	Not Applicable The development does not involve non-tidal artificial waterways.



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



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



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Performance outcomes	Acceptable outcomes	Compliance
	protects water environmental values.	
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	Not Applicable The development does not involve non-tidal artificial waterways.
	AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	Not Applicable The development does not involve non-tidal artificial waterways.
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental	AO7.1 A wastewater management plan is prepared and addresses:	Not Applicable All waste water would be discharged to Council sewer.



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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>AO7.2</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>Not Applicable</p> <p>All waste water would be discharged to Council sewer.</p>
	<p>AO7.3</p> <p>Wastewater discharge is managed to avoid or</p>	<p>Not Applicable</p> <p>All waste water would be discharged to Council</p>



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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>	sewer.
	<p>AO7.4</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>Not Applicable</p> <p>All waste water would be discharged to Council sewer.</p>



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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>	
Electricity supply		
<p>PO8</p> <p>Development is provided with a source of power that will meet its energy needs.</p>	<p>AO8.1</p> <p>A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p>AO8.2</p> <p>The premises is connected to the electricity</p>	<p>Complies with AO8.1</p> <p>The site has a connection to the electricity network.</p>



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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>AO9.1</p> <p>Pad-mount electricity infrastructure is:</p> <p>(a) not located in land for open space or sport and recreation purposes;</p> <p>(b) screened from view by landscaping or fencing;</p> <p>(c) accessible for maintenance.</p>	<p>Not Applicable</p> <p>No padmount electricity infrastructure is proposed.</p>
<p>PO9</p> <p>Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.</p>	<p>AO9.2</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>Not Applicable</p> <p>No padmount electricity infrastructure is proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies with AO10 The application site has connectivity to telecommunications infrastructure.
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies with AO11 All conduits have been provided when the allotment was created.
Road construction		
PO12	AO12.1	Not Applicable



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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>No roads are proposed to be constructed.</p>
	<p>AO12.2</p> <p>There is existing road, kerb and channel for the full road frontage of the site.</p>	<p>Not Applicable</p> <p>No roads are proposed to be constructed.</p>
	<p>AO12.3</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>Not Applicable</p> <p>No roads are proposed to be constructed.</p>
Alterations and repairs to public utility services		
PO13	AO13	Complies with AO13



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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.	The application site was created for the purpose of a dwelling house and infrastructure capacity and connectivity was considered at that time.
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Complies with AO14.1 The application site was created for the purpose of a dwelling house and infrastructure capacity and connectivity was considered at that time.
Construction management		



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Performance outcomes	Acceptable outcomes	Compliance
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO15 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	Able to comply with AO15
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not Applicable The site is within a group title scheme and connectivity would be provided from the group title infrastructure.



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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.	
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:	AO18 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development



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Performance outcomes	Acceptable outcomes	Compliance
<p>(a) off-site releases of contaminants do not occur;</p> <p>(b) the health and safety of people and the environment are protected;</p> <p>(c) the performance of the wastewater system is not put at risk.</p>		
Fire services in developments accessed by common private title		
<p>PO19</p> <p>Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO19.1</p> <p>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.</p>	<p>Not Applicable to self-assessable development</p>
	<p>AO19.2</p> <p>Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and</p>	<p>Not Applicable to self-assessable development</p>



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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.	
PO20 Hydrants are suitable identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	AO20 No acceptable outcomes are prescribed.	Not Applicable to self-assessable development



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9.4.6 Landscaping code

9.4.6.1 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) 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.

9.4.6.2 Purpose

- (1) The purpose of the Landscaping code is to assess the landscaping aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The tropical, lush landscape character of the region is retained, promoted and enhanced through high quality landscape works;
 - (b) The natural environment of the region is enhanced;
 - (c) The visual quality, amenity and identity of the region is enhanced;
 - (d) Attractive streetscapes and public places are created through landscape design;
 - (e) As far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
 - (f) Landscaping is provided to enhance the tropical landscape character of development and the region;



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- (g) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
- (h) Landscaping takes into account utility service protection;
- (i) Weed species and invasive species are eliminated from development sites;
- (j) Landscape design enhances personal safety and incorporates CPTED principles.

9.4.6.3 Criteria for assessment

Table 9.4.6.3.a – Landscaping code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Landscaping design		
PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: <ul style="list-style-type: none"> (a) promoting the Shire's character as a tropical environment; 	AO1 Development provides landscaping: <ul style="list-style-type: none"> (a) in accordance with the minimum area, dimensions and other requirements of applicable development codes; (b) that is designed and planned in a way that meets the guidelines for landscaping 	Complies with AO1 Refer to the assessment against the other applicable codes.



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Performance outcomes	Acceptable outcomes	Compliance
<ul style="list-style-type: none"> (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space 	<p>outlined in Planning Scheme Policy SC6.7 – Landscaping;</p> <p>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping.</p> <p>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</p>	



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Performance outcomes	Acceptable outcomes	Compliance
<p>is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety</p>		
For assessable development		
<p>PO2</p> <p>Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p>AO2.1</p> <p>No acceptable outcomes are specified. Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.</p>	<p>Not Applicable to self-assessable development</p>
	<p>AO2.2</p> <p>Tropical urbanism is incorporated into building design. Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium</p>	<p>Not Applicable to self-assessable development</p>



20192442 – 1/14-32- Barrier Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	planting and vegetation incorporated into the design of a building	
P03 Development provides landscaping that is , as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.	Not Applicable to self-assessable development
	AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species	Not Applicable to self-assessable development
	AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development	Not Applicable to self-assessable development



20192442 – 1/14-32- Barrier Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	Not Applicable to self-assessable development
PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	AO4 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Not Applicable to self-assessable development
PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	AO5 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Not Applicable to self-assessable development
PO6 Landscaped areas are designed in order to allow for efficient maintenance.	AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.	Not Applicable to self-assessable development



20192442 – 1/14-32- Barrier Street, Port Douglas

Performance outcomes	Acceptable outcomes	Compliance
	AO6.2 Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE). Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species	Not Applicable to self-assessable development
PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.	Not Applicable to self-assessable development
	AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	Not Applicable to self-assessable development
PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive	AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately	Not Applicable to self-assessable development



20192442 – 1/14-32- Barrier Street, Port Douglas

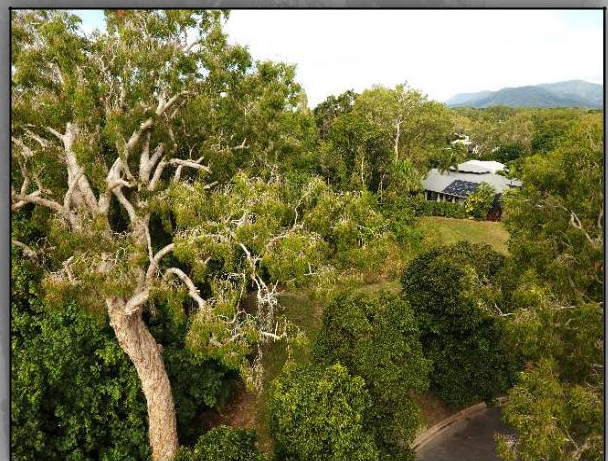
Performance outcomes	Acceptable outcomes	Compliance
species do not reinfest the site and nearby premises	qualified person.	
PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism	AO9 No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	Not Applicable to self-assessable development
PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Not Applicable to self-assessable development

Appendix 4.

ECOLOGICAL IMPACT ASSESSMENT

Ecological Impact Assessment

Lot 1 "The Sands" 13-42 Barrier Street, Port Douglas QLD.



Land Plan
ABN: 72 486 134 042

Revised report written by Julian Pitcher
2020

Mobile: 0439 722 277

Ecological Impact Assessment

(Revised)

Lot 1 “The Sands” 13-42 Barrier Street, Port Douglas, QLD.

Front Cover images

Top: Aerial view above property, looking towards coastline.

Bottom right: Looking South over property, featuring a large habitat tree.

Bottom left: Intact wetland community on property.

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1. Introduction

"The Sands" (13 – 42 Barrier Street) is an estate located in Port Douglas a little over an hour from Cairns. It is classed as low – medium density residential under the Douglas Shire Planning Scheme and is a gated community which places an emphasis on living with natural assets and aesthetic value.

Lot 1 is the focus of this report and is approximately $\frac{3}{4}$ of an acre in size, it sits only 5 metres above sea level, is around 70m x 40m and has an hour glass style shape.

The property has two main sections, a vegetated wetland and a cleared area of manicured grass. The grass has established on fill that has been brought in previously and sits a little higher than surrounding blocks.

Outside of the estate, natural landscapes and housing are abundant, Four Mile beach is only a few minutes' walk East through Bruno Reidwig Park. To the West, holiday houses and resorts centre around Port Douglas Road which heads down to the main shopping precinct.

The purpose of this report is to identify if any matters of state environmental significance will be negatively impacted by the construction of a pool in a wetland environment, and if so, how to best mitigate them. The identification of any endangered, vulnerable or near threatened (EVNT) flora species during surveillance will help guide this along with the Local Government codes.

Please note this report does not consider the structural integrity, or maintenance of structures moving forward.

Please see Appendix 7 for the site reassessment included in this revised report.

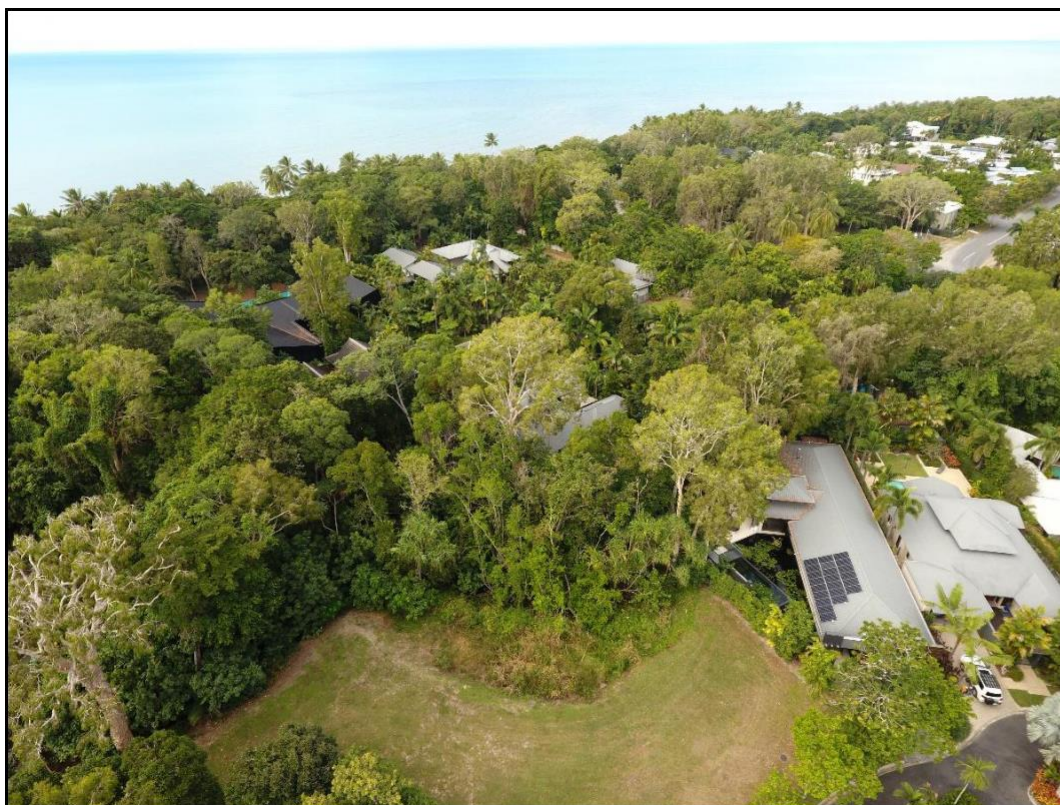


Figure 1: Aerial view over Lot 1 "The Sands" 13-42 Barrier Street, facing North East.

2. Survey area assessment

A timed meander was carried out along the fringe of the wetland, easily identified plants were confirmed first, then field books were used to confirm species on a second run, lastly samples were taken from a third run to identify with online resources such as the Rainforest Key. This process was carried out until no more species could be identified within the immediate vicinity of the fringe.

Desktop analysis was carried out to further confirm the presence of EVNT species and any conflicts with MSES, various online reports were requested and consulted to achieve this. Reports included an EPBC act protected matters report, MSES layers from Qspatial, and Queensland Government generated species lists.

The wetland vegetation is wild in accordance with the Queensland Government definition, "being in an independent state of natural liberty", it contains various layers of intact and quality vegetation. This includes large habitat trees, *Mangrove sp.*, *Pandanus sp.*, ferns and sedges. The ground layer is minimal as little light reaches it and even during the dry season may be covered in brackish water.

The listed regional ecosystem for this area is 7.2.8 endangered Palustrine Wetland, dominated by *Meleleuca leucadendra* which is consistent with the flora identified in the survey.

One EVNT species was identified, *Myrmecodia baccarii* the "Ant Plant" being listed as Vulnerable under the NCA Act 1992. Several examples of this plant were seen in a single tree, the largest habitat tree observed in the north west of the property (*Meleleuca dealbata*).

changed after desktop analysis (See Table 1).

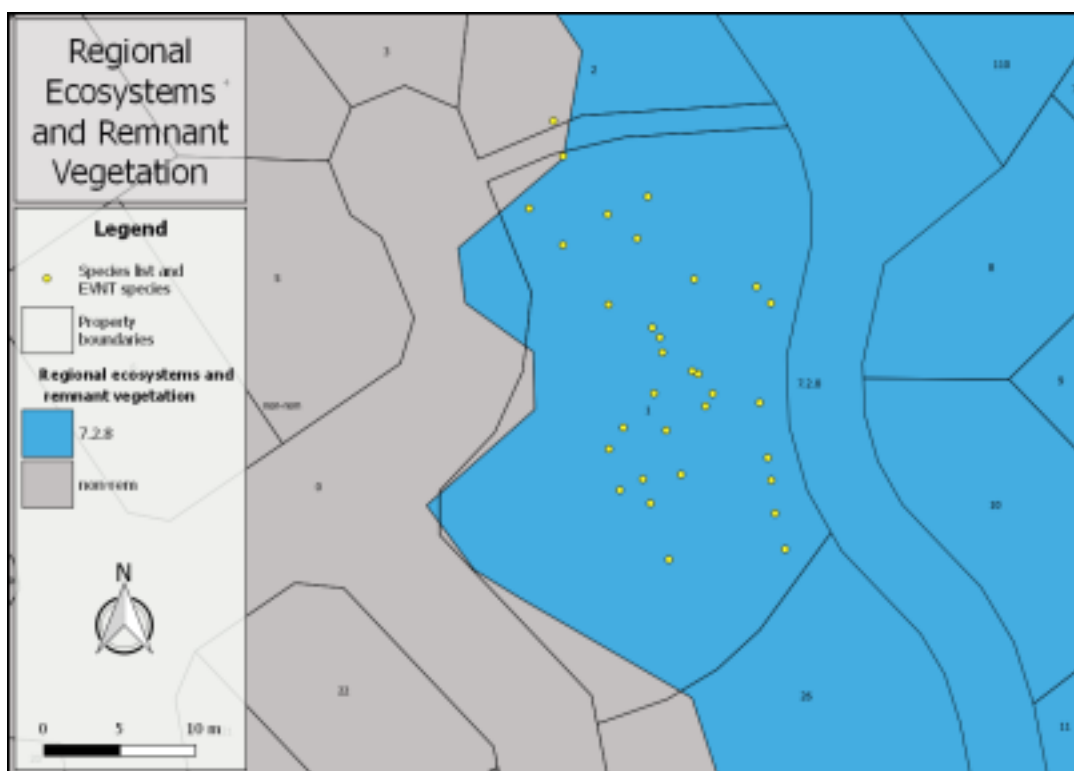


Figure 3: Remnant vegetation map, note error in most of the property being listed as remnant when only a minority of it is.

Table 1: List of indigenous and *exotic flora* species identified in disturbed fringe and adjacent wetland.

Flora species list					
Scientific name	Common name	Family	Lifeform	EVNT	Wons / declared
<i>Asplenium australasicum</i>	Birds Nest Fern	Aspleniaceae	Tree/Shrub	No	No
<i>Acacia crassicarpa</i>	Brown Salwood	Mimosaceae	Tree	No	No
<i>Acrostichum speciosum</i>	Mangrove Fern	Pteridaceae	Shrub	No	No
<i>Archontophoenix alexandrae</i>	Alexandra Palm	Arecaceae	Tree	No	No
<i>Crotalaria goreensis</i>	Gamba pea	Fabaceae	Herb	No	No
<i>Cyperus involucratus</i>	Umbrella sedge	Cyperaceae	Graminoid	No	No
<i>Cyperus javanicus</i>	N/A	Cyperaceae	Graminoid	No	No
<i>Euphorbia heterophylla</i>	Milkweed	Euphorbiaceae	Herb	No	No
<i>Ficus obliqua</i>	Small -leaved Fig	Moraceae	Tree	No	No
<i>Fimbristylis pauciflora</i>	N/A	Cyperaceae	Graminoid	No	No
<i>Fiurena umbelata</i>	N/A	Cyperaceae	Graminoid	No	No
<i>Flagellaria indica</i>	Supplejack	Flagellariaceae	Tree/Shrub	No	No
<i>Heritiera littoralis</i>	Looking-Glass Mangrove	Malvaceae	Tree	No	No
<i>Hibiscus tilaceus</i>	Cottonwood	Malvaceae	Tree	No	No
<i>Homolanthus novoguinesis</i>	Bleeding heart	Euphorbiaceae	Tree/Shrub	No	No

<i>Ludwigia octovalvis</i>	Water Primrose	Ongraceae	Shrub	No	No
<i>Macaranga tanarius</i>	Macaranga	Euphorbiaceae	Tree	No	No
<i>Macroptilium atropurpureum</i>	Siratro	Fabaceae	Vine	No	No
<i>Meleleuca dealbata</i>	Grey Paperbark	Myrtaceae	Tree	No	No
<i>Meleleuca leucadendra</i>	Weeping Meleleuca	Myrtaceae	Tree	No	No
<i>Mimosa diplotricha</i>	Sensitive Weed	Fabaceae	scrambler	No	No
<i>Myrmecodia baccarii</i>	Ant Plant	Rubiaceae	Bulbous	V	No
<i>Pandanus solmslaubachii</i>	Swamp Pandan	Pandanaceae	Tree	No	No
<i>Pandanus tectorius</i>	Beach Pandan	Pandanaceae	Tree	No	No
<i>Platyserium hillei</i>	Elkhorn fern	Polypodiaceae	Epiphyte	No	No
<i>Sclera levis</i>	N/A	Cyperaceae	Graminoid	No	No
<i>Sheflera actinophylla</i>	umbrella tree	Araliaceae	Tree/Shrub	No	No
<i>Sida acuta</i>	Broomweed	Malvaceae	Shrub	No	No
<i>Sida cordifolia</i>	Heart Leaf Sida	Malvaceae	Shrub	No	No
<i>Sphagneticola trilobata</i>	Singapore daisy	Asteraceae	Scrambler	No	Yes
<i>Stachtarpheta cayennensis</i>	Snake Weed	Verbenaceae	Shrub	No	No
<i>Stenotaphrum secundatum</i>	Buffalo grass	Poaceae	Graminoid	No	No
<i>Terminalia arenicola</i>	Brown Damson	Combretaceae	Tree	No	No
<i>Typha domingensis</i>	Bull Rush	Typhaceae	Graminoid	No	No
<i>Urochloa humidicola</i>	N/A	Poaceae	Graminoid	No	No



Figure 4: Aerial view of land to be used in fringe, highlighted in red.

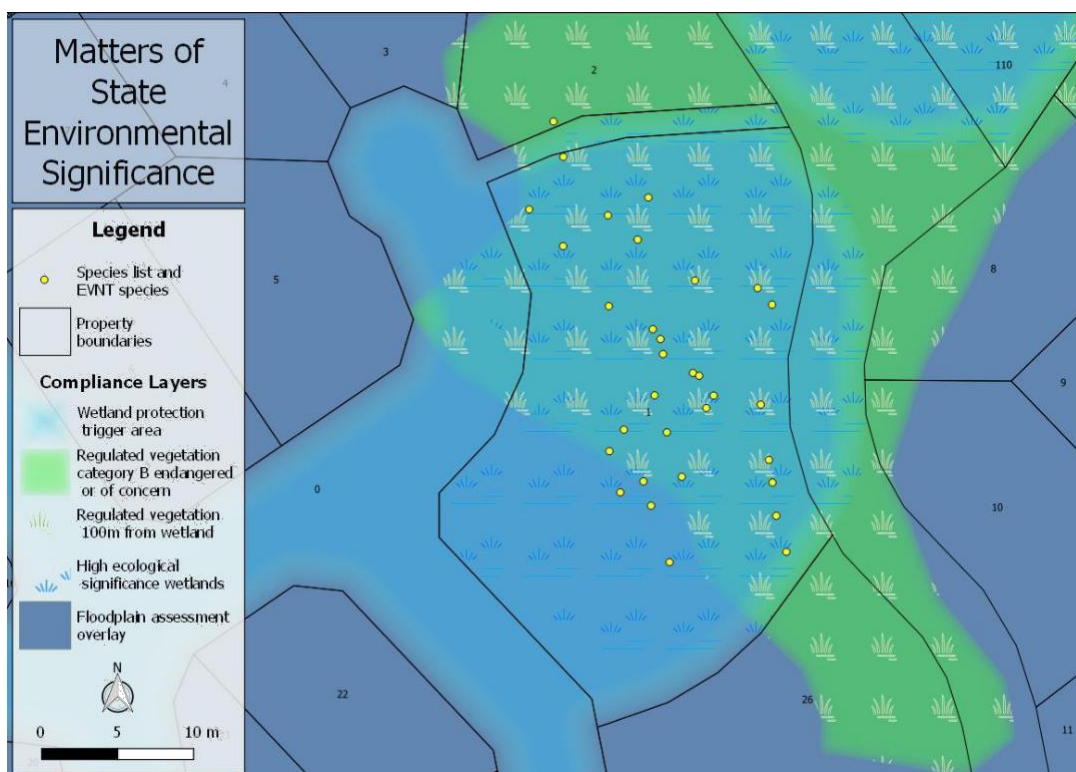


Figure 5: Various matters of state environmental significance are present on site and in the surrounding area.

3. Codes of Concern (potential impacts and mitigation)

PO1 – Development protects matters of environmental significance

The desire to build the structure in question arises from the desire to admire and engage with the surrounding environment. As such it makes sense for the development to support it. Five indigenous species of ground cover (ferns and sedges) have been identified in the non-wild fringe and these are to be transplanted to form a new garden which complements the development.

Weed control will also need to be carried out with appropriate herbicide application and manual removal taking place to provide suitable areas for the natives to be planted back into.

A high level of recruitment can be expected in this environment as there is an excess of water and light, this means follow up will be required to support the wetland to fully establish and hold its own ground. It may be desirable to apply additional native nursery grown plants to act as a cover and suppress weedy recruitment.

It is of high importance that the five local provenance plants (highlighted in appendix 6) are utilised/supported.

Weed control must be carried after the completion of the pool the development, in doing so the natural values in the immediate vicinity of the construction will be protected from erosion and other possible disturbance. Whilst *Typha domingensis* is native and believed present on site, its widely distributed and often causes management issues. Having secure populations of this will add to the biodiversity of the property however if it is at the cost of the other species present it should be avoided. Please refer to appendix 6 to see these species in more detail.

PO2 – Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.

MSES layers identify Lot 1 as having several matters of significance, whilst these matters are present on the property, they are not present in the area where development is planned to occur. MSES vegetation will not be modified at all during these works.

The area particularly in question has been subject to slashing in the past and has had land fill added. It does not meet the requirement to be considered as a "wild environment". In positioning the structure here, it voids the need to develop any of the high quality wild environments on the property.

PO3 – An adequate Buffer to areas of state environmental significance is provided and maintained and PO4-Wetland and Wetland buffer areas are maintained, protected and restored.

The development will result in a buffer which is of relevance in width to the site. Currently the area is predominantly invasive species, however revegetation and occupancy of the property will act as a buffer itself from such threats. The structure of the revegetation is to be done in a manner that suppress' weedy recruitment, offers habitat and is also aesthetically pleasing. Clustered and sporadic plantings of existing sedges and ferns with in fill from external stock will achieve this.

PO5 – Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.

Due to the presence of declared weeds being on site and category 1 electric ants close by it is of high importance that hygiene protocols be implemented to avoid the introduction of pests or the spreading of them elsewhere.

Such protocols will include washing down boots and equipment that meet the ground in the non-wild wetland area, they should be washed down next to the non-wild wetland area before leaving site. Any green waste removed from site is advised to go to the local council waste transfer station where it can be appropriately treated. This is particularly important for the invasive species being removed for revegetation.

It is also desired that external plants should be surveyed for invasive ants before being brought onto the property, an increase of electric ant infestations has been observed in the area and diligence is required to prevent their spread.

If mulch is utilised to suppress weedy recruitment and support wetland establishment it needs to be properly cured and preferably sourced from native areas, this will avoid the introduction of weedy seeds.

Limnocharis flava is a restricted weed under the Biosecurity Act 2014 and has been observed in the Port Douglas region in the past, any operators working in wetland environments should be familiar with this plant and clean down equipment in a secure location before travelling to new sites.

Responsibility of domestic pets needs to be understood by occupants, under local laws it is required that a person who keeps an animal must maintain a proper enclosure and prevent the animal from wandering or escaping the persons land. Native plants and animals are protected by law.

PO6 – Development protects and enhances ecological connectivity and or habitat extent.

Connectivity is not a feature provided by the waterway as inflow is from surrounding streets and properties. Habitat extent is enhanced through before mentioned weed control and revegetation techniques.

PO7 – Development minimises disturbance to matters of state environmental significance (including existing ecological corridors) and PO8 – Development is set back from waterways to protect and maintain water quality, hydrological functions, ecological processes, biodiversity values, riparian and instream habitat values, and connectivity, instream migration.

Whilst the regional ecosystem map demonstrates almost the whole property is remnant ecosystem, we can see this is not the case on the ground. Maintaining a 10m buffer from the actual wetlands would require the loss of 1/5 non-wild land (0.150ac) which is a significant impact to the development.

Minor development is planned within 10 metres of existing riparian vegetation and watercourses however it is believed that avoiding this is unachievable.

House construction will remain on the raised fill pad while a pool is to be extend past the synthetic bank and within 3m of the watercourses edge, occupying around 25m² within the 10m buffer.

In an effort of minimising impact within the buffer it is desired that two decks be cantilevered and avoid the need for footings.

No soil is to be removed during the construction of the pool (within 10m of the actual wetland) and it is possible to carry out works whilst no water is present. As such, erosion, turbidity and contamination to the wetlands can be avoided.

To complement this the recommended process for pool installation is:

- 1) Implement hygiene practices of boot and equipment wash down.
- 2) Install sediment fencing
- 3) Remove and store local provenance plants as listed in appendix 6.
- 4) Install pool.
- 5) Remove weeds.
- 6) Transplant local provenance plants back and plant additional stock as required.
- 7) Support plantings and natural recruitment thorough ongoing maintenance.

If the individuals carrying out the transplanting are familiar with a better practice, that will achieve a higher level of success, that process may be incorporated.

All concrete waste must be removed from site and no unset concrete is to meet natural water supplies.

Rock armouring will support the synthetic bank and avoid erosion when flows return in time. The pool design may in high flows create riffles which are not normal to the site and could cause sediment to deposit in alternate areas, however these are highly localised impacts and not believed to be negative.

Approximate figures suggest that at ¾ of an acre (0.750ac), the majority of the block (0.350ac) is cleared for development. The functioning intact wetlands is a little less than that (0.340ac) and the non-wild fringe between the two occupies the minority (0.60ac).

If the recommendations within this plan are implemented, the development size would increase (0.370ac) but the functioning wetland would also become the majority of the property (0.380ac).

The design of the house and pool is in such a manner that makes the most of the lay of the land and holds its natural assets high, the pool is in an isolated non-wild concave section of wetland which is believed to have little to no environmental impacts upstream or downstream.

Additionally, considering the controls that prevent disturbance during construction, along with weed control and revegetation, it is believed that positive environmental impacts such as habitat enhancement will result.

4. Exemption from clearing permit

DES: Not assessed within this report.

DNRME: Not assessed within this report.

DSC: Not assessed within this report.

5. Primary Environmental Compliance

DES: Not assessed within this report.

DNRME: Not assessed within this report.

DSC: Ecological Impact Assessment required

6. Additional environmental compliance

Biosecurity Act 2014

Property exists within the National Electric Ant Eradication Program biosecurity zone, notify authorised inspector within 24 hrs of suspect ants. Hygiene practices advised during construction and maintenance, regular surveillance from program also recommended.

Property may exist within National Tropical Weeds Eradication Program Biosecurity Zone, NTWEP notify authorised officer within 24 hrs of suspected identification. Potential for *Limnocharis flava* infestation, caution to crews maintaining modified wetland.

Singapore daisy is a restricted invasive plant, it must not be given away, sold, or released into the environment without a permit.

7. Conclusion

Whilst the development infringes on MSES wetlands the impact on its values are expected to be negligible. With the ability to carry out works when no water is present and the minimised footprint due to cantilevered decks, issues such as turbidity, erosion and loss of habitat are significantly reduced.

In addition to this, if the recommendations for construction and maintenance are followed it is possible for the development to have a positive impact. The removal of listed and environmental weeds will further secure the natural values present, whilst the transplanting of indigenous species present in the non-wild fringe will honour local provenance and place a focus on Biodiversity.

When it is desired to utilise natural assets, it must be clearly understood that a commitment is undertaken to responsibly manage them, the maintenance of this area by an experienced crew is essential to the successful establishment of healthy wetlands.

This development has an exciting opportunity to be an exemplary balance of land utilisation and conservation.

Summary Points

- One NCA Act 1992 EVNT / EPBC Act 1999 species was identified at the time of surveillance although this is outside the area of development.
- Adjoining regional ecosystem status is remnant/endangered, not the area where works are to be carried out.
- Negligible impacts are expected to occur during construction and maintenance of the development in a non-wild wetland if recommendations in section 3 are followed.
- Ongoing maintenance of non-wild wetland is required.
- Transplanting existing plants and maintaining the recruitment of indigenous species in the non-wild wetland will honour local provenance flora and expand functioning wetland values.
- The removal of listed and environmental weeds will further secure the natural assets adjoining the property.
- Hygiene practices such as washing equipment and boots operating in the non-wild wetland area will prevent the spread of weeds.

8. Errors

Names may appear incorrect on timed meander map due to further correction during desktop analysis.

Spatial errors may exist within mapping data.

9. Appendices

Appendix 1: RE details

Regional ecosystem details for 7.2.8

Regional ecosystem	7.2.8
Vegetation Management Act class	Of concern
Wetlands	Palustrine wetland (e.g. vegetated swamp).
Biodiversity status	Endangered
Subregion	9, 2, 1, 3, (6), (7), (8)
Estimated extent ¹	Pre-clearing 2000 ha; Remnant 2017 2000 ha
Extent in reserves	High
Short description	Melaleuca leucadendra open forest to woodland on sands of beach origin
Structure category	Mid-dense
Description	Melaleuca leucadendra (weeping tea tree) open forest to woodland. Sands of beach origin. (BVG1M: 22b)
Supplementary description	Stanton and Stanton (2005), D38; Tracey and Webb (1975), 17 (in part)
Protected areas	Girramay NP, Daintree NP, Hinchinbrook Island NP, Russell River NP, Paluma Range NP, Kurrimine Beach NP, Hull River NP, Halifax Bay Wetlands

	NP, Ella Bay NP, Anderson Street CP, Moresby Range NP
Special values	Potential habitat for NCA listed species: <i>Nepenthes mirabilis</i> (Bramston Beach), <i>Piper mestonii</i>
Fire management guidelines	SEASON: Early to mid-dry season. INTENSITY: Low with occasional moderate. INTERVAL: 3-10 years. STRATEGY: Burn with anticipated rain as it will increase patchiness. Create burn mosaics using progressive burning. Do not deliberately burn submerged swamps but allow fire to carry into their edge. ISSUES: Avoid peat fires and maintain awareness of high biomass grasses which can increase fire intensity and spread. Avoid burning ant plants.
Comments	Threatened by housing developments, and changes to hydrology. Distributed patchily along the entire coastline of the Wet Tropics, particularly common in northern areas.

1 Estimated extent is from version 11 pre-clearing and 2017 remnant regional ecosystem mapping. Figures are rounded for simplicity. For more precise estimates, including breakdowns by tenure and other themes see remnant vegetation in Queensland.

Appendix 2: EPBC Report Excerpt (Please note this applies to surrounding area also).



Australian Government
Department of the Environment and Energy

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 02/07/19 17:50:41

[Summary](#)

[Details](#)

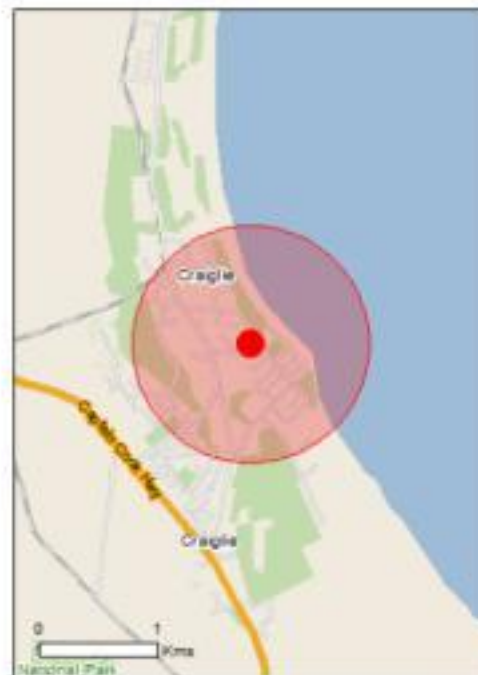
[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



This map may contain data which are
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[Coordinates](#)

Buffer: 1.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	1
National Heritage Places:	1
Wetlands of International Importance:	None
Great Barrier Reef Marine Park:	1
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	None
Listed Threatened Species:	39
Listed Migratory Species:	46

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	98
Whales and Other Cetaceans:	12
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	None
Regional Forest Agreements:	None
Invasive Species:	19
Nationally Important Wetlands:	1
Key Ecological Features (Marine)	None

Plants

[Acriopsis emarginata](#)

Pale Chandelier Orchid [83928]

Vulnerable

Species or species habitat
may occur within area[Canarium acutifolium](#)

[23956]

Vulnerable

Species or species habitat
may occur within area[Myrmecodia beccarii](#)

Ant Plant [11852]

Vulnerable

Species or species habitat
likely to occur within area[Phaius australis](#)

Lesser Swamp-orchid [5872]

Endangered

Species or species habitat
may occur within

Frogs

[Litoria dayi](#)Australian Lace-lid, Lace-eyed Tree Frog, Day's Big-
eyed Treefrog [86707]

Endangered

Species or species habitat
may occur within area

Name

Status

Type of Presence

[Litoria nannotis](#)

Waterfall Frog, Torrent Tree Frog [1817]

Endangered

Species or species habitat
may occur within area[Litoria rheocola](#)

Common Mistfrog [1802]

Endangered

Species or species habitat
likely to occur within area

Migratory Wetlands Species

[Actitis hypoleucos](#)

Common Sandpiper [59309]

Species or species habitat known to occur within area

[Calidris acuminata](#)

Sharp-tailed Sandpiper [874]

Species or species habitat known to occur within area

[Calidris canutus](#)

Red Knot, Knot [855]

Endangered

Species or species habitat likely to occur within area

[Calidris ferruginea](#)

Curlew Sandpiper [856]

Critically Endangered

Species or species habitat known to occur within area

[Calidris melanotos](#)

Pectoral Sandpiper [858]

Species or species habitat may occur within area

[Gallinago hardwickii](#)

Latham's Snipe, Japanese Snipe [863]

Species or species habitat may occur within area

[Limosa lapponica](#)

Bar-tailed Godwit [844]

Species or species habitat known to occur within area

Name	Threatened	Type of Presence
Numenius madagascariensis		
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
Pandion haliaetus		
Osprey [952]		Species or species habitat known to occur within area
Tringa nebularia		
Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Appendix 3: Local Government (Douglas Shire Council) species list, used to assist in flora identification.



Wildlife Online Extract

Search Criteria: Species List for a Specified Point

Species: All

Type: Native

Status: All

Records: All

Date: All

Latitude: -16.5195

Longitude: 145.4703

Distance: 1

Email: japitcher_83@hotmail.com

Date submitted: Tuesday 02 Jul 2019 17:46:15

Date extracted: Tuesday 02 Jul 2019 17:50:14

The number of records retrieved = 108

Disclaimer

As the DSITIA is still in a process of collating and vetting data, it is possible the information given is not complete. The information provided should only be used for the project for which it was requested and it should be appropriately acknowledged as being derived from Wildlife Online when it is used.

The State of Queensland does not invite reliance upon, nor accept responsibility for this information. Persons should satisfy themselves through independent means as to the accuracy and completeness of this information.

No statements, representations or warranties are made about the accuracy or completeness of this information. The State of Queensland disclaims all responsibility for this information and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Accipitridae	<i>Haliastur indus</i>	brahminy kite		C		4
animals	birds	Accipitridae	<i>Milvus migrans</i>	black kite		C		1
animals	birds	Accipitridae	<i>Elanus axillaris</i>	black-shouldered kite		C		1
animals	birds	Accipitridae	<i>Pandion cristatus</i>	eastern osprey		SL		3
animals	birds	Anatidae	<i>Tadorna radjah</i>	radjah shelduck		C		1
animals	birds	Anatidae	<i>Anas superciliosa</i>	Pacific black duck		C		1
animals	birds	Apodidae	<i>Aerodramus terraereginae</i>	Australian swiftlet		C		1
animals	birds	Ardeidae	<i>Egretta novaehollandiae</i>	white-faced heron		C		2
animals	birds	Ardeidae	<i>Egretta garzetta</i>	little egret		C		1
animals	birds	Ardeidae	<i>Ardea intermedia</i>	intermediate egret		C		1
animals	birds	Ardeidae	<i>Egretta sacra</i>	eastern reef egret		C		1
animals	birds	Ardeidae	<i>Ardea alba modesta</i>	eastern great egret		C		3
animals	birds	Artamidae	<i>Artamus leucorhynchus</i>	white-breasted woodswallow		C		6
animals	birds	Burhinidae	<i>Esacus magirostris</i>	beach stone-curlew		V		2
animals	birds	Campephagidae	<i>Lalage leucomela</i>	varied triller		C		2
animals	birds	Campephagidae	<i>Coracina papuensis</i>	white-bellied cuckoo-shrike		C		2
animals	birds	Charadriidae	<i>Charadrius rubricapillus</i>	red-capped plover		C		1
animals	birds	Charadriidae	<i>Charadrius leschenaultii</i>	greater sand plover		V	V	3
animals	birds	Charadriidae	<i>Vanellus miles miles</i>	masked lapwing (northern subspecies)		C		4
animals	birds	Charadriidae	<i>Elseyonis melanops</i>	black-fronted dotterel		C		3
animals	birds	Charadriidae	<i>Charadrius mongolus</i>	lesser sand plover		E	E	6
animals	birds	Charadriidae	<i>Pluvialis fulva</i>	Pacific golden plover		SL		3
animals	birds	Charadriidae	<i>Vanellus miles</i>	masked lapwing		C		1
animals	birds	Columbidae	<i>Chalcophaps indica</i>	emerald dove		C		1
animals	birds	Columbidae	<i>Geopelia humeralis</i>	bar-shouldered dove		C		4
animals	birds	Columbidae	<i>Ptilinopus superbus</i>	superb fruit-dove		C		1
animals	birds	Columbidae	<i>Ptilinopus regina</i>	rose-crowned fruit-dove		C		1
animals	birds	Columbidae	<i>Columba leucomela</i>	white-headed pigeon		C		1
animals	birds	Columbidae	<i>Ducula bicolor</i>	plumed imperial-pigeon		C		6
animals	birds	Columbidae	<i>Geopelia striata</i>	peaceful dove		C		2
animals	birds	Cuculidae	<i>Scythrops novaehollandiae</i>	channel-billed cuckoo		C		1
animals	birds	Cuculidae	<i>Chalcites minutillius russatus</i>	Gould's bronze-cuckoo		C		1
animals	birds	Cuculidae	<i>Eudynamis orientalis</i>	eastern koel		C		1
animals	birds	Dicruridae	<i>Dicrurus bracteatus</i>	spangled drongo		C		3
animals	birds	Estrildidae	<i>Lonchura castaneothorax</i>	chestnut-breasted mannikin		C		1
animals	birds	Halcyonidae	<i>Dacelo leachii</i>	blue-winged kookaburra		C		1
animals	birds	Halcyonidae	<i>Dacelo novaeguineae</i>	laughing kookaburra		C		1
animals	birds	Halcyonidae	<i>Todiramphus sanctus</i>	sacred kingfisher		C		2
animals	birds	Halcyonidae	<i>Todiramphus sordidus</i>	Torresian kingfisher		C		1
animals	birds	Hirundinidae	<i>Hirundo neoxena</i>	welcome swallow		C		1
animals	birds	Laniidae	<i>Sterna sumatrana</i>	black-naped tern		SL		1
animals	birds	Laniidae	<i>Thalasseus bergii</i>	crested tern		SL		2
animals	birds	Laniidae	<i>Hydroprogne caspia</i>	Caspian tern		SL		2
animals	birds	Laniidae	<i>Chroicocephalus novaehollandiae</i>	silver gull		C		2
animals	birds	Laniidae	<i>Gelochelidon nilotica</i>	gull-billed tern		SL		2
animals	birds	Laniidae	<i>Thalasseus bengalensis</i>	lesser crested tern		C		1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Laridae	<i>Sternula albifrons</i>	little tern		SL		2
animals	birds	Maluridae	<i>Malurus amabilis</i>	lovely fairy-wren		C		1
animals	birds	Megapodidae	<i>Megapodius reinwardt</i>	orange-footed scrubfowl		C		5
animals	birds	Meliphagidae	<i>Meliphaga notata</i>	yellow-spotted honeyeater		C		2
animals	birds	Meliphagidae	<i>Ramsayornis modestus</i>	brown-backed honeyeater		C		1
animals	birds	Meliphagidae	<i>Lichmera indistincta</i>	brown honeyeater		C		1
animals	birds	Meliphagidae	<i>Gavicalis versicolor</i>	varied honeyeater		C		1
animals	birds	Meliphagidae	<i>Philemon corniculatus</i>	noisy friarbird		C		2
animals	birds	Meliphagidae	<i>Myzomela obscura</i>	dusky honeyeater		C		1
animals	birds	Meliphagidae	<i>Meliphaga gracilis</i>	graceful honeyeater		C		1
animals	birds	Meliphagidae	<i>Philemon buceroides</i>	helmeted friarbird		C		4
animals	birds	Meropidae	<i>Merops ornatus</i>	rainbow bee-eater		C		7
animals	birds	Monarchidae	<i>Monarcha melanopsis</i>	black-faced monarch		SL		1
animals	birds	Monarchidae	<i>Grallina cyanoleuca</i>	magpie-lark		C		4
animals	birds	Monarchidae	<i>Myiagra rubecula</i>	leaden flycatcher		C		1
animals	birds	Nectariniidae	<i>Dicaeum hirundinaceum</i>	mistletoebird		C		2
animals	birds	Nectariniidae	<i>Nectarinia jugularis</i>	olive-backed sunbird		C		5
animals	birds	Oriolidae	<i>Oriolus sagittatus</i>	olive-backed oriole		C		1
animals	birds	Oriolidae	<i>Sphethecotheres vieloti</i>	Australasian figbird		C		2
animals	birds	Oriolidae	<i>Oriolus flavocinctus</i>	yellow oriole		C		1
animals	birds	Pachycephalidae	<i>Pachycephala melanura</i>	mangrove golden whistler		C		1
animals	birds	Pachycephalidae	<i>Colluricincla megarrhyncha</i>	little shrike-thrush		C		1
animals	birds	Psittacidae	<i>Trichoglossus haematodus moluccanus</i>	rainbow lorikeet		C		5
animals	birds	Rhipiduridae	<i>Rhipidura leucophrys</i>	willie wagtail		C		2
animals	birds	Scolopacidae	<i>Tringa brevipes</i>	grey-tailed tattler		SL		1
animals	birds	Scolopacidae	<i>Numenius minutus</i>	little curlew		SL		1
animals	birds	Scolopacidae	<i>Tringa nebularia</i>	common greenshank		SL		3
animals	birds	Scolopacidae	<i>Numenius phaeopus</i>	whimbrel		SL		3
animals	birds	Scolopacidae	<i>Calidris ruficollis</i>	red-necked stint		SL		2
animals	birds	Scolopacidae	<i>Numenius madagascariensis</i>	eastern curlew		E	CE	2
animals	birds	Scolopacidae	<i>Limosa lapponica baueri</i>	Western Alaskan bar-tailed godwit		V	V	3
animals	birds	Sturnidae	<i>Aplonis metallica</i>	metallic starling		C		1
animals	birds	Threskornithidae	<i>Threskiornis molucca</i>	Australian white ibis		C		1
animals	reptiles	Crocodylidae	<i>Crocodylus porosus</i>	estuarine crocodile		V		3
plants	Equisetopsida	Acanthaceae	<i>Avicennia marina subsp. australasica</i>			C		1/1
plants	Equisetopsida	Annonaceae	<i>Miliusa brahei</i>			C		1/1
plants	Equisetopsida	Annonaceae	<i>Polyalthia nitidissima</i>	polyalthia		C		1/1
plants	Equisetopsida	Apocynaceae	<i>Tabernaemontana orientalis</i>			C		1/1
plants	Equisetopsida	Apocynaceae	<i>Alyxia spicata</i>			C		1/1
plants	Equisetopsida	Arecaceae	<i>Livistona muelleri</i>	dwarf fan palm		C		1/1
plants	Equisetopsida	Celastraceae	<i>Elaeodendron melanocarpum</i>			C		1/1
plants	Equisetopsida	Ceratophyllaceae	<i>Ceratophyllum demersum</i>	hornwort		C		1/1
plants	Equisetopsida	Chenopodiaceae	<i>Sarcocornia quinqueflora subsp. quinqueflora</i>			C		1/1
plants	Equisetopsida	Chenopodiaceae	<i>Tecticornia australasica</i>			C		1/1
plants	Equisetopsida	Cyperaceae	<i>Fimbristylis ferruginea</i>			C		1/1
plants	Equisetopsida	Cyperaceae	<i>Fimbristylis pauciflora</i>			C		1/1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
plants	Equisetopsida	Cyperaceae	<i>Schoenoplectus subulatus</i>			C		1/1
plants	Equisetopsida	Cyperaceae	<i>Fuirena umbellata</i>			C		1/1
plants	Equisetopsida	Cyperaceae	<i>Cyperus javanicus</i>			C		1/1
plants	Equisetopsida	Cyperaceae	<i>Eleocharis equisetifolia</i>			C		1/1
plants	Equisetopsida	Dracaenaceae	<i>Pleomele angustifolia</i>			C		1/1
plants	Equisetopsida	Euphorbiaceae	<i>Euphorbia bifida</i>			C		1/1
plants	Equisetopsida	Hydrocharitaceae	<i>Hydrilla verticillata</i>	hydrilla		C		1/1
plants	Equisetopsida	Phyllanthaceae	<i>Glochidion harveyanum var. harveyanum</i>			C		1/1
plants	Equisetopsida	Phyllanthaceae	<i>Glochidion benthamianum</i>			C		2/2
plants	Equisetopsida	Phyllanthaceae	<i>Phyllanthus novae-hollandiae</i>			C		1/1
plants	Equisetopsida	Poaceae	<i>Perotis rara</i>	comet grass		C		1/1
plants	Equisetopsida	Poaceae	<i>Pseudoraphis jagonis</i>			C		5/5
plants	Equisetopsida	Rubiaceae	<i>Ixora timorensis</i>			C		1/1
plants	Equisetopsida	Rubiaceae	<i>Dentella repens</i>	dentella		C		1/1
plants	Equisetopsida	Salicaceae	<i>Scolopia braunii</i>	flintwood		C		1/1
plants	Equisetopsida	Stylidiaceae	<i>Stylidium alsinoides</i>			C		1/1

CODES

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

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*. The codes are Extinct in the Wild (PE), Endangered (E), Vulnerable (V), Near Threatened (NT), Least Concern (C) or Not Protected ().

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

Records - The first number indicates the total number of records of the taxon for the record option selected (i.e. All, Confirmed or Specimens). This number is output as 99999 if it equals or exceeds this value. The second number located after the / indicates the number of specimen records for the taxon. This number is output as 999 if it equals or exceeds this value.

Appendix 4: Singapore Daisy invading the edges of high quality endangered wetland.



Appendix 5: Building plan draft overlaid on aerial imagery, note the non-wild wetland highlighted in red where transplanting is to occur.



Appendix 6: Species in non-wild fringe to be transplanted/recruited.



Left: *Fimbristylis pauciflaura*, a small densely tufted graminoid with light foliage. Individual pictured is within non-wild wetland.



Left: *Acrostichum speciosum*, bipinnate fern with thick leaflets. Individual pictured is within non-wild wetland.



Left: *Fiurena umbelata*, knobby flowered sedge with thick highly angular stems. Individual pictured is within non-wild wetland.



Left: *Cyperus javanicus*, pale, thick leaves that are hard and flat. Individual pictured is within non-wild wetland.



Left: *Sclera levis*, triangular stemmed sedge with multiple leaves to the top where sparse inflorescences may sit.

Individual pictured is on site but not in non-wild wetland.



Above: Native and exotic *Typha sp.* are hard to distinguish however due to the size of these large rushes they are thought to be native, *Typha domingensis*. *Typha sp.* have a tendency to dominate wetland environments and cause management issues. In the interest of biodiversity keeping these on site would be of value but it should not be done at the expense of other wetland species. *Typha sp.* should not be allowed to establish near the drain to the north of the house either. The removal of these native plants from the non wild environment altogether is understandable.

Appendix 7: Site reassessment

At the request of the clients, Jeffrey and Janice Clague, the ecological impact assessment for Lot 1 The Sands, 14 – 32 Barrier Street, Port Douglas, has been revisited, as the original construction plans have been changed.

Previously the decking was designed with cantilevered supports, however now there is an increase in the footprint with concrete pad footings and brick columns supporting the deck.

Most of the footings in the non-wild wetland will occur in its western section and the remainder will progress into the bank on the opposite side. The pool has been reduced and will not extend as far as previously suggested.

After revisiting the site, both desirable and undesirable changes have occurred. Primarily the abundance of both invasive and native flora has increased, however one plant (*Astrostichum speciosum*) was not observed, possibly hidden under dense weeds or having succumbed to them. Four out of five previously identified target taxa were found during the reassessment, and whilst some were abundant and strong, they were also succumbing to Singapore daisy and various exotic grasses. One species (*Ludwigia octovalvis*) has also now been added for removal and reintroduction, as the invasive *Cyperus involucratus* has greatly impacted it. Removal of the *Cyperus involucratus* along with the other invasive species is highly recommended and this will be difficult to achieve without affecting the *Ludwigia octovalvis*, so its removal and reintroduction is now recommended.



Above: The site in question around 12 months ago.



Above: The site in question as of the 23/8/2020.
Note the increase in weeds on the left.

Before works commence, a team of qualified operators are to collect the target taxa (five are pictured below) which exist in the non-wild wetland and maintain them for replanting later. It is recommended that this happen soon, to avoid further impacts from invasive species.



Above: Cyperus javanicus was present with two plants next to each other and in good condition, one has been flagged.



Above: Fiurena umbelata was abundant and many specimens are present for transplanting in the area. Several specimens have been flagged.



Above: Sclera levis had several plants present along with a look alike weed (Cyperus involucratus) with triangle stems. Several specimens have been flagged.



Above: Fimbristylis pauciflaura had several individuals identified but it is likely there will be more. Several specimens have been flagged.



Above: Ludwigia octovalvis has seen a decline due to Cyperus involucratus dominating. Several specimens have been flagged.

Whilst it is possible to remove these species for maintaining and reintroducing later, it is also advised that cuttings and seed collection occur to increase the chances of success and to provide a larger number of plants to reintroduce. This will assist with aesthetics, and environmental and maintenance purposes.

A high level of natural recruitment from both invasive and native flora is expected after works have occurred, ongoing maintenance will be of high importance if the area is to establish as a healthy wetland system and balance human utilisation.

Whilst *Astrostichum speciosum* was not observed during the reassessment however it is believed individuals will still be present and attention should be given to identify them upon removal of other target taxa. Small *Cyperus involucratus* may be confused for the native *Sclera levis*, care should be taken to not remove/reintroduce this weed.

Once these plants have been removed, the pad footings are to be installed using an excavator, which will operate from the bank and not enter the depression. It will remove weeds and conduct necessary excavations to install the infrastructure.

Sediment fencing as previously discussed is to be installed and works carried out during dry periods of weather.

There is benefit to the environment in using an excavator and conducting heavy works in the area, the removal of weedy seed bank and biomass will increase the success rate of reintroductions and ease maintenance requirements. Removal of top soil should be minimised where possible. When removing weeds from the immediate edge of the wild wetland, care should be taken not to damage large native flora which are not able to be removed. Established *Panadanus sp.* and Mangrove species could be impacted.

After construction, the same team which removed and maintained the plants is to reintroduce them in a manner that supports aesthetics and wetland structure. It is believed that the lifeforms and species present will give a unique feel, and contribute to both the natural and constructed assets.

Key points:

- To avoid losing the target taxa for reintroduction, action must be taken soon.
- The new design can be beneficial to the environment, and achieve an exemplary outcome.
- Care should be taken not to damage Pandanus and Mangroves when removing weeds, some are growing together on the immediate edge of the wild wetlands.
- Ongoing maintenance by a qualified and familiar team is recommended.
- All reintroductions must be surveyed for electric ants prior to being brought back into site.

Disclaimer

Whilst all care has been taken to present the necessary information to the most accurate degree it should be noted that the surveys conducted upon the property in question are not fully comprehensive and unidentified flora and fauna may exist. Spatial data is based upon the reliability of data sources and some error may exist as a result. Care should be taken by the landholders to ensure compliance is met with all relevant agencies and authorities. The writer of the report excepts no responsibility for the actions of others and negative outcomes that may follow.



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