

16 August 2022



Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN Qld 4873

Attention: *Development Assessment*

Dear Sir/Madam,

**RE: DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE –
DEVELOPMENT PERMIT FOR A SUBSTATION AND MAJOR ELECTRICITY
INFRASTRUCTURE OVER LAND AT 69 CASSOWARY ROAD, CASSOWARY
DESCRIBED AS LOT 1 RP717215, LOT 3 RP899478 AND LOT 4 RP899478**

Please find enclosed Energy Queensland's development application for a Material Change of Use over land at 69 Cassowary Road, Cassowary, described as Lot 1 RP717215, Lot 3 RP899478 and Lot 4 RP899478.

This development application comprises the following documentation:

- DA Form 1
- Town Planning Report
 - Appendix A – Title Search
 - Appendix B – Landowner's Consent
 - Appendix C – Architectural Plans
 - Appendix D – Planning Scheme Codes
 - Appendix E – Pre-Application Referral Agency Response - Ergon

A review of Council's 2021/2022 fees and charges register identifies DA lodgement of an impact assessable research and technology facility to be \$5,000 + \$3.50 per m² use area.

Council's 2022-2023 Fees and Charges Schedule identifies a base fee of \$1,804.00 for up to 1000m² for Miscellaneous Uses (including substations and major electricity infrastructure). An additional fee of \$269.00 is charged per 500m² or part thereof, above 1000m². The development is proposed over an approximate land area of 6500m². As such, a further \$2,959 is payable for the additional 5500m² over 1000m². A calculated total fee of \$4,763.00 is to be paid upon receiving an invoice from Council.

Should you require any further information on the above matter, please contact myself on 0456 836 609 or email maddison.low@energyq.com.au.

Yours faithfully,

A handwritten signature in black ink, appearing to be "Maddison Low", with a long horizontal flourish extending to the right.

Maddison Low
Town Planner

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Energy Queensland
Contact name (only applicable for companies)	Maddison Low
Postal address (P.O. Box or street address)	PO Box 1461
Suburb	Brisbane
State	QLD
Postcode	4001
Country	Australia
Contact number	0456 836 609
Email address (non-mandatory)	Maddison.Low@energyq.com.au
Mobile number (non-mandatory)	0456 836 609
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	N/A

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input 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
		69	Cassowary Road	Cassowary
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	1 3 4	RP717215 RP899478 RP899478	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- ☐ 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: <input type="text"/>	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Mossman substation upgrade from 66/22kV to 132/22kV.

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Mossman substation upgrade from 66/22kV to 132/22kV	Substation and Major Electricity Infrastructure		

8.2) Does the proposed use involve the use of existing buildings on the premises?

☐ Yes

☒ No

Division 2 – Reconfiguring a lot

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

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

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision

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

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

10.2) Will the subdivision be staged?

☐ Yes – provide additional details below

☐ No

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

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

--

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|--|
| <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: 400px; height: 20px;"></table> | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

☐ Yes – specify number of new lots:

☐ No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

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

PART 5 – REFERRAL DETAILS

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

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

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

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

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

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

18) Has any referral agency provided a referral response for this development application?		
<input checked="" 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
Infrastructure-related referrals – Electricity infrastructure	Ergon	27 July 2022
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		
No requirements response provided		

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
<p>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</p> <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. <p>Further advice about information requests is contained in the DA Forms Guide.</p>

PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. 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 habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au 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:	
-----------------------------	--	-----------	--

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

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

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

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

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

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

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	



420 Flinders Street, Townsville QLD 4810
PO Box 1090, Townsville QLD 4810
ergon.com.au

27 July 2022

Energy Queensland
c/- Maddison Low
PO Box 1461
Brisbane QLD 4001

Attention: Maddison Low
Via email: maddison.low@energyq.com.au

Dear Maddison,

Pre-application Referral Agency Response – Development Permit for a Material Change of Use for a Substation and Major Electricity Infrastructure located at 69 Cassowary Road, Cassowary described as Lot 1 RP717215, Lot 3 RP899478 and Lot 4 RP899478

Applicant Ref: N/A
Our Ref: HBD 7614639

We refer to the abovementioned proposed Development Application, material for which has been provided to Ergon Energy for pre-application assessment.

In accordance with Schedule 10, Part 9, Division 2 of the *Planning Regulation 2017*, the proposed application has been assessed against the purposes of the *Electricity Act 1994* and *Electrical Safety Act 2002*. This notice is provided in accordance with sections 56 and 57 of the *Planning Act 2016*.

As an Advice agency to the application, Ergon has no requirements in relation to the proposed Material Change of Use for a Substation and Major Electricity Infrastructure.

Pursuant to section 54(4) of the Planning Act 2016, the Applicant is not required to refer to Ergon a future Development Application for the proposed development, providing the Development Application is:

- a) the same, or not substantially different from the proposed Development Application detailed in this notice; and
- b) made to the Assessment Manager within six months of the date of this notice.

Have you seen our fact sheets?

See the 'considerations when developing around electricity infrastructure' section of our website
www.ergon.com.au/referralagency

Should you require further information regarding this matter, feel free to contact the undersigned on 0455 403 399 or email townplanning@ergon.com.au.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'B. Freese', with a stylized flourish at the end.

Benjamin Freese
Town Planner

Have you seen our fact sheets?

See the 'considerations when developing around electricity infrastructure' section of our website
www.ergon.com.au/referralagency

TOWN PLANNING REPORT

Development Application – Part 1

Code Assessable Material Change of Use (MCU) for Substation and Major Electricity Infrastructure

69 Cassowary Road, Cassowary
Lot 1 RP717215, Lot 3 RP899478, Lot 4 RP899478

August 2022



Document Control

Proposal summary

SUMMARY	Upgrade to existing Ergon Mossman Substation from 66/22kV to 132/22kV – Lodgement Part 1
PROPOSAL	Code Assessable Material Change of Use (Development Permit) for Substation and Major Electricity Infrastructure
ADDRESS	69 Cassowary Road, Cassowary (Lot 1 RP717215, Lot 3 RP899478 and Lot 4 RP899478)
LANDOWNER	Ergon Energy Corporation Limited

Document issue

ISSUE	DATE	AUTHOR
Final DA Report	16 August 2022	ML

Table of Contents

1. Executive Summary	5
2. Site and Surrounds Overview	6
2.1. Site Description	6
2.2. Surrounding Context	7
2.3. Topography and Vegetation	7
2.4. Land Ownership and Encumbrances	7
2.5. Existing Access, Transport and Servicing	7
3. Development Proposal	8
3.1. Importance	8
3.2. Built form	8
3.3. Operation	10
3.4. Utilities and Infrastructure	10
4. State Planning Instruments	12
4.1. Planning Act 2016	12
4.2. State Planning Policy	12
4.3. Far North Queensland Regional Plan 2009-2031	12
4.4. The Planning Regulation 2017	13
4.4.1. Referrals	13
4.4.2. State Development Assessment Provisions	13
5. Local Planning Framework	14
5.1. Strategic Framework	14
5.2. Zone	15
5.3. Defined Land Use	15
5.4. Level of Assessment	16
5.5. Overlays	16
5.6. Planning Scheme Assessment Benchmarks	16
6. Conclusion	18
Appendices	19

- **Appendix A – Title Search** 19
- **Appendix B – Landowner’s Consent** 19
- **Appendix C – Architectural Plans**..... 19
- **Appendix D – Planning Scheme Codes** 19
- **Appendix E – Pre-Application Referral Agency Response - Ergon**..... 19

Proposal Overview

Site Details

SITE ADDRESS	69 Cassowary Road, Cassowary
RPD	Lot 1 RP717215, Lot 3 RP899478 and Lot 4 RP899478
TOTAL SITE AREA	20,827m ²
ZONE	Special Purpose Zone
LOCAL PLANNING AREA	N/A

Aspects of Development

TYPE OF DEVELOPMENT	MATERIAL CHANGE OF USE	RECONFIGURATION OF LOT	OPERATIONAL WORKS	BUILDING WORK
TYPE OF APPROVAL	Development Permit	N/A	N/A	N/A
LEVEL OF ASSESSMENT	Code	N/A	N/A	N/A

Applicant Details

APPLICANT	CONTACT DETAILS	REFERENCE NUMBER
Energy Queensland	Maddison Low (Town Planner) Email: Maddison.Low@energyq.com.au PH: 0456 836 609	-

Project Team

ROLE	COMPANY
Town Planner	Energy Queensland
Architect	Energy Queensland

1.Executive Summary

Energy Queensland has prepared this development application for 69 Cassowary Road, Cassowary, formally described as Lot 1 on RP717215, Lot 3 on RP899478 and Lot 4 on RP899478. This application seeks approval for a Material Change of Use (Development Permit) for a Substation and Major Electricity Infrastructure. The project is for an upgrade of Ergon's existing 66/22kV Mossman Substation for increased operation up to 132/22kV.

This application should be considered Part 1 of two applications that together, are necessary to form the entirety of the Mossman Substation upgrade. Part 2 of the overall upgrade proposal involves works to a small portion of neighbouring land at 217 Cassowary Road, Cassowary (Lot 2 RP899478). Part 2 is intended to be lodged to Council once owner's consent is received. Approval is being sought separately so as not to delay the commencement of works.

The substation upgrade forms part of a larger project aimed at optimising Ergon's electricity network connection and safety for customers in Northern Queensland. Proposed renewal works will see strengthened electricity services for customers, reduced maintenance costs and improved environmental outcomes.

The proposed substation is self-operated, requiring only periodic visitation by authorised persons for maintenance. The development is otherwise restricted to the public.

Proposed upgrades ensure minimal changes to the appearance of the existing substation. As such, no adverse impacts will be caused for surrounding sites and the existing character and amenity of the site will be maintained.

This report provides a town planning assessment against the provisions of the *Douglas Shire Planning Scheme 2018* (Planning Scheme), and other applicable assessment benchmarks in support of this proposal.

This town planning report should be read in conjunction with supporting information and detailed plans included within this submission. This development application addresses all relevant provisions under the Planning Scheme and demonstrates compliance with acceptable outcomes or performance outcomes for applicable codes.

It is therefore recommended that the development be approved subject to reasonable and relevant conditions.

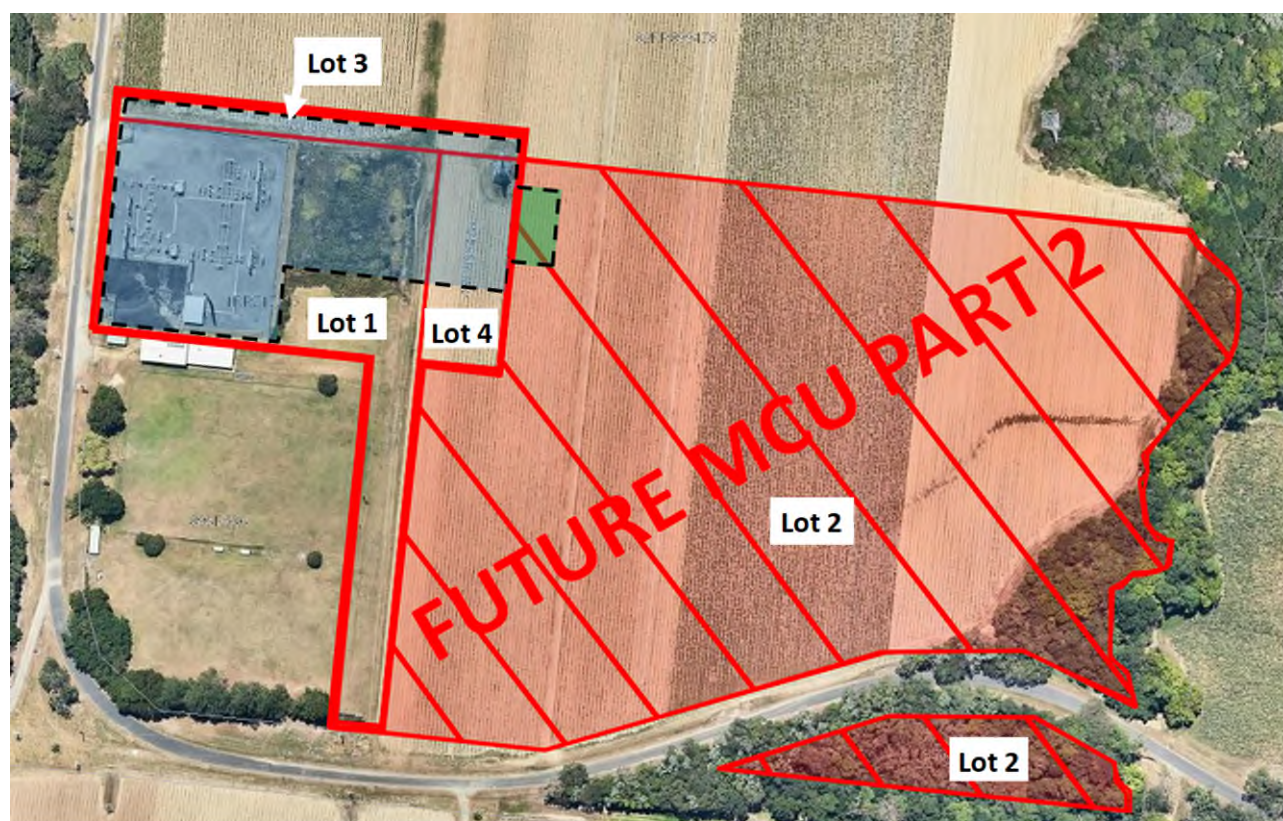
2.Site and Surrounds Overview

2.1. Site Description

The site is currently known as 69 Cassowary Road, Cassowary and is described as Lot 1 on RP717215, Lot 3 on RP899478 and Lot 4 on RP899478. Combined, the lots make for an irregular battle-axe shaped site.

Ergon's existing Mossman Substation hardstand area is situated in the north-western portion of Lot 1. The remainder of the site is largely vacant and with the exception of some regrowth vegetation directly to the east of the hardstand area.

An additional Ergon tower occupies Lot 4 and its associated powerlines run through Lot 3 and 1 where they contribute to ongoing operation of the substation. Lot 3 and 4 share areas of land that are free from electrical infrastructure with rural farming grounds.



LEGEND

- Lot boundary
- MCU Part 1 proposed works location
- MCU Part 2 proposed works location
- Combined Part 1 + 2 forming complete substation upgrade works boundary
- ▨ Indicative Lot 2 to be lodged as a part of future MCU Part 2 when consent received

Figure 1: Location of subject site and proposed works area (Source: DAMS)

2.2. Surrounding Context

The subject site is bounded by Cassowary Road where it runs along the western portion of Lot 1 and 4. Directly south of the subject site is a sporting oval and associated club house zoned for recreation and open space. Rural farming areas adjoin all remaining boundaries of the subject site with other nearby surrounding uses limited to farming and rural residential dwellings.

2.3. Topography and Vegetation

The site is flat in the location of the established substation to the west of Lot 1. Gentle slopes exist in the location of the two driveways connecting the substation hardstand area to Cassowary Road. The remainder of the site is largely flat with minor ground level changes.

The site is largely clear with the exception of some predominantly non-native regrowth vegetation in the north-eastern portion of Lot 1. This sparsely vegetated area is not recognised as sustaining any significant ecological values, functions, or processes. This includes no observed fauna habitat or movement corridors, and no connection to wetlands or waterways. Furthermore, the vegetation is not considered to hold any historical, cultural, or visual significance.

No acid sulfate soils are recognised as being present on the site.

2.4. Land Ownership and Encumbrances

The site consists of three freehold lots recognised as Lot 1 on RP717215, Lot 3 on RP899478 and Lot 4 on RP899478, all of which do not contain any easements or encumbrances.

All lots creating the subject site are currently owned by Ergon Energy Corporation Limited.

A title search is included in **Appendix A** and owner's consent in **Appendix B**.

2.5. Existing Access, Transport and Servicing

Vehicular access to the site is currently available from Cassowary Road via two established driveways leading from the north-west and south-west corners of the hardstand area. It is not recognised that any public transport routes exist along the site frontage, and there are no cycle or pedestrian paths.

The subject site has established water, stormwater, phone, and electricity service connections. The location of underground services is to be determined prior to the commencement of works to ensure protection and safety.

3. Development Proposal

The development proposes an upgrade to Ergon's existing 66/22kV Mossman Substation for increased operation up to 132/22kV. In doing so, it is proposed to replace aged substation and transmission plant assets including power, voltage, and current transformers, 66kV circuit breakers, protection relays, timber poles, 66kV feeders and associated control building and structures.

As the substation is proposed to operate greater than 66kV at the completion of works, the development is defined as major electricity infrastructure as well as a substation under the planning scheme.

3.1. Importance

The upgrade of the Mossman Substation forms part of a larger project aimed at optimising Ergon's electricity network connection and safety for customers in Northern Queensland. This network reinforcement project involves upgrades to several substations and connecting feeder lines across five stages.

Particular to this application, the Mossman Substation is currently supplied by two 66kV timber pole lines constructed in 1975 and 1958. These aged assets have resulted in poor performance and reliability for users, especially during recent storm events. Proposed renewal works will see strengthened electricity services for customers, reduced maintenance costs and improved environmental outcomes.

3.2. Built form

To construct and maintain proposed upgrades to the Mossman Substation, demolition/removal of most existing electrical infrastructure is required. Additional fencing, gates, concrete and building foundations are also to be demolished. The new substation development is to be located in place of these existing structures and largely within the existing hardstand area to the west of Lot 1.

New electrical infrastructure proposed within the hardstand area includes transformers, circuit breakers, protection relays, feeders, and poles. Additionally, overhead earth wires are to be reconfigured and a 22kV cable termination structure is to be erected. A prefabricated control building structure is proposed in the south western corner of the hardstand area. The control building homes a 22kV indoor switchboard and basic facilities for staff. Additionally, new poles and feeders are proposed to the east of Lot 1 where they will connect to the tower in Lot 3.

Lot 4 is considered a part of this application existing powerlines feed through the site connecting the tower to the main hardstand area, contributing to the overall operation of the substation.

Although visible on proposal plans, it's reiterated that works on Lot 2 RP899478 are to be lodged separately following owner's consent and EMT C finalisation.

A full copy of proposal plans can be viewed in **Appendix C**.

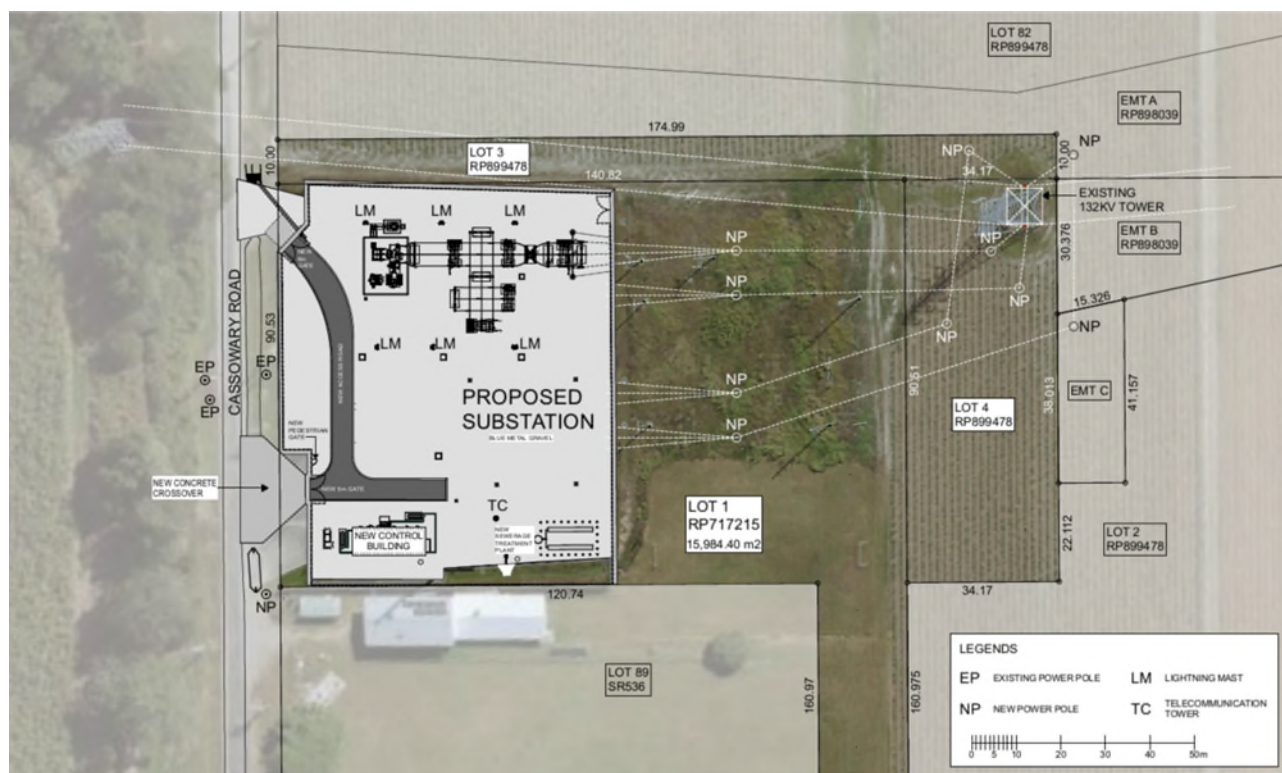


Figure 2: Proposed Substation Upgrade Plans (Source: Energy Queensland Architect)

3.3. Operation

Once upgrade works are complete, the Mossman Substation will continue to be self-operated and digitally managed by Ergon. The development only requires periodic visitation by authorised persons for maintenance and is otherwise restricted to the public. Occasional staff visitation to the site will occur in a domestic-sized vehicle and not impede on existing traffic conditions.

No new environmental or noise emissions are generated as a result of the development.

3.4. Utilities and Infrastructure

If conditioned as a part of this application, an Operational Works application will be prepared and submitted to Council under a separate cover. It is expected that minimal earthworks will be required to facilitate the development.

A summary addressing utilities and infrastructure applicable to the development are detailed below.

Stormwater

Stormwater associated with the development is to be discharged lawfully to Council's existing network along Cassowary road via established overland flow paths. This ensures no worsening effects to adjacent properties, or adverse erosion and sediment impacts.

Stormwater quality control measures are to be implemented in accordance with an on-site stormwater management plan.

Water

New onsite connections are proposed from Council's existing water supply along Cassowary Road and are to be installed in accordance with the Council's Planning Scheme Policy.

Sewer

An on-site effluent disposal system is proposed to the east of the control building for management of waste disposal. Sewerage is to be appropriately treated in accordance with the requirements of Section 33 of the Environmental Protection Policy (Water) 1997.

Electricity

New onsite connections are to be installed for development energy needs.

Traffic/Road

To accommodate the substation upgrade, a new access road is proposed within the hardstand area. This road is to run parallel with Cassowary Road and connect from the existing northernmost driveway on Lot 1 to a proposed extension of the existing southern driveway.

Works will not adversely impact any existing local council infrastructure in the road reserve. It is noted that no pedestrian or cycle paths exist in the road reserve.

There will be no increased traffic generation as a result of the development. Construction traffic will be temporary and over a short period of time and is proposed to be managed using agreed Construction Traffic Management Plans.

4.State Planning Instruments

4.1. Planning Act 2016

Section 44 (3) of the *Planning Act 2016* (the Act) applies to development that is assessable development. In accordance with the categories of assessment in Section 45 (3) of the Act, the matters relating to code assessment have been addressed in this report as relevant.

Section 45 (3) of the Act states:

A code assessment is an assessment that must be carried out only—

- a. against the assessment benchmarks in a categorising instrument for the development; and*
- b. having regard to any matters prescribed by regulation for this paragraph.*

Sections 26 and 27 of the *Planning Regulation 2017* (the Regulation) outline relevant assessment benchmarks and matters an assessment manager is to have regard to in carrying out a code assessment.

This planning assessment report and supporting information provides an assessment of the proposed development against the applicable assessment benchmarks, to the extent they are relevant to the proposed development.

4.2. State Planning Policy

The *State Planning Policy* (SPP) only applies to development assessment if a state interest is not appropriately integrated in a planning scheme. State interests have been confirmed as being appropriately integrated into the Planning Scheme and therefore need not be considered separately.

4.3. Far North Queensland Regional Plan 2009-2031

The *Far North Queensland Regional Plan 2009-2031* (FNQ Regional Plan) establishes a vision and direction for the region over a 22 year period from 2009 to 2031. It is used as to guide to address key regional environmental, social, economic, and urban objectives.

In accordance with the FNQ Regional Plan, the subject site is mapped within the Regional Landscape and Rural Production Area (RLRPA) The FNQ Regional Plan describes the intent of the RLRPA as lands that have “regional landscape, rural production or other non-urban values, and protects these areas from encroachment by inappropriate development, particularly urban or rural residential development.”

Although the proposed development is not a use listed in the RLRPA, the Planning Scheme addresses the FNQ Regional Plan in section 2.2 Regional plan, stating:

“The Minister has identified that the planning scheme, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area.”

Accordingly, an assessment against the Planning Scheme will appropriately cover the FNQ Regional Plan provisions.

4.4. The Planning Regulation 2017

The Regulation supports the principal planning legislation by outlining the mechanics for the operation of the Act. The Regulation has been given consideration as relevant to this proposal.

4.4.1. Referrals

Schedule 10 of the Regulation prescribes aspects of development that require referral. It is noted that the subject site is located within 100 metres of an Ergon electricity substation site, with the relevant referral trigger under the Regulation being Schedule 10, Part 9, Division 2, Table 2.

Energy Queensland has obtained a pre-application referral response from Ergon pursuant to section 57 of the Act. Ergon's pre-application referral response is enclosed at **Appendix E**.

No further referrals are triggered for the development under the Regulation.

4.4.2. State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) provide assessment benchmarks for the assessment of development applications where the chief executive administering the Act is the assessment manager or a referral agency.

It is noted that Douglas Shire Council is the assessment manager for the development application and the proposed development does not trigger referral to the chief executive through the State Assessment and Referral Agency. As such, the State Codes are not applicable to the assessment of the development application.

5. Local Planning Framework

5.1. Strategic Framework

The strategic framework of the Planning Scheme sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:

- a) the strategic intent;
- b) the strategic framework structure;
- c) the following themes that collectively represent the policy intent of the scheme:
 - i. settlement pattern;
 - ii. environment and landscape values;
 - iii. natural resource management;
 - iv. strong communities and identity;
 - v. economy;
 - vi. infrastructure and transport.
- d) the strategic outcome(s) proposed for development in the planning scheme area for each theme;
- e) the element(s) that refine and further describe the strategic outcome(s);
- f) the specific outcomes sought for each, or a number of, elements;
- g) the land use strategies for achieving these outcomes.

The proposed substation upgrade best aligns with the infrastructure and transport theme under the strategic framework and more specifically, the element of energy, as the development optimises the electricity network for the community.

The below extract from the Planning Scheme outlines the specific outcomes under the element of energy for the overarching infrastructure and transport theme.

3.9.2 Element – Energy

3.9.2.1 Specific outcomes

- 1) The energy needs of the Shire are met in a manner that minimises impacts on the health of the surrounding communities, natural environments and scenic amenity, and wherever possible, supports low emission and/or renewable energy sources.
- 2) Renewable energy facilities, such as small-scale wind turbine generators and solar panels can connect to an existing, nearby high voltage electricity network (with adequate capacity) without significant environment, social or amenity impact.
- 3) Energy infrastructure in urban development areas is located, designed and constructed to ensure continuing functioning after severe natural hazard events.

- 4) The paradox of polluting fuel-based power generation and the pristine World Heritage setting of the Daintree rainforests, north of the Daintree River is acknowledged. Proposals to extend electricity supply to properties north of the Daintree River take into account the sensitive environmental characteristics of the area, the fact that it is an area that is largely of world heritage significance and the climatic risks impacting the area such as cyclones and other weather events, all of which will influence decisions about the nature and scale of the electricity supply infrastructure which may be provided.

The proposed substation upgrade primarily addresses specific outcomes 1 and 3 under the element of energy for the overarching infrastructure and transport theme.

The substation upgrade achieves the Shire's energy needs in a manner that minimises impacts on the health of surrounding communities, natural environments, and scenic amenity by being a like-for-like replacement of the already-established Mossman Substation. Works are limited to the existing hardstand area on site, protecting current scenic amenity and natural environment. No new emissions are generated by the proposed upgrade, ensuring no health impacts on surrounding communities.

Specific outcome 3 for the element of energy is addressed by the proposal as upgrade works replace and strengthen dated infrastructure for increased functionality and reliability, particularly after severe natural hazard events.

5.2. Zone

The subject site is identified as being within the Special Purpose Zone under the Planning Scheme.

The purpose of the Special Purpose Zone is to provide for public uses that are owned or operated by a government statutory authority, government owned corporations, local government or private organisation in the course of a public utility undertaking, such as a defence establishment, airport sea ports, rail line, rail station, or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.

The proposed substation upgrade aligns with the purpose of the Special Purpose Zone as the development provides electricity services for public use.

5.3. Defined Land Use

It has been determined the proposed substation upgrade is best categorised as both a substation and major electricity infrastructure as per Schedule 1 of the Planning Scheme. Table SC1.1.b — Use definitions defines a substation and major electricity infrastructure as,

Substation – *“Premises forming part of a transmission grid or supply network under the Electricity Act 1994, and used for:*

- (a) converting or transforming electrical energy from one voltage to another*
- (b) regulating voltage in an electrical circuit*
- (c) controlling electrical circuits*

- (d) switching electrical current between circuits; or
- (e) communication facilities for “operating works” as defined under the Electricity Act 1994 or for workforce operational and safety communications.”

Major electricity infrastructure – “All aspects of development for either the transmission grid or electricity supply networks as defined under the Electricity Act 1994. The use may include ancillary telecommunication facilities.”

An example of major electricity infrastructure includes powerlines greater than 66kV.

5.4. Level of Assessment

In accordance with the Planning Scheme Tables of Assessment under Part 5, a substation and major electricity infrastructure are determined code assessable.

5.5. Overlays

The following overlays have been identified over this site. Comments regarding their applicability to the proposal are also included in the below table.

A full copy of the proposal’s compliance against applicable overlay benchmark codes can be viewed in **Appendix D**.

Table 1 **Applicable Planning Scheme Overlays**

OVERLAY	APPLICABILITY
Landscape values overlay	Not Applicable – Code is not triggered under Part 5.
Natural areas overlay	Applicable – An assessment against the natural areas overlay code has been included at Appendix D
Transport network (road hierarchy) overlay	Applicable – An assessment against the Transport network overlay code has been included at Appendix D

5.6. Planning Scheme Assessment Benchmarks

The following codes have been identified as relevant to the proposed development under Part 5 of the Planning Scheme:

Table 2 **Applicable Planning Scheme Overlays**

		USE	
		Substation	Major Electricity Infrastructure
Zone Code	Special purpose zone code	X	X
Local Plan Code	N/A		
Overlay Codes	Natural areas overlay code	X	X
	Transport network overlay code	X	X
Use Codes	Caretaker's accommodation code		X
Other Development Codes	Access, parking and service code	X	X
	Environmental performance code	X	X
	Infrastructure works code	X	X
	Landscaping code	X	X
	Vegetation management code	X	X

These codes have been addressed within the code assessment tables included at **Appendix D**.

6. Conclusion

This report accompanies an application by Energy Queensland seeking approval for a Development Permit for a Material Change of Use for a substation and major electricity infrastructure.

This town planning report has assessed the proposed development against the Planning Scheme and other relevant assessment benchmarks, making the application subject to code assessment.

Having considered the current use on site, the assessment benchmarks across state, regional and local planning provisions as applicable to the development, we confirm the proposed development complies with the provisions of the Planning Scheme. As such, we recommend this application be approved by Council subject to reasonable and relevant conditions.

Appendices

- **Appendix A – Title Search**
- **Appendix B – Landowner’s Consent**
- **Appendix C – Architectural Plans**
- **Appendix D – Planning Scheme Codes**
- **Appendix E – Pre-Application Referral Agency Response - Ergon**

6.2.12 Special purpose zone code

6.2.12.1 Application

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

6.2.12.2 Purpose

- 1) The purpose of the Special purpose zone code is to provide for public uses that are owned or operated by a government statutory authority, government owned corporations, local government or private organisation in the course of a public utility undertaking, such as a defence establishment, airport sea ports, rail line, rail station, or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.
- 2) Development is buffered from encroachment by incompatible uses.
- 3) The zone may also provide for special development areas.
- 4) The local government purpose of the code is to:
 - a. implement the policy direction set in the Strategic Framework, in particular:
 - i. 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. facilitate the on-going operation of public utilities.
- 5) The purpose of the code will be achieved through the following overall outcomes:
 - a. Special uses and works that are owned or operated by federal, state or local government are facilitated.
 - b. Development is located appropriately for the type of special purpose and is generally consistent in scale, height and bulk with that of surrounding development.
 - c. Special purpose uses are protected by excluding development that could limit the ongoing operation of existing special purpose uses or prejudice appropriate new activities.

6.2.12.3 Criteria for assessment

Table 6.2.12.3.a – Special purpose zone code – assessable development

Performance outcome	Acceptable outcome	Compliance / Representations
For self-assessable and assessable development		
PO1 The height of all buildings and structures must be in keeping with the intended character of the area, in particular the height of buildings must not detrimentally affect the amenity of any land containing uses associated with the following: <ul style="list-style-type: none"> (a) the Accommodation activity group; (b) the Sensitive land use activity group. 	AO1 Buildings and structures are not more than 8.5 metres and 2 storeys in height. Note – Height is inclusive of roof height.	Proposal Complies Building and structure upgrades are proposed in the location of the current hardstand area and result in minimal noticeable changes to the existing substation configuration. The current character of the area is therefore maintained, and no detrimental amenity issues will be created for neighbouring sites. It is further noted that no nearby accommodation activity group uses exist and the closest sensitive land use is suitably screened from the substation site.
PO2 Buildings and structures are setback to maintain the character of the surrounding area, in particular setbacks must not detrimentally affect the amenity of any land use associated with: <ul style="list-style-type: none"> (a) the Accommodation activity group; (b) the Sensitive land use activity group. 	AO2 Buildings and structures are setback not less than: <ul style="list-style-type: none"> (a) 6 metres from any road frontage(s); (b) 4.5 metres from any side or rear boundaries common with any land use associated with the Accommodation activity group; (c) 6 metres from any side or rear boundaries common with any land use associated with the Sensitive land use activity group. 	Proposal Complies As above (in response to PO1).
PO3 Areas used for vehicle parking are setback to ensure that a high standard of amenity is provided to the streetscape and any land use associated with the Accommodation activity group and/or the Sensitive land use activity	AO3 Areas used for vehicle parking are setback not less than: <ul style="list-style-type: none"> (a) 2 metres from any road frontage(s); (b) 4.5 metres from any side or rear boundaries common with any land use 	Proposal Complies The development only requires periodic visitation by authorised persons for maintenance and is otherwise restricted to the public. Occasional staff visitation to the site will occur in a domestic-sized

Performance outcome	Acceptable outcome	Compliance / Representations
group.	<p>associated with the Accommodation activity group and / or the Sensitive land use activity group.</p> <p>(c) 1 metre from any other boundary.</p>	<p>vehicle that will be parked so as not to impede on existing the existing amenity and streetscape.</p> <p>It is further noted that no nearby accommodation activity group uses exist and the closest sensitive land use is suitably screened from the substation site.</p>
<p>PO4</p> <p>The setbacks for areas used for vehicle parking are provided with landscape planting and other visual screening to enhance the appearance of the site and to provide a buffer to any land associated with the Accommodation activity group and/or the Sensitive land use activity group.</p>	<p>AO4.1</p> <p>The setback areas nominated in AO3 within this code are provided with landscape planting that:</p> <p>(a) provides an effective visual screen;</p> <p>(b) is maintained at all times.</p> <p>AO4.2</p> <p>Common boundaries with any land use associated with the Accommodation activity group and / or the Sensitive land use activity group are provided with a minimum 1.8 metre high screen fence or wall constructed of durable materials.</p>	<p>Proposal Complies</p> <p>As above (in response to PO3).</p>
For assessable development		
<p>PO5</p> <p>The establishment of uses is consistent with the outcomes sought for the Special purpose zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO5</p> <p>Uses identified in Table 6.2.12.3.b are not established in the Special purpose zone.</p>	<p>Proposal Complies</p> <p>The proposed development is not a use identified in Table 6.2.12.3.b.</p>
<p>PO6</p> <p>Buildings and structures adjacent to any land use associated with the Accommodation activity group and/or the Sensitive activity group are designed and operated to maintain the character and amenity of the surrounding area taking into account:</p> <p>(a) noise;</p> <p>(b) dust;</p>	<p>AO6</p> <p>No acceptable outcomes are prescribed.</p>	<p>Proposal Complies</p> <p>N/A – The proposed development does not adjoin any land associated with the Accommodation activity group and/or the Sensitive activity group.</p>

Performance outcome	Acceptable outcome	Compliance / Representations
(c) light; (d) odours; (e) electrical interference; (f) appearance; (g) streetscape.		
PO7 All lots must be of suitable dimensions to accommodate the intended land use.	AO7 No acceptable outcomes are prescribed.	Proposal Complies All lots are of suitable dimensions to suitably accommodate the proposed development.
PO8 Surplus land to be disposed of for other purposes must comply with the minimum lot size and dimensions specified in the equivalent zone to the intended likely land use. Note – If surplus land is to be used for Low density residential land use purposes, the proposed lot reconfiguration must comply with the Performance Outcome specified in the Low density residential zone.	AO8 No acceptable outcomes are prescribed.	Proposal Complies N/A – the proposed development does not generate any surplus land.

Table 6.2.12.3.b — Inconsistent uses within the Special purpose zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet 	<ul style="list-style-type: none"> • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • High impact industry • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Outdoor sales • Outstation • Outdoor sport and recreation 	<ul style="list-style-type: none"> • Permanent plantation • Place of worship • Port services • Relocatable home park • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Veterinary services • Warehouse • Wholesale nursery • Winery

Note - This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

8.2.7 Natural areas overlay code

8.2.7.1 Application

- 1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:
 - a. self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - b. impact assessable development.
- 2) Land in the Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:
 - a. MSES – Protected area;
 - b. MSES – Marine park;
 - c. MSES – Wildlife habitat;
 - d. MSES – Regulated vegetation;
 - e. MSES – Regulated vegetation (intersecting a Watercourse);
 - f. MSES – High ecological significance wetlands;
 - g. MSES – High ecological value waters (wetlands);
 - h. MSES – High ecological value waters (watercourse);
 - i. (MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.

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

8.2.7.2 Purpose

- 1) The purpose of the Natural areas overlay code is to:
 - a. implement the policy direction in the Strategic Framework, in particular:
 - i. Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;
 - ii. Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
 - b. enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.
- 2) The purpose of the code will be achieved through the following overall outcomes:
 - a. development is avoided within:
 - i. areas containing matters of state environmental significance (MSES);
 - ii. other natural areas;
 - iii. wetlands and wetland buffers;

- iv. waterways and waterway corridors.
- b. where development cannot be avoided, development:
 - i. protects and enhances areas containing matters of state environmental significance;
 - ii. provides appropriate buffers;
 - iii. protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;
 - iv. ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
 - v. does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
 - vi. protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
 - vii. enhances connectivity across barriers for aquatic species and habitats;
 - viii. rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
 - ix. protects areas of environmental significance from weeds, pests and invasive species.
- c. strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

8.2.7.3 Criteria for assessment

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

Performance outcome	Acceptable outcome	Compliance / Representations
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values. or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.	Proposal Complies Vegetation to be removed on site is predominantly non-native regrowth that is not recognised as sustaining any significant ecological values, functions, or processes. This includes no observed fauna habitat or movement corridors, and no connection to wetlands or waterways. As the vegetation exists on flat land surrounded by built form, it does not contribute the significant

Performance outcome	Acceptable outcome	Compliance / Representations
	<p>or</p> <p>AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</p>	<p>prevention of erosion, nor does it is necessary for any slope stabilisation.</p> <p>Given the above assessment, it is concluded that proposed vegetation removal will have no adverse environmental impacts.</p>
Management of impacts on matters of environmental significance		
<p>PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.</p>	<p>AO2 The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <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; (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. 	<p>Proposal Complies</p> <p>As above (in response to AO1.1).</p>
<p>PO3 An adequate buffer to areas of state environmental significance is provided and maintained.</p>	<p>AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:</p>	<p>N/A</p>

Performance outcome	Acceptable outcome	Compliance / Representations
	<p>(a) 100 metres where the area is located outside Urban areas; or</p> <p>(b) 50 metres where the area is located within a Urban areas.</p> <p>or</p> <p>AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.</p>	No state environmental significance (Wetland protection area) mapped.
<p>PO4 Wetland and wetland buffer areas are maintained, protected and restored.</p> <p>Note – Wetland buffer areas are identified in AO3.1.</p>	<p>AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.</p> <p>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.</p>	<p>N/A</p> <p>No state environmental significance (Wetland protection area) mapped.</p>
<p>PO5 Development avoids the introduction of nonnative pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO5.1 Development avoids the introduction of non-native pest species.</p> <p>AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.</p>	<p>N/A</p> <p>No pest species to be introduced.</p>
Ecological connectivity		
<p>PO6 Development protects and enhances ecological connectivity and/or habitat extent.</p>	<p>AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.</p>	<p>N/A</p>

Performance outcome	Acceptable outcome	Compliance / Representations
	<p>and</p> <p>AO6.2 Development within an ecological corridor rehabilitates native vegetation.</p> <p>and</p> <p>AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	Subject site does not contain any areas of vegetation large enough to maintain ecological values, functions and processes.
<p>PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p>AO7 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 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p>N/A</p> <p>Proposed development will not shade any vegetation and development does not exist within 10m of riparian vegetation or watercourses.</p>
Waterways in an urban area		
<p>PO8 Development is set back from waterways to protect and maintain:</p> <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 connectivity; (f) in-stream migration. 	<p>AO8 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;</p> <p>or</p> <p>AO8.2 Development does not occur on the part of the site affected by the waterway corridor.</p>	<p>N/A</p> <p>No waterways within subject site.</p>

Performance outcome	Acceptable outcome	Compliance / Representations
	Note – Waterway corridors are identified within Table 8.2.7.3.b.	
Waterways in a non-urban area		
PO9 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 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.	N/A No waterways within subject site.

Table 8.2.7.3.b — Widths of waterway corridors for waterways

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

8.2.10 Transport network overlay code

8.2.10.1 Application

- 1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
 - a. self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - b. impact assessable development.
- 2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
 - a. Transport network (Road Hierarchy) overlay sub-categories:
 - i. State controlled road sub-category;
 - ii. Sub-arterial road sub-category;
 - iii. Collector road sub-category;
 - iv. Access road sub-category;
 - v. Industrial road sub-category;
 - vi. Major rural road sub-category;
 - vii. Minor rural road sub-category;
 - viii. Unformed road sub-category;
 - ix. Major transport corridor buffer area sub-category.
 - b. Transport network (Pedestrian and Cycle) overlay sub-categories:
 - i. Principal route;
 - ii. Future principal route;
 - iii. District route;
 - iv. Neighbourhood route;
 - v. Strategic investigation route.
- 3) When using this code, reference should be made to Part 5.

8.2.10.2 Purpose

- 1) The purpose of the Transport network overlay code is to:
 - a. implement the policy direction of the Strategic Framework, in particular:
 - i. Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
 - ii. Theme 6: Infrastructure and transport Element 3.9.4 Transport;

- b. enable an assessment of whether development is suitable on land within the Transport network overlay.
- 2) The purpose of the code will be achieved through the following overall outcomes:
- a. development provides for transport infrastructure (including active transport infrastructure);
 - b. development contributes to a safe and efficient transport network;
 - c. development supports the existing and future role and function of the transport network;
 - d. development does not compromise the safety and efficiency of major transport infrastructure and facilities.

8.2.10.3 Criteria for assessment

Table 8.2.10.3.a – Transport network overlay code – assessable development

Performance outcome	Acceptable outcome	Compliance / Representations
For self-assessable and assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 – Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2. AO1.2 Development does not compromise the safety and efficiency of the transport network. AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	Proposal Complies The proposed development utilises and expands the existing access driveways and does not introduce any new traffic to/from the site. The development is only to be visited periodically by authorised persons (approximately once a month by a domestic-sized vehicle). The site will not be accessible to the public.
PO2 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 – Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: <ul style="list-style-type: none"> (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan. 	Proposal Complies Where applicable, the proposal will provide infrastructure (including improvements to existing infrastructure) in accordance with Council standards.

Performance outcome	Acceptable outcome	Compliance / Representations
	Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	
PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	AO3 No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	N/A The development does not involve a sensitive land use.
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 – Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors. AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available. AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan. AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.	N/A Subject site is not on a proposed major transport corridor.
PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to	AO5 No acceptable outcomes are prescribed.	N/A Subject site is not on a proposed major transport corridor.

Performance outcome	Acceptable outcome	Compliance / Representations
potential noise, dust, odour and visual impacts emanating from the corridor.		
Pedestrian and cycle network		
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout. AO6.2 The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.	N/A Development is not subject or adjacent to pedestrian and cycle movement networks.

9.3.2 Caretaker's accommodation code

9.3.2.1 Application

- 1) This code applies to assessing development for Caretaker's accommodation if:
 - a. assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
 - b. impact assessable development.
- 2) When using this code, reference should be made to Part 5.

9.3.2.2 Purpose

- 1) The purpose of the Caretaker's accommodation 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. caretaker's accommodation is used for genuine caretaking or property management purposes;
 - b. an acceptable level of amenity is provided to the caretaker.

9.3.2.3 Criteria for assessment

Table 9.3.2.3.a – Caretaker's accommodation code – assessable development

Performance outcome	Acceptable outcome	Compliance / Representations
For self-assessable and assessable development		
PO1 The caretaker's accommodation is of a small scale.	AO1 The gross floor area of the caretaker's accommodation is not greater than: (a) 120m ² in a Rural zone; (b) 80m ² in any other zone.	Proposal Complies N/A – No caretakers accommodation is proposed as a part of the development.
PO2 The caretaker's accommodation provides sufficient outdoor private open space for the reasonable recreation and domestic needs of the resident(s).	AO2.1 Development: (a) at ground-level provides private open space of at least 30m ² with a minimum dimension of 3 metres that is screened from other activities on site; or	Proposal Complies N/A – No caretakers accommodation is proposed as a part of the development.

Performance outcome	Acceptable outcome	Compliance / Representations
	<p>(b) located entirely above ground floor level provides a private open space comprising a balcony or deck or open roof space, with a minimum horizontal dimension of at least 8m² and minimum dimension of 2 metres, which is directly accessible to a living area.</p> <p>AO2.2 The caretaker's accommodation is provided with:</p> <ul style="list-style-type: none"> (a) an outdoor service court with a minimum area of 5m² to facilitate clothes drying; (b) an area for general storage; (c) an area for the storage of a garbage receptacle; (d) a designated covered car parking space; (e) separate occupant access, independent from access to any non-residential building on the site. 	
<p>PO3 The caretaker's accommodation is necessary for the operation of the primary use of the site.</p>	<p>AO3.1 Only one caretaker's accommodation is established per site.</p> <p>AO3.2 The caretaker's accommodation is occupied only by the proprietor, manager or caretaker of the use where located in an Industry or Centre zone. or</p> <p>AO3.3 The caretaker's accommodation is occupied only by the proprietor, manager or caretaker of the use where located in any other zone together with any immediate family of that person.</p> <p>AO3.4 The caretaker's accommodation is located on the same lot as the primary use.</p>	<p>Proposal Complies</p> <p>N/A – No caretakers accommodation is proposed as a part of the development.</p>

Performance outcome	Acceptable outcome	Compliance / Representations
Additional requirements in a Rural zone		
PO4 The site for a caretaker's accommodation is of a sufficient area to be consistent with the nature of its intended function.	AO4 The site has a minimum area of 4.0ha and the caretaker's accommodation is located within 500 metres of the primary dwelling.	Proposal Complies N/A – No caretakers accommodation is proposed as a part of the development.

9.4 Other development codes

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 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 outcome	Acceptable outcome	Compliance / Representations
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: <ul style="list-style-type: none"> (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation. 	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	Proposal Complies The development only requires periodic visitation by authorised persons for maintenance and is otherwise restricted to the public. Occasional staff visitation to the site will occur in a domestic-sized vehicle that will be parked in a location that maintains the existing character of the area.
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: <ul style="list-style-type: none"> (a) AS2890.1; (b) AS2890.3; (c) AS2890.6. 	Proposal Complies Given the development is restricted to the public and only requires periodic visitation by authorised persons, no specific parking areas have been designated. Domestic-sized maintenance vehicles

Performance outcome	Acceptable outcome	Compliance / Representations
		that occasionally visit the site for a short period of time can safely park on the proposed internal access road.
PO3 Access points are designed and constructed: <ul style="list-style-type: none"> (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel). 	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: <ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual – access crossovers. AO3.2 Access, including driveways or access crossovers: <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. AO3.3 Driveways are: <ul style="list-style-type: none"> (a) (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 	Proposal Complies No changes are proposed to the existing site access points..

Performance outcome	Acceptable outcome	Compliance / Representations
	<p>(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> <p>AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	
<p>PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>Proposal Complies</p> <p>Given the development is restricted to the public and only requires periodic visitation by authorised persons, no specific wheelchairs accessible parking spaces have been designated. Domestic-sized maintenance vehicles that occasionally visit the site for a short period of time can safely park on the proposed internal access road.</p>
<p>PO5 Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>Proposal Complies</p> <p>As above (in response to PO4).</p>
<p>PO6</p>	<p>AO6</p>	<p>Proposal Complies</p>

Performance outcome	Acceptable outcome	Compliance / Representations
Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	N/A – The proposal is not accessible to the public or those using bicycles for safety reasons.
PO7 Development provides secure and convenient bicycle parking which: <ul style="list-style-type: none"> (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site. 	AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	Proposal Complies N/A – The proposal is not accessible to the public or those using bicycles for safety reasons.
PO8 Development provides walking and cycle routes through the site which: <ul style="list-style-type: none"> a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; b) encourage walking and cycling; c) ensure pedestrian and cyclist safety. 	AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: <ul style="list-style-type: none"> a) create a walking or cycle route along the full frontage of the site; b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. 	Proposal Complies N/A – The proposal is not accessible to the public or those using bicycles for safety reasons. No walking and cycling routes are provided through the site.
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: <ul style="list-style-type: none"> (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles. 	AO9.1 Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2. AO9.2 Service and loading areas are contained fully within the site.	Proposal Complies Existing access points are maintained. Internal circulation and on-site parking for service vehicles As the development is restricted to the public and only requires periodic visitation by authorised persons, no specific on-site service vehicle parking has been designated. Regardless, service vehicles can safely park on the proposed internal access

Performance outcome	Acceptable outcome	Compliance / Representations
	AO9.3 The movement of service vehicles and service operations are designed so they: <ul style="list-style-type: none"> a) do not impede access to parking spaces; b) do not impede vehicle or pedestrian traffic movement. 	road where they do not interfere with the amenity of the surrounding area.
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	AO10 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: <ul style="list-style-type: none"> a) car wash; b) child care centre; c) educational establishment where for a school; d) food and drink outlet, where including a drive-through facility; e) hardware and trade supplies, where including a drive-through facility; f) hotel, where including a drive-through facility; g) service station. AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Proposal Complies N/A – the development does not generate demand for queuing vehicles.

Table 9.4.1.3.b – Access, parking and servicing requirements

Note – Where the number of spaces is not a whole number, the number of spaces to be provided is the next highest whole number.

Note – Where the proposed development involves one or more land use, the minimum number of spaces for the proposed development will be calculated using the minimum number of spaces specified for each land use component.

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	LRV
Air services	1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces.	n/a	n/a	LRV

Bulk landscape supplies	1 space per 50m ² GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee. Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.	n/a	n/a	VAN
Club	Unlicensed clubrooms: 1 space per 45m ² of GFA. Licensed clubrooms: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m ² : RCV Other: VAN

Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used	Primary school or secondary schools: 1 space per 5	Required for all educational establishments with a GFA	RCV

	for setting down and picking up of students. Tertiary and further education: 1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	students over year 4. Tertiary and further education: 2 spaces per 50 full time students.	greater than 2000m ² .	
Food and drink outlet	1 space per 25m ² GFA and outdoor dining area. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA, and outdoor dining area.	1 space per 100m ² of GFA, and outdoor dining area.	n/a	See Table 9.4.1.3.d
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Health care services	1 space per 20m ² of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m ² GFA for any other Home Based Business.	n/a	n/a	n/a
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m ² of GFA.	Required for all hospitals with a GFA greater than 2000m ² .	RCV
Hotel	1 space per 10m ² GFA and	1 space per	n/a	LRV

	licensed outdoor area; plus For 1 space per 50m ² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles. Note - Use standard for any Short Term Accommodation for hotel accommodation use.	100m ² of GFA.		
Indoor sport and recreation	Squash court or another court game: 4 spaces per court. Basketball, netball, soccer, cricket: 25 spaces per court / pitch. Ten pin bowling: 3 spaces per bowling lane. Gymnasium: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV

Multiple dwelling	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit In all cases 60% of the car parking area is to be covered.	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	1 space per 25m ² of GFA or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table 9.4.1.3.e
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Outdoor sport and recreation	Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators,	Football: 5 space per field.	n/a	RCV

	<p>plus 1 space per 5m² of other spectator areas.</p> <p>Football: 50 spaces per field.</p> <p>Lawn bowls: 30 spaces per green.</p> <p>Swimming pool: 15 spaces; plus 1 space per 100m² of useable site area.</p> <p>Tennis court or other court game: 4 spaces per court.</p> <p>Golf course: 4 spaces per tee on the course.</p> <p>Note - Use standard for Club for clubhouse component.</p>	<p>Lawn bowls: 5 spaces per green.</p> <p>Swimming pool: 1 space per swimming lane.</p> <p>Tennis court or other court game: 4 space per court.</p> <p>Golf course: 1 space per 15m² of GFA for clubhouse component.</p>		
Place of worship	1 space per 15m ² of GFA.	1 space per 100m ² of GFA.	n/a	LRV
Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m ² of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	<p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.</p>	<p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food and</p>	n/a	RCV

		Drink Outlet for restaurant component.		
Retirement facility	1 space per dwelling unit; plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space per 2 staff members; plus 1 car parking space for ambulance parking.	n/a	n/a	LRV
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m ² of GFA.	n/a	n/a	SRV
Service station	1 space per 25m ² of GFA	n/a	n/a	AV
Shop	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 100m ² of GFA.	Required for all shops with a GFA greater than 2000m ² .	See Table 9.4.1.3.d
Shopping centre	1 space per 25m ² of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 200m ² GFA.	Required for all shopping centres with a GFA greater than 2000m ² .	See Table 9.4.1.3.d
Short term accommodation	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces. For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.	1 space per 10 rooms	n/a	SRV

	<p>For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above.</p> <p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be inter-changeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p>			
Showroom	1 space per 50m ² GFA.	1 space per 200m ² GFA.	n/a	AV
Special industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	<p>Indoor: 1 space per 15m² of GFA.</p> <p>Outdoor cinema: 1 space per 5m² of designated viewing area, plus 1 car space per 2 employees.</p>	1 space per 200m ² GFA.	n/a	VAN
Veterinary services	1 space per 50m ² of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m ² of GFA.	n/a	n/a	Where self-storage: RCV Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.		To be determined

Table 9.4.1.3.c – Design vehicles

VAN	A 99.8th percentile vehicle equivalent to a large car.
SRV	Small rigid vehicle as in AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities, but incorporating a body width of 2.33m
MRV	Medium rigid vehicle equivalent to an 8-tonne truck.
LRV	Large rigid vehicle described by AS2890.2-2002 parking facilities – Off-street commercial vehicle facilities as heavy rigid vehicle.
RCV	Industrial refuse collection vehicle
AV	19 metre articulated vehicle from AUSTROADS

Table 9.4.1.3.d – Standard number of service bays required for Food and drink outlet, Shop or Shopping centre

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-
1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-
2000 – 2799	2	2	2	-
2800 – 3599	2	2	2	1
3600 and over	To be determined via a parking study.			

Table 9.4.1.3.e – Standard number of service bays required for Office

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-999	-	1	-	-
1000 – 2499	1	-	1	-
2500 – 3999	2	1	1	-
4000 – 5999	3	1	1	-
6000 – 7999	4	1	1	-
8000 – 9999	4	2	1	-
10000 and over	To be determined via a parking study.			

9.4.3 Environmental performance code

9.4.3.1 Application

- 1) This code applies to assessing:
 - a) building work for outdoor lighting;
 - b) a material change of use or reconfiguring a lot if:
 - i. assessable development where the code is identified in the assessment criteria column of a table of assessment; or
 - ii. impact assessable development, to the extent relevant.

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

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

9.4.3.2 Purpose

- 1) The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments
- 2) The purpose of the code will be achieved through the following overall outcomes:
 - a) activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;
 - b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;
 - c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;
 - d) development contributes to the removal and ongoing management of weed species.

9.4.3.3 Criteria for assessment

Table 9.4.3.3.a – Environmental performance code – assessable development

Performance outcome	Acceptable outcome	Compliance / Representations
Lighting		
PO1 Lighting incorporated within development	AO1.1 Technical parameters, design, installation,	Proposal Complies

Performance outcome	Acceptable outcome	Compliance / Representations
does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	<p>operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p>AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.</p> <p>AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.</p>	Lighting incorporated within development will not cause an adverse impact to amenity of adjacent uses or nearby sensitive land uses.
Noise		
<p>PO2 Potential noise generated from the development is avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance;</p> <p>or</p> <p>AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.</p> <p>AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following:</p> <ul style="list-style-type: none"> a) car parking is located away from adjacent sensitive land uses; b) car parking is enclosed within a building; 	<p>Proposal Complies</p> <p>The proposal does not involve any increased noise emissions.</p>

Performance outcome	Acceptable outcome	Compliance / Representations
	<p>c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises;</p> <p>d) buffered with dense landscaping.</p> <p>Editor's note - The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.</p>	
Airborne particles and other emissions		
<p>PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.</p> <p>Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.</p>	<p>AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated;</p> <p>or</p> <p>AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.</p> <p>Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.</p> <p>Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion.</p> <p>The <i>Environmental Protection (Air) Policy 2008</i>, Schedule 1 provides guidance on air quality objectives</p>	<p>Proposal Complies</p> <p>The proposal does not involve any increased airborne particles or other emissions.</p>

Performance outcome	Acceptable outcome	Compliance / Representations
	to ensure environmental harm (including nuisance) is avoided.	
Odours		
PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO4.1 The development does not involve activities that create odorous emissions; or AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	Proposal Complies The proposal ensures any potential odour causing aspects of the development are avoided through design, location and operation.
Waste and recyclable material storage		
PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals. AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: <ul style="list-style-type: none"> a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; 	Proposal Complies N/A – the development self-operating and does not produce any onsite waste (no Council rubbish collection is required, and any occasional workers are expected to take any rubbish with them from the site).

Performance outcome	Acceptable outcome	Compliance / Representations
	<p>c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions;</p> <p>d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.</p> <p>Editor's note - the Environmental Protection (Waste Management) Policy 2008 provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.</p>	
Sensitive land use activities		
<p>PO6</p> <p>Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.</p>	<p>AO6.1</p> <p>Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area;</p> <p>or</p> <p>AO6.2</p> <p>Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.</p>	<p>Proposal Complies</p> <p>N/A – Development is not a sensitive land use.</p>
Stormwater quality		
<p>PO7</p> <p>The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to:</p> <p>a) the amount and type of pollutants borne from the activity;</p>	<p>AO7.1</p> <p>Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.</p> <p>AO7.2</p> <p>Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.</p>	<p>Proposal Complies</p> <p>Stormwater associated with the development is discharged lawfully to onsite pits and Council's existing network along Cassowary Road.</p> <p>The development ensures no worsening effects to adjacent properties, or adverse erosion and sediment impacts.</p>

Performance outcome	Acceptable outcome	Compliance / Representations
<ul style="list-style-type: none"> b) maintaining natural stream flows; c) the amount and type of site disturbance; d) site management and control measures. 	<p>AO7.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.</p> <p>Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994.</p> <p>During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	
Pest plants (for material change of use on vacant land over 1,000m2)		
<p>PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the <i>Land Protection (Pest and Stock Route Management) Act 2002</i>.</p>	<p>AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices;</p> <p>or</p> <p>AO8.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants.</p> <p>Declared pest plants include locally declared and State declared pest plants.</p>	<p>Proposal Complies</p> <p>The development will ensure any pest species are removed prior construction and will implement ongoing maintenance to ensure no pest regrowth.</p>

9.4.5 Infrastructure works code

9.4.5.1 Application

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

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

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

9.4.5.2 Purpose

- 1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- 2) The purpose of the code will be achieved through the following overall outcomes:
 - a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - b) development maintains high environmental standards;
 - c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
 - d) the integrity of existing infrastructure is maintained;
 - e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code –assessable development

Performance outcome	Acceptable outcome	Compliance / Representations
For self-assessable and assessable development		
Works on a local government road		

Performance outcome	Acceptable outcome	Compliance / Representations
<p>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.</p>	<p>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.</p> <p>AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 FNQROC Regional Development Manual.</p> <p>AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths:</p> <ul style="list-style-type: none"> 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. <p>AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring:</p> <ul style="list-style-type: none"> a) similar surface finishes are used; b) there is no change in level at joins of new and existing sections; c) new sections are matched to existing in terms of dimension and reinforcement. <p>Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</p>	<p>Proposal Complies Works will not adversely impact any existing local council infrastructure in the road reserve. It is noted that no pedestrian or cycle paths exist in the road reserve.</p>

Performance outcome	Acceptable outcome	Compliance / Representations
	AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	AO2.1 Accessibility structures are not located within the road reserve. AO2.2 Accessibility structures are designed in accordance with AS1428.3. AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	Proposal Complies The development is prohibited to the public and otherwise suitably accessible to authorised persons.
Water supply		
PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	AO3.1 The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the	Proposal Complies Connections to Council's reticulated water supply system is to be in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.

Performance outcome	Acceptable outcome	Compliance / Representations
	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.	
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental 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> .	Proposal Complies Sewerage is to be appropriately treatment in accordance with 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> .
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: <ul style="list-style-type: none"> a) achieving stormwater quality objectives; b) protecting water environmental values; c) maintaining waterway hydrology. 	AO5.1 A connection is provided from the premises to Council's drainage system; Or AO5.2	Proposal Complies Stormwater associated with the development is to be discharged lawfully to Council's existing network along Cassowary road via established overland flow paths.

Performance outcome	Acceptable outcome	Compliance / Representations
	<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 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:</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; d) rainfall erosivity. <p>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.</p> <p>AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994.</p>	

Performance outcome	Acceptable outcome	Compliance / Representations
	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 management; e) achieve water quality objectives. 	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. AO6.2 Non-tidal artificial waterways are located: <ul style="list-style-type: none"> a) outside natural wetlands and any associated buffer areas; b) to minimise disturbing soils or sediments; c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: <ul style="list-style-type: none"> a) there is sufficient flushing or a tidal range of >0.3 m; or b) any tidal flow alteration does not adversely impact on the tidal waterway; or c) there is no introduction of salt water into freshwater environments. 	N/A – Development does not involve non-tidal artificial waterways.

Performance outcome	Acceptable outcome	Compliance / Representations
	<p>AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <ul style="list-style-type: none"> 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. <p>AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p> <p>AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p> <p>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.</p>	
Wastewater discharge		
<p>PO7 Discharge of wastewater to waterways, or off site:</p> <ul style="list-style-type: none"> a) meets best practice environmental management; b) is treated to: <ul style="list-style-type: none"> (i) meet water quality objectives for its receiving waters; 	<p>AO7.1 A wastewater management plan is prepared and addresses:</p> <ul style="list-style-type: none"> a) wastewater type; b) climatic conditions; c) water quality objectives; d) best practice environmental management. <p>AO7.2</p>	<p>Proposal Complies</p> <p>A wastewater management plan will be prepared and implemented to address wastewater discharge concerns.</p>

Performance outcome		Acceptable outcome	Compliance / Representations
(ii)	avoid adverse impact on ecosystem health or waterway health;	<p>The waste water management plan is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> a) avoids wastewater discharge to waterways; or b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water. <p>A07.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p> <p>A07.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <ul style="list-style-type: none"> a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; b) manages wastewater so that: <ul style="list-style-type: none"> (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; 	
(iii)	maintain ecological processes, riparian vegetation and waterway integrity;		
(iv)	offset impacts on high ecological value waters.		

Performance outcome	Acceptable outcome	Compliance / Representations
	(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	AO8.1 A connection is provided from the premises to the electricity distribution network; or AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	Proposal Complies New onsite connections are to be installed for development energy needs.
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	AO9.1 Pad-mount electricity infrastructure is: <ul style="list-style-type: none"> a) not located in land for open space or sport and recreation purposes; b) screened from view by landscaping or fencing; c) accessible for maintenance. AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	Proposal Complies Proposed pad-mount electricity infrastructure does not cause an adverse impact on amenity given it is a replacement of existing electrical infrastructure on site.

Performance outcome	Acceptable outcome	Compliance / Representations
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.	Proposal Complies The development will provide telecommunications connection infrastructure in accordance with the standards of the relevant regulatory authority.
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Proposal Complies Conduits are to be provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: <ul style="list-style-type: none"> (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles. 	AO12 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. AO12.2 There is existing road, kerb and channel for the full road frontage of the site. AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	Proposal Complies Any works to the road frontage will be constructed 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.
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Proposal Complies

Performance outcome	Acceptable outcome	Compliance / Representations
		The development provides upgrades to existing site and Council infrastructure networks.
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Proposal Complies Where altered or repaired, public utility mains, services and installations are to be 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.
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO15 Works include, at a minimum: <ul style="list-style-type: none"> 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. 	Proposal Complies Work is to be undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.
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.	Proposal Complies Construction, alterations and any repairs to infrastructure is to be undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.

Performance outcome	Acceptable outcome	Compliance / Representations
	Note - Construction, alterations and any repairs to Statecontrolled 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.	Proposal Complies The development is to provide infrastructure to facilitate the roll out of high speed telecommunications infrastructure.
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: a) off-site releases of contaminants do not occur; b) the health and safety of people and the environment are protected; c) the performance of the wastewater system is not put at risk.	AO18 No acceptable outcomes are prescribed.	Proposal Complies Trade waste is to be appropriately treated on site ensuring no adverse impacts.
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and	Proposal Complies The proposed development provides firefighting infrastructure in accordance with relevant standards.

Performance outcome	Acceptable outcome	Compliance / Representations
	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.	Proposal Complies The proposed development provides firefighting infrastructure in accordance with relevant standards.

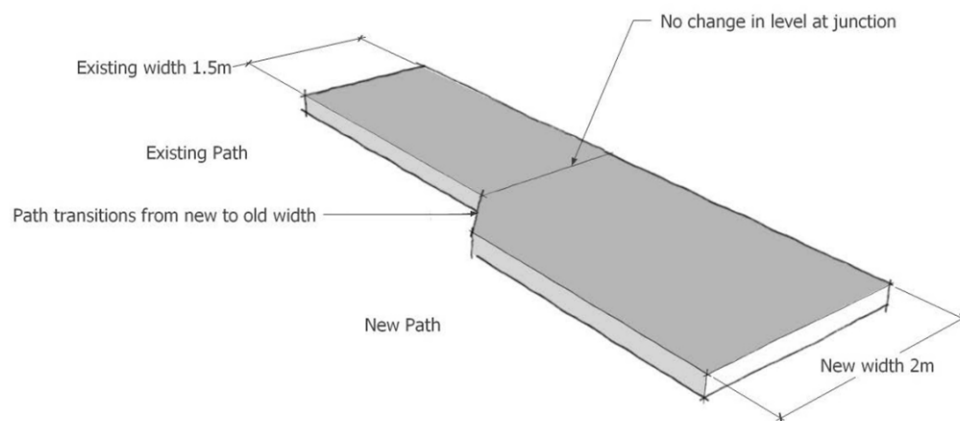
Table 9.4.5.3.b – Stormwater management design objectives (Construction phase).

Issue	Design objectives
Drainage control (Temporary drainage works)	(a) Design life and design storm for temporary drainage works: (i) Disturbed open area for <12 months – 1 in 2 year ARI event; (ii) Disturbed open area for 12-24 months – 1 in 5 year ARI event; (iii) Disturbed open area for >24 months – 1 in 10 year ARI event. (b) Design capacity excludes minimum 150mm freeboard. (c) Temporary culvert crossing – minimum of 1 in 1-year ARI hydraulic capacity.
Erosion control (Erosion control measures)	(a) Minimise exposure of disturbed soils at any time. (b) Divert water run-off from undisturbed areas around disturbed areas. (c) Determine erosion risk rating using local rainfall erosivity, rainfall depth, soil loss rate or other acceptable methods. (d) Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control measures (sediment control measures, design storm for sediment control basins, Sediment basin dewatering)	(a) Determine appropriate sediment control measures using: (i) potential soil loss rate; or (ii) monthly erosivity; or (iii) average monthly rainfall. (b) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: (i) design storm for sediment basin sizing is 80th% five-day event or similar. (c) Site discharge during sediment basin dewatering: (i) TSS < 50mg/L TSS; (ii) Turbidity not > 10% receiving water's turbidity; (iii) pH 6.5-8.5.
Water quality (Litter and other waste, hydrocarbons and other contaminants)	(a) Avoid wind-blown litter; remove grass pollutants. (b) Ensure there is no visible oil or grease sheen on released waters. (c) Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management (Changes to the natural hydraulics and hydrology)	(a) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table 9.4.5.3.c – Stormwater management design objectives (post-construction phase)

Design objectives				Application
Minimum reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	
80	60	40	90	<p>Development for urban purposes</p> <p>Excludes development that is less than 25% pervious.</p> <p>In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of contributing catchment area.</p>
<p>Water stability management</p> <p>(a) Limit peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge.</p>				<p>Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability.</p> <p>For peak flow for the 100% AEP event, use co-located storages to attenuate site discharge rate of stormwater.</p>

Figure 9.4.5.3.a – New footpath sections



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;
 - 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 outcome	Acceptable outcome	Compliance / Representations
For self-assessable and assessable development		
Landscape design		

Performance outcome	Acceptable outcome	Compliance / Representations
<p>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:</p> <ul style="list-style-type: none"> a) promoting the Shire's character as a tropical environment; b) softening the built form of development; c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; g) ensuring private outdoor recreation space is useable; h) providing long term soil erosion protection; i) providing a safe environment; j) integrating existing vegetation and other natural features of the premises into the development; 	<p>AO1 Development provides landscaping:</p> <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 outlined in Planning Scheme Policy SC6.7 – Landscaping; c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. <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>	<p>Proposal Complies</p> <p>The development proposes an upgrade to the existing substation that results in minimal noticeable changes onsite. Works are proposed in the location of the current hardstand area and do not require the removal of any vegetation. The current state of the site is maintained and there are no increased impacts as a result of the development relating to character amenity and streetscape.</p> <p>It is further noted that no nearby accommodation activity group uses exist and the closest sensitive land use is suitably screened from the substation site.</p>

Performance outcome	Acceptable outcome	Compliance / Representations
k) not adversely affecting vehicular and pedestrian sightlines and road safety.		
For assessable development		
PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	AO2.1 No acceptable outcomes are specified. Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping. AO2.2 Tropical urbanism is incorporated into building design. Note – ‘Tropical urbanism’ includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.	Proposal Complies The development proposes an upgrade to the existing substation that results in minimal noticeable changes onsite. Works are proposed in the location of the current hardstand area and do not require the removal of any vegetation. The current state of the site is maintained and there are no increased impacts as a result of the development relating streetscape and visual appearance.
PO3 Development provides landscaping that is, as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites. AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species. 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.	Proposal Complies As above (in response to PO2).

Performance outcome	Acceptable outcome	Compliance / Representations
	AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	
PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	AO4 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	Proposal Complies As above (in response to PO2).
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.	Proposal Complies N/A - The development does not propose specified carparking areas as the substation is restricted to the public and only requires periodic visitation for maintenance.
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. 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.	Proposal Complies As above (in response to PO2).
PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out. AO7.2	Proposal Complies N/A – Podiums do not form a part of the proposal.

Performance outcome	Acceptable outcome	Compliance / Representations
	Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	
PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	Proposal Complies N/A – Weed species are not present on site.
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.	Proposal Complies The current effective design will be utilised for ongoing maintenance of personal safety and reducing potential crime and vandalism.
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.	Proposal Complies Existing landscaping to be maintained.

9.4.9 Vegetation management code

9.4.9.1 Application

- 1) This code applies to assessing operational works for vegetation damage if:
 - a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment;
 - b) impact assessable development, to the extent relevant.
- 2) When using this code, reference should be made to Part 5.

9.4.9.2 Purpose

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

9.4.9.3 Criteria for assessment

Table 9.4.9.3.a – Vegetation management –assessable development

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

Performance outcome	Acceptable outcome	Compliance / Representations
For self-assessable and assessable development		
PO1 Vegetation is protected to ensure that: <ol style="list-style-type: none">a) the character and amenity of the local area is maintained;b) vegetation damage does not result in fragmentation of habitats;	AO1.1 Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over; or	Proposal Complies Vegetation to be removed on site is predominantly non-native regrowth that is not recognised as sustaining any significant ecological values, functions, or processes. This includes no observed

Performance outcome	Acceptable outcome	Compliance / Representations
<ul style="list-style-type: none"> c) vegetation damage is undertaken in a sustainable manner; d) the Shire's biodiversity and ecological values are maintained and protected; e) vegetation of historical, cultural and / or visual significance is retained; f) vegetation is retained for erosion prevention and slope stabilisation. 	<p>AO1.2 Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government;</p> <p>or</p> <p>AO1.3 Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:</p> <ul style="list-style-type: none"> a) vegetation declared as a pest pursuant to the Land Protection (Pest and Stock Route Management) Act 2002; or b) vegetation identified within the local government's register of declared plants pursuant to the local government's local laws; or c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within three metres of an existing or approved structure, not including a boundary fence; <p>or</p> <p>AO1.4 Vegetation damage that is reasonably necessary for carrying out work that is:</p> <ul style="list-style-type: none"> a) authorised or required under legislation or a local law; b) specified in a notice served by the local government or another regulatory authority; 	<p>fauna habitat or movement corridors, and no connection to wetlands or waterways. Furthermore, the vegetation is not considered to hold any historical, cultural, or visual significance.</p> <p>As the vegetation exists on flat land surrounded by built form, it does not contribute the significant prevention of erosion, nor does it is necessary for any slope stabilisation.</p> <p>Given the above assessment, it is concluded that proposed vegetation removal will have no adverse environmental, cultural, visual or stabilisation impacts.</p> <p>It is noted that vegetation required to be removed is essential to prevent interference with sought approved overhead service cabling.</p>

Performance outcome	Acceptable outcome	Compliance / Representations
	<p>or</p> <p>AO1.5 Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval;</p> <p>or</p> <p>AO1.6 Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the Vegetation Management Act 1999;</p> <p>or</p> <p>AO1.7 Vegetation damage is essential to the maintenance of an existing fire break;</p> <p>or</p> <p>AO1.8 Vegetation damage is essential to prevent interference to overhead service cabling;</p> <p>or</p> <p>AO1.9 Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the <i>Vegetation Management Act 1999</i>;</p> <p>or</p>	

Performance outcome	Acceptable outcome	Compliance / Representations
	<p>AO1.10 Vegetation damage is undertaken in accordance with section 584 of the <i>Sustainable Planning Act 2009</i>.</p> <p>AO1.11 Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).</p> <p>AO1.12 Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.</p>	
<p>PO2 Vegetation damaged on a lot does not result in a nuisance</p>	<p>AO2.1 Damaged vegetation is removed and disposed of at an approved site;</p> <p>or</p> <p>AO2.2 Damaged vegetation is mulched or chipped if used onsite.</p>	<p>Proposal Complies</p> <p>Damaged vegetation will be removed and disposed of at an approved site whereby it does not result in lot nuisance.</p>
For assessable development		
<p>PO3 Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>	<p>N/A</p> <p>Places of significance not mapped on site.</p>

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20575212	Search Date:	13/06/2022 11:34
Date Title Created:	22/05/1959	Request No:	41349964
Previous Title:	20284121		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 717215

Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 719198997 08/01/2019

ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20284121 (POR 83)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50199746	Search Date:	13/06/2022 11:34
Date Title Created:	16/12/1997	Request No:	41349966
Previous Title:	20636168		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 899478

Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 719205438 11/01/2019

ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20284121 (POR 82)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50199747	Search Date:	13/06/2022 11:34
Date Title Created:	16/12/1997	Request No:	41349967
Previous Title:	20919118		

ESTATE AND LAND

Estate in Fee Simple

LOT 4 REGISTERED PLAN 899478

Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 719205438 11/01/2019

ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20284121 (POR 83)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN Qld 4873

RE: OWNER'S CONSENT

We / I, the undersigned, on behalf of ERGON ENERGY CORPORATION LIMITED ACN 087 464 062 and as the owner of Lot 1 on RP717215, Lot 3 on RP899478 and Lot 4 on RP899478, hereby consent to the lodgment of a Development Application for a Material Change of Use for a Substation and Major Electricity Infrastructure at 69 Cassowary Road, Cassowary described as Lot 1 on RP717215, Lot 3 on RP899478 and Lot 4 on RP899478.

Executed under Power of Attorney (Land) No. 720270950 dated 16 September 2020:

Signature:  Date: 14.06.22

Name: Kirsten Sellers

Position: Town Planning Manager



Enquiries

Kirsten Sellers

Telephone

(07) 3664 4815

Facsimile

(07) 3664 9828

Email

Kirsten.sellers
@energyq.com.au

Corporate Office

26 Reddacliff Street, Newstead
QLD 4006
GPO Box 1461
Brisbane Qld 4001
Telephone (07) 3664 4000
Facsimile (07) 3025 8301
www.energex.com.au

ENERGEX Limited
ABN 40 078 849 055



Perspective images are presented as an artist's impression of the development only.



PROPOSED SUBSTATION

MOSSMAN SUBSTATION
69 CASSOWARY ROAD, CASSOWARY

plot date: Friday, 12 August 2022

Part of Energy Queensland

PRELIMINARY

DA



Part of Energy Queensland

LOCALITY PLAN

MOSSMAN SUBSTATION
69 CASSOWARY ROAD, CASSOWARY

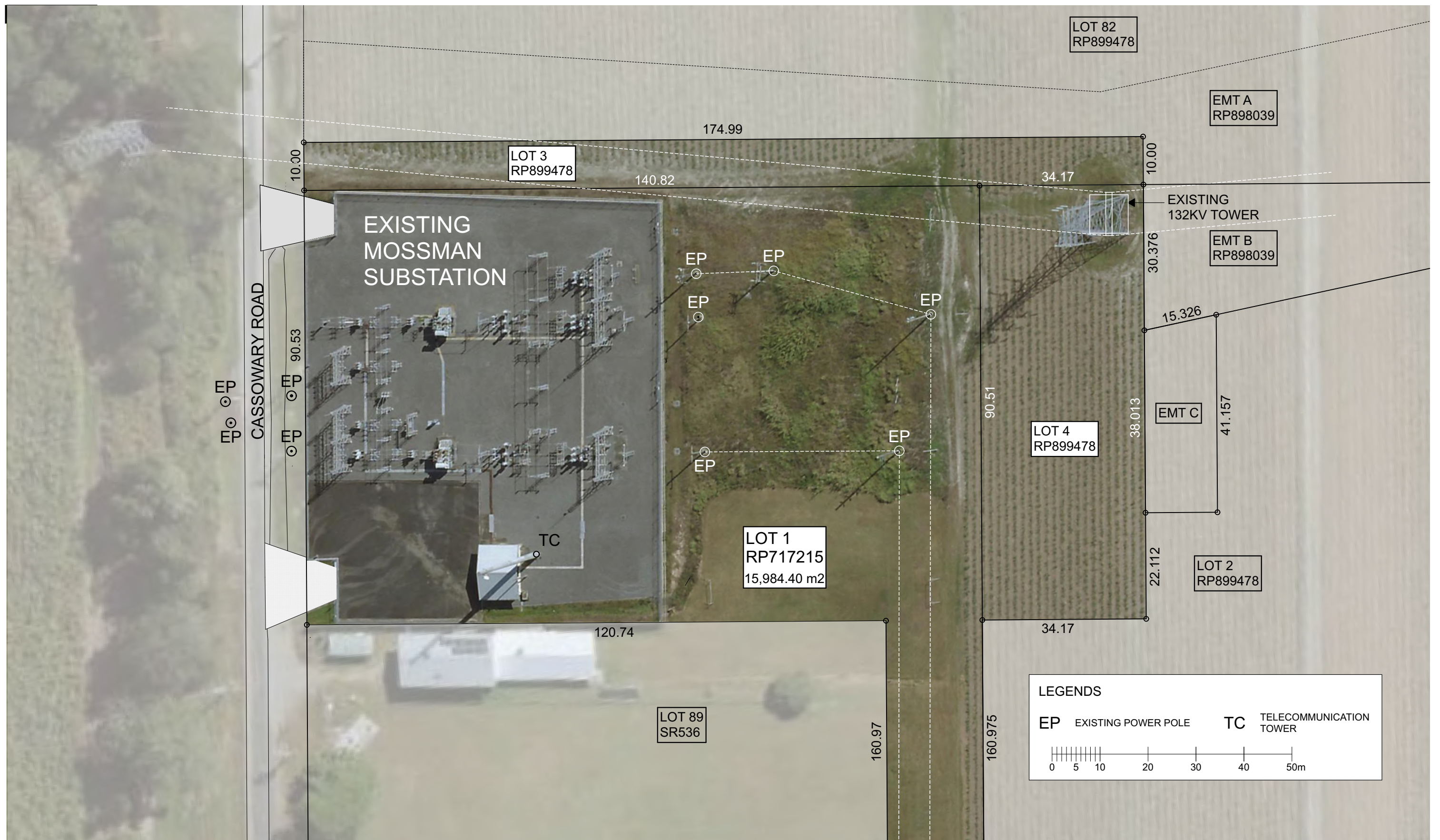
plot date: Friday, 12 August 2022

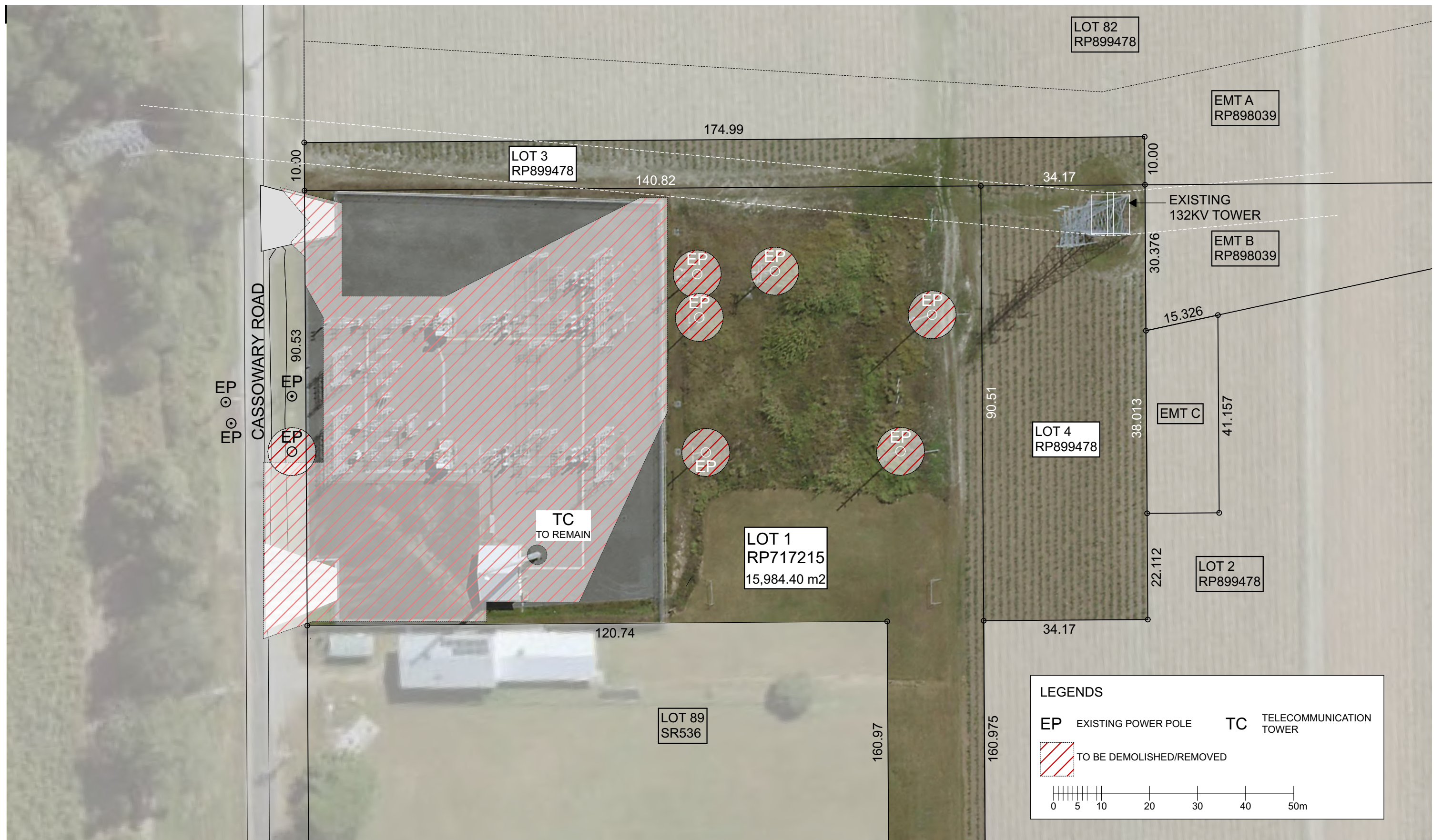
PRELIMINARY

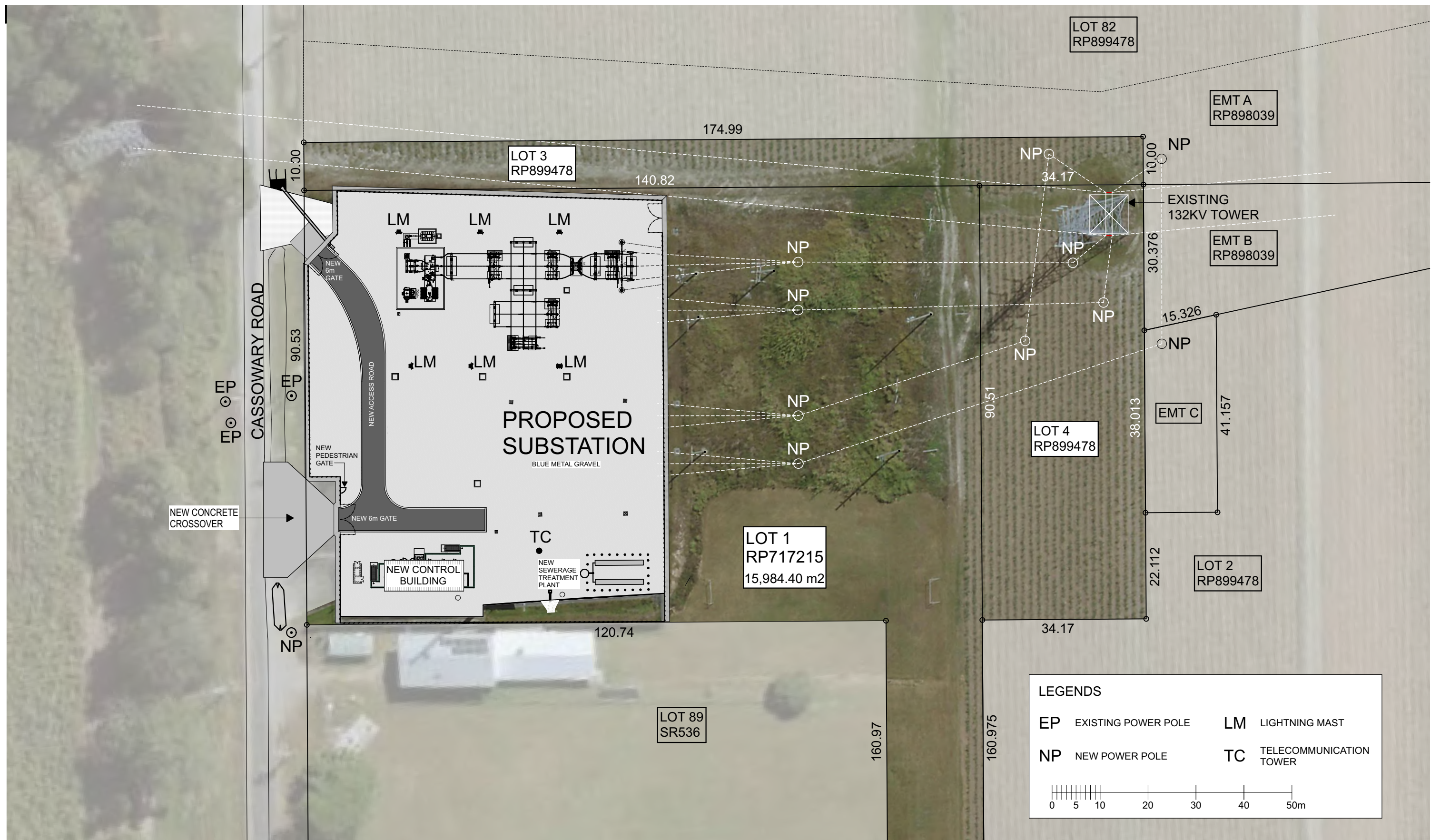
DA01A

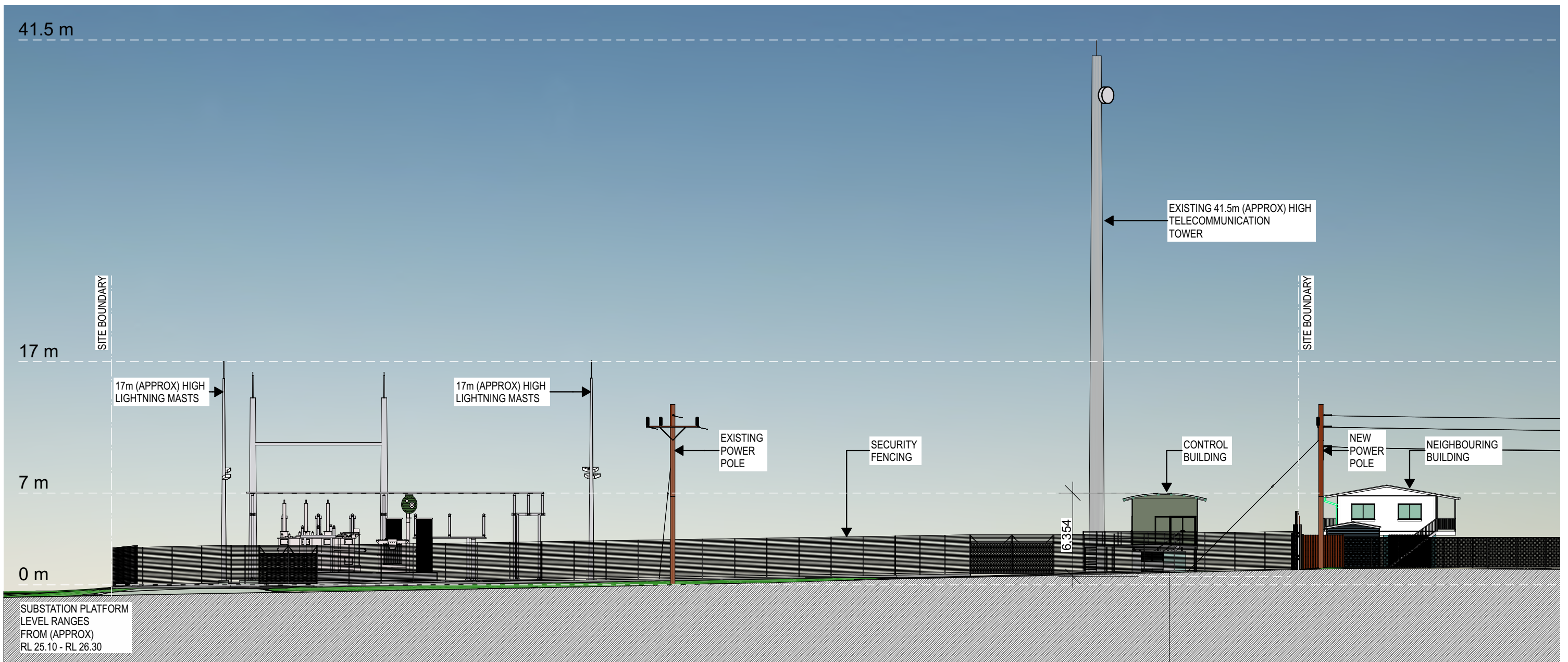
1:2500 @ A3



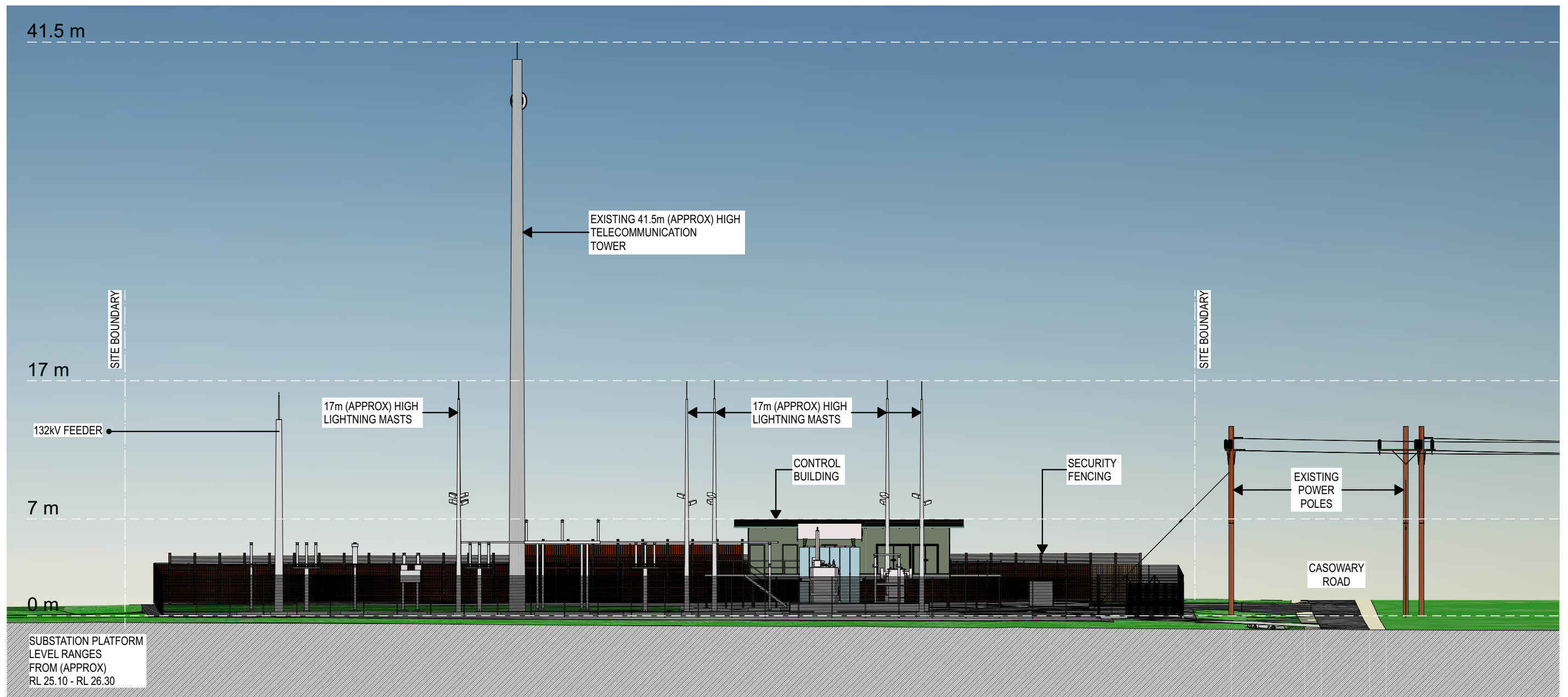








ELEVATION - WEST (CASSOWARY ROAD)
1:300



ELEVATION - NORTH
1:300



Perspective images are presented as an artist's impression of the development only.



PERSPECTIVE VIEW

MOSSMAN SUBSTATION
69 CASSOWARY ROAD, CASSOWARY

plot date: Friday, 12 August 2022

Part of Energy Queensland

PRELIMINARY

DA07A