

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)	Cairns and Hinterland Hospital and Health Service C/- Gilvear Planning Pty Ltd
Contact name (only applicable for companies)	Kristy Gilvear
Postal address (P.O. Box or street address)	PO Box 228
Suburb	BABINDA
State	QLD
Postcode	4861
Country	Australia
Contact number	0448 897 991
Email address (non-mandatory)	kristy@gilvearplanning.com.au
Mobile number (non-mandatory)	0448 897 991
Fax number (non-mandatory)	n/a
Applicant's reference number(s) (if applicable)	J001558

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application
☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		69	Tea Tree Road	Diwan
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	45	RP739764	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

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

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use for Health Care Services (with ancillary Staff Accommodation and a Helipad)

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 DA Form 2 – Building work details

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Cow Bay Primary Health Care Clinic (including associated/separate services building)	Health Care Services	n/a	378m ²
Ancillary Staff Accommodation	Caretakers Accommodation	1 Dwelling	146m ²
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m 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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Douglas Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input 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 <i>Transport Infrastructure Act 1994</i>:
<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 type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

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

PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<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:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

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			



gilvear planning

GENUINE | VERSATILE | DEDICATED

Planning Report

Material Change of Use for Health Care
Services (with ancillary staff accommodation
and a helipad) on land at 69 Tea Tree Road,
Diwan – Lot 45 on RP739764.

Prepared for: Douglas Shire Council

Prepared on behalf of: Cairns and Hinterland Hospital and Health Service

Our Reference	J001558
Site	69 Tea tree Road, Diwan, Qld, 4873 Lot 45 on RP739764
Date	20 November 2023
Author	Haylee Mlikota
Approver	Kristy Gilvear

Important Note

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This Report has been prepared for Clarke and Prince Architects for the sole purpose of making a Development Application seeking a Material Change of Use for Health Care Service (with ancillary staff accommodation and helipad). This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilized for any other purpose, use, matter or application.

Gilvear Planning has made certain assumptions in the preparation of this report, including:

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;
- b) That information obtained as a result of a search of a government register or database is complete and accurate.

Gilvear Planning is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

While every effort has been made to ensure accuracy, Gilvear Planning does not accept any responsibility in relation to any financial or business decisions made by parties other than those for whom the original report was prepared for and/or provided to. If a party other than the Client uses or relies upon facts, circumstances and / or content of this Report without consent of Gilvear Planning, Gilvear Planning disclaims all risk, and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified Gilvear Planning from any loss, damage, claim, or liability arising directly or indirectly from the use of or reliance on this report.

Signed on behalf of Gilvear Planning Pty Ltd,

Kristy Gilvear



MANAGING DIRECTOR

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1.0 Introduction

The following Planning Report has been prepared by Gilvear Planning Pty Ltd (Gilvear Planning) on behalf of Cairns and Hinterland Hospital and Health Service (the Applicant) in support of a Development Application submitted to the Douglas Shire Council (Council) seeking a Development Permit for a Material Change of Use – Health Care Services (with ancillary staff accommodation and a helipad) on land at 69 Tea Tree Road, Diwan, described as Lot 45 on RP739764 (the subject site).

The subject site is comprised of one (1) lot and is approx. 9.9 hectares in area, located on southern side of Tea Tree Road. Currently, the site is improved by several buildings and structures all of which are used for various community activity purposes (i.e. health clinic/helipad; council depot, emergency services hub, a local sporting clubhouse, playground and oval facilities).

Pursuant to Douglas Shire Planning Scheme 2018, the site is located within the Conservation Zone and is affected by various overlays. The site is within the precinct 4 of the Cape Tribulation and Daintree Coast Local Plan Area.

The proposal seeks approval for the construction of a new Cow Bay Primary Health Care Clinic. Proposal plans showing the full extent of development, prepared by Clarke and Prince Architects, are included as Attachment 7.

Pursuant to Table 5.6.c of the Planning Scheme, a Code Assessable Application is required.

The following report contains a detailed analysis of the relevant assessment benchmarks within the Planning Scheme. Gilvear Planning submits that the proposed development complies with the applicable assessment benchmarks specified within the relevant Zone, Local Plan and Development Codes as per the Tables of Assessment. This Development Application is therefore submitted to Council for consideration and approval, subject to the imposition of reasonable and relevant conditions.

2.0 Summary

Table 1: Summary of Application

PROPOSAL SUMMARY	
Address:	69 Tea Tree Road, Diwan, QLD 4873
Real Property Description:	Part of Lot 45 on RP739764
Site Area/Frontage:	99,010m2 (9.9Ha) / approx. 466m frontage to Tea Tree Road
Owner / Applicant:	Owner: Douglas Shire Council Applicant: Cairns and Hinterland Hospital and Health Service Attachment 1 – Title Search
Easements & Encumbrances:	Lease A on SP258894 (715259437) – Registered to the State of Qld – represented by Department of Community Safety. Lease D on SP316378 (720427181) – Registered to Alexandra Bay Sporting Club Inc. Attachment 2 – Lease Survey Plans
Proposal:	Construction of the Cow Bay Public Healthcare Clinic (CBPHC).
Approvals Sought:	Development Permit for Material Change of Use – Health Care Services (with ancillary staff accommodation and helipad)
Level of Assessment:	Code Assessment
Zone:	Conservation Zone
Overlays:	<ul style="list-style-type: none"> • Landscape values overlay; • Landslip hazard overlay; • Natural areas overlay; and • Transport network overlay.
Local Area Plan (Precincts):	Local Plan Area – Cape Tribulation / Daintree (Diwan / Cow Bay area) <ul style="list-style-type: none"> • Precinct 4 – Low Impact Community Purpose
Regional Plan Designation:	Far North Queensland Regional Plan:

PROPOSAL SUMMARY

- Regional landscape area;
- Rural production area.

State Interests –

State Planning Policy:

Agriculture

- Agricultural Land Classification A/B.

Biodiversity

- MSES – Protected Area.
- MSES – Wildlife Habitat (endangered or vulnerable).
- MSES – Regulated Vegetation (Category C).
- MSES – Regulated Vegetation (Essential Habitat).

Water Quality

- High Ecological Value Water Area.

Natural Hazards Risk and Resilience

- QLD Flood Mapping Area (Local Council).

State Interests –

SARA Mapping:

Fish Habitat Area

- QLD Waterway for Waterway Barrier Works.

Wetland Protection Area

- Wetland Protection Area (Trigger Area).

Referral Agencies:

Nil.

State Development

Assessment Provisions:

Nil.

Pre-lodgement Advice:

[Attachment 3](#) – Pre-lodgement Advice.

Specialist Reports:

[Attachment 4](#) – Civil Works Plan / Stormwater Management Strategy (prepared by Rogers Consulting Engineers);

[Attachment 5](#) – Onsite Sewerage Assessment (prepared by ETS Geotechnical Pty Ltd);

[Attachment 6](#) – Preliminary Water and Waste Assessment Report (prepared by Gilboy Hydraulic Solutions)

3.0 Site Description

An aerial image of the subject site and surrounding locality is shown below in [Figure 1](#).

The subject site is a 9.9ha allotment in Diwan, located on the southern side of Tea Tree road. Currently, the site is improved by several buildings and/or structures, most of which are located within the front portion of the site – adjacent to the primary road frontage (that being Tea Tree road). Currently located on site is an existing health clinic/helipad; council depot, emergency services hub, a local sporting clubhouse, playground and oval facilities.

The subject site contains remnant vegetation which is well established and prevalent to the southern, and rear boundaries. A watercourse, mapped as a waterway for waterway barrier works, bisects the south-west corner of the subject site.

The area which is subject to the intended development is generally clear of vegetation with the exception of several isolated trees which appear to have little ecological value or habitat connectivity. Topographically, the subject site is somewhat level with a depreciation towards the central area of approximately 1.0m to 1.5m.

Locally, the subject site is bound by a broad mixture of activities including residential dwellings, commercial shops, rural industry, and primary production allotments. A large reserve is located to the south-eastern boundary of the subject site (Daintree Wilderness Refugium).

A small portion of the site (along the western boundary) is mapped as being impacted by the landslide hazard overlay. Notwithstanding this, no development is proposed within the mapped. The site is not affected by any other natural hazards such as flood and/or bushfire.

Access to the subject site is generally achieved from Tea Tree Road which contains several existing access crossovers. A spoon drain exists and runs parallel with Tea Tree Road (along the southern side) and conveys stormwater along the perimeter of the subject site. Due to the remote locality, the site is not benefitted by the Council infrastructure network.

There are no easements burdening or benefitting the property and there are no known infrastructure upgrades that will affect the site. Parts of the site are leased to the State of Queensland (represented by Department of Community Safety) and Alexandra Bay Sporting Club Inc. Details on the lease areas are provided in [Attachment 2](#) – Lease Survey Plans.

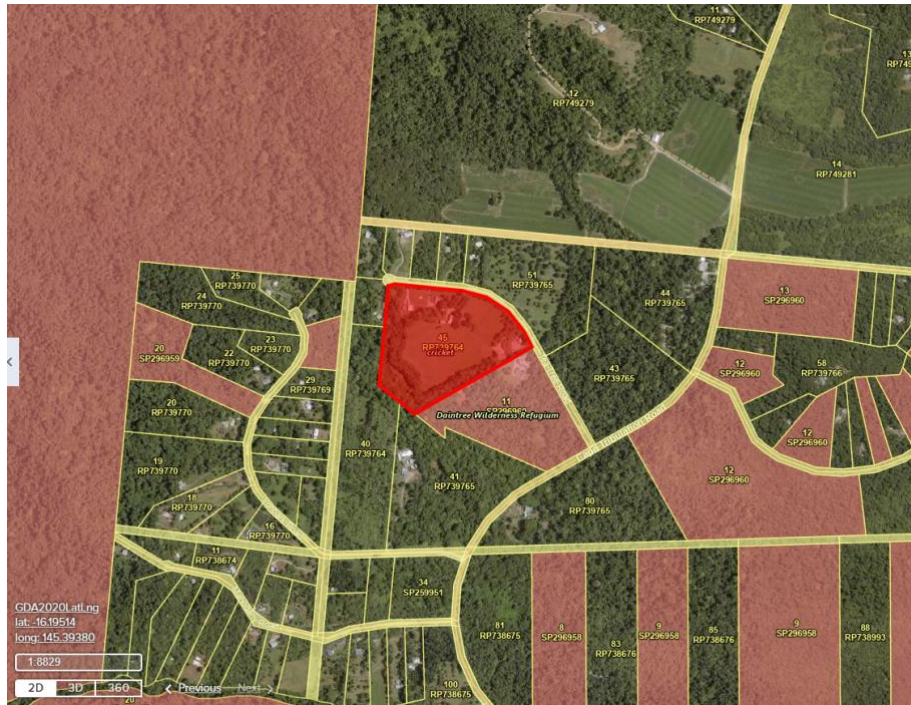


Figure 1 – The Subject Site (Imagery: Queensland Globe)

4.0 Proposal

4.1 Proposed Development

The application seeks a Development Permit for a Material Change of Use for Health Care Services (with ancillary staff accommodation and a helipad). Proposal plans showing the full extent of works, prepared by Clarke and Prince Architects are included in [Attachment 7](#) and [Figure 2](#) below.

Specifically, the development involves construction of a new Cow Bay Public Healthcare Clinic, with the following features:

Cow Bay Public Healthcare Clinic:

- Consultant rooms;
- Treatment rooms;
- Staff facilities (staff room, meeting room, office);
- Helipad;
- Pharmacy and storage facilities;
- Reception; and
- Amenities.
- *Note: building services (generator, fire pump equipment, maintenance shed, fuel storage) will be contained within a separate service building, located south-east of the main healthcare clinic. Separate vehicle access provisions to the services building are also proposed.*

Ancillary staff accommodation building:

- Three (3) bedrooms, each with its own ensuite;
- Kitchen;
- Open living and dining area; and
- Separate external storage.

It is proposed to construct two new access crossovers, to enable/provide for access to the development, via Tea Tree road. The proposed development includes a total of twelve (12) car parking spaces (one of which will be a PWD car park). Additional car parking provisions (a total of two (2) car parks) associated with the staff accommodation are also included; as well as an undercover patient set down area and separate vehicle manoeuvring areas for service/maintenance vehicles.

On-site effluent disposal, water tanks, solar panels and batteries, as well as a back up generator will be constructed to ensure the development is appropriately serviced.

Pursuant to Table 5.6.c of Douglas Shire Planning Scheme 2018, Version 1.0, the proposed development is Code Assessable. The category of assessment is Code Assessable, due to the proposal being Precinct 4 of the Cape Tribulation and Daintree Coast Local Plan Area. Further to this, it is submitted that none of

the overlay matters, relevant to the subject site, alter the assessment category. This is further discussed in Section 6.0 below.

The decommissioning of the existing Qld Health Clinic and helipad (located within the north-west section of the site) also forms part of this proposal. More specifically, the following works are proposed:

- Dismantling of the existing helipad and associated fixtures (including gates, fences, etc). It is noted that the existing helipad will not be dismantled until such time that construction that the new helipad has been completed, to ensure this service continues to be maintained.
- All equipment to be decanted from within the existing health clinic, with further minor building works (where required), to ensure the existing building is made good.

Additionally, it is noted that the area in which the proposed new Cow Bay Public Healthcare Clinic is to be established, will be subdivided from the existing parent parcel (Lot 45 on RP739764), to enable the development to be located within a separate title. It is understood that the proposed new lot will have a total area of approximately 1.071 Ha, and is to be purchased/owned by the State (Cairns and Hinterland Hospital and Health Service). Pursuant to Schedule 6, Part 4 of the Planning Regulation 2017, where reconfiguration of a lot relates to land that is either held by the State and/or is being reconfigured for a purpose for which land may be taken, under the of *Acquisition of Land Act 1967*, the proposed reconfiguration is exempt and cannot be made assessable under the relevant local categorising instrument. Pursuant to Schedule 1, Part 4 of *Acquisition of Land Act 1967*, land may be taken for purposes relating to health services, which is what is being proposed in this instance. A copy of the Survey Plan is provided in [Attachment 8](#).

Key features of the proposal are summarised in [Table 2](#) below:

[Table 2](#) – Key features of the proposal.

ELEMENT PROVISION	COW BAY PUBLIC HEALTHCARE CLINIC	ANCILLARY STAFF ACCOMMODATION	ANCILLARY SERVICES BUILDING
Gross Floor Area:	357 m ²	146 m ²	21 m ²
Height (m/Storey):	7.77m	4.37m	3.6m
Building Length:	Approx. 35.5m	Approx 14.8m	tbc
Car Parking:	<ul style="list-style-type: none"> • 11 car parks • 1 PWD carpark • 1 patient set down area 	<ul style="list-style-type: none"> • 2 car parks 	<ul style="list-style-type: none"> • 1 service vehicle park
Communal Open Space:	<ul style="list-style-type: none"> • Outdoor waiting area – 86.6 m² • Courtyard – 10.6 m² • Breezeway – 85.2 m² 	<ul style="list-style-type: none"> • Patio – 22.0 m² 	Nil.

Landscaping:	Total area of proposed landscaping – 7,012 m ² / 71%	
Building Footprint (Site Cover):	Total site cover – 1,571 m ² / 14.6%	
Frontage:	466m frontage to Tea Tree Road	
Access:	Via a proposed new crossover – approx.. 7m wide.	Via a proposed new crossover – approx. 7m wide. To be used by service vehicles only.
Existing/Proposed Structures:	Vacant land.	
Site Area:	Proposed new lot – Lot 1 on SP343948 – approx. 1.071 Hectares	
Setbacks (noting that setback distances are indicative of proposed development within the existing lot 45 on RP739764):	<p>Front setback – approx. 16.5m</p> <p>Side (south-east) setback – approx. 70m</p> <p>Side (south-west) setback and Rear (south-west) setback – over 100m.</p>	
Water:	Three water storage tanks. Potential for the provision of a bore following further site assessment.	
Sewer:	On-site effluent disposal.	
Stormwater:	<p>Water capture via roof surfaces will be directed to water storage tanks.</p> <p>All other runoff will be directed to a lawful point of discharge – towards the table drain located along the southern side of Tea Tree road and/or naturally towards the east of the site.</p>	
Telecommunications:	There is an existing Telstra network located within the road reserve adjacent to the subject site.	
Electricity:	Solar energy, with suitable battery storage. Back diesel generators are also proposed.	



Figure 2 – Preliminary proposal plans - elevations

4.2 Existing/Relevant Approvals

Provided below is a summary of existing/pervious approvals relevant to the Subject Site, but not necessarily considered to be relevant to the proposed development.

- Development Permit MCUI 2022_5139 – a development permit for Material Change of Use (Community Shed) was issued by Council. It is understood that the shed has not yet been constructed.
- Development Permit EXEM 2021_4494 – an exemption certificate was issued to enable construction of a generator shed.
- Development Permit EXEM 2020_3828 – An exemption certificate was issued in support of the proposed reconfiguration of a lot (creation of a lease in excess of 10 years over part of Lot 45 on RP739764).
- Development Permit EXEM 2019_3147 – an exemption certificate was issued to enable replacement of an existing amenities building.

4.3 Pre-lodgement Advice/Background

Pre-lodgement Advice was received from Douglas Shire Council dated 23 March 2023 and 24 October 2023, under the reference number of 1147030. The Advice indicated officers were generally supportive of the proposal. Queries in relation to the following matters were raised in Councils pre-lodgement discussions:

Issue 1: land use definition.

Response: The categorisation of the use as Health Care Services is on the basis there is no intention to accommodate patients overnight or on a long term basis.

Issue 2: decommissioning of the existing healthcare facility and helipad.

Response: The decommissioning of the current helipad will likely be a condition of the approval. It is recommended that the detail of the application include advice as to the expected timing of the removal of the current helipad, once the new use is commenced to ensure a timely handover to the new facility while maintaining a service to the local area.

5.0 Statutory Planning Considerations

This section provides an overview of the legislative context of the application under the relevant provisions of the Planning Act 2016 and associated Regulation.

5.1 Planning Act 2016

5.1.1 CONFIRMATION OF DEVELOPMENT

The proposed development is not prohibited. This has been established by considering all relevant instruments which can provide prohibitions under the Planning Act 2016 (The Act) including:

- Schedule 10 of the Planning Regulation 2017;
- Relevant categorising instruments.

5.1.2 ASSESSABLE DEVELOPMENT

The development proposed by this application includes development that is made assessable under the Douglas Shire Planning Scheme 2018, version 1.0 in accordance with Section 43(1) of the Act.

5.1.3 ASSESSMENT MANAGER

The Assessment Manager for this development application is the Douglas Shire Council as determined by Schedule 8 of the Planning Regulation 2017.

5.1.4 CATEGORY OF ASSESSMENT

The table below summarises the assessable development subject to this application and the relevant category of assessment for each aspect of development.

Table 3 – Category of Assessment

ASPECT OF DEVELOPMENT	REFERENCE	CATEGORY OF ASSESSMENT
Material Change of Use – Health Care Facility (with ancillary staff accommodation and helipad)	Table 5.6.c	Code Assessable

5.1.5 STATUTORY CONSIDERATIONS FOR ASSESSABLE DEVELOPMENT

The relevant considerations of the Assessment Manager in making the decision pursuant to Section 60 of the Act, are outlined in:

- Section 45(3) of the Act; and

- Section 25, 26 and 27 of the Planning Regulation 2017.

5.1.6 REFERRAL TRIGGERS

From a review of Schedule 9 and 10 of the Planning Regulation, the proposed development does not require referral to the State or any other referral agency.

5.1.7 STATE RESOURCE

The proposed development involves construction of a Healthcare Facility (and ancillary staff accommodation/helipad). It is understood that the proposed development (including the newly created lot in which the development will be located) will be owned and operated by the State (Cairns and Hinterland Hospital and Health Service). does not require any State Resources.

5.1.8 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The proposed development does not require assessment against the State Development Assessment Provisions.

5.1.9 STATE PLANNING POLICY

The site is subject to the following State Interests of the State Planning Policy:

- Agriculture
 - Agricultural Land Classification A/B.
- Biodiversity
 - MSES – Protected Area.
 - MSES – Wildlife Habitat (endangered or vulnerable).
 - MSES – Regulated Vegetation (Category C).
 - MSES – Regulated Vegetation (Essential Habitat).
- Water Quality
 - High Ecological Value Water Area.
- Natural Hazards Risk and Resilience
 - QLD Flood Mapping Area (Local Council).

Pursuant to Section 2.1, it is noted that the Douglas Shire Planning Scheme adequately integrates the applicable State Interests within the State Planning Policy.

5.1.10 REGIONAL PLAN

The subject site is within the Regional Landscape and Rural Production Area of the Far North Queensland Regional Plan 2009-2031.

The proposed development does not require a detailed assessment against the provisions contained within the Far North Queensland Regional Plan. Section 2.2 of the Planning Scheme confirms that the Far North Queensland Regional Plan has been appropriately reflected in the Douglas Shire Planning Scheme 2018, version 1.0.

6.0 Council Planning Considerations

6.1 Planning Scheme

Within the Douglas Shire Planning Scheme 2018, version 1.0, the subject site is mapped as being within the Conservation Zone, as well as being within Precinct 4 in the Cape Tribulation and Daintree Coast Local Plan area. The site is affected by several overlays as follows:

- Landscape values overlay (medium landscape value);
- Landslip hazard overlay (potential landslide hazard);
- Natural areas overlay (MSES – regulated vegetation); and
- Transport network overlay (minor rural road).

Table 4 below, outlines the relevant codes and their applicability, and a summary of the compliance with assessment benchmarks.

Table 4 – Code Compliance Summary

APPLICABLE CODES	COMPLIANCE SUMMARY
Conservation Zone Code	One (1) Performance Outcome is sought, PO3 instead of AO3. The proposal is otherwise compliant with all relevant aspects of the Zone Code.
Cape Tribulation and Daintree Coast Local Plan Code	<p>One (1) Performance Outcome is sought, PO9 instead of AO9.3.</p> <p>Additionally, compliance with the Purpose of the Cape Tribulation and Daintree Coast Local Plan Code, as well as with the Overall Outcomes specified in relation to Precinct 4 - Low impact community purpose precinct, is sought with respect to an identified non-compliance with PO24.</p> <p>The proposal is otherwise compliant with all relevant aspects of the Local Plan Code.</p>
Natural Areas Overlay Code	Performance Outcomes are sought with respect to PO1 and PO4. The proposal is otherwise compliant with all relevant aspects of the Overlay Code.
Potential Landslide Hazard Overlay Code	The proposal is compliant with all relevant aspects of the Potential Landslide Hazard Overlay Code.

Transport Network Overlay Code	The proposal is compliant with all relevant aspects of the Transport Network Overlay Code.
Community Facilities Code	One (1) Performance Outcome is sought, PO7 instead of AO7. The proposal is otherwise compliant with all relevant aspects of the Community Facilities Code.
Access, Parking and Service Code	Performance Outcomes are sought with respect to PO1 and PO2. The proposal is otherwise compliant with all relevant aspects of the Access, Parking and Service Code.
Environmental Performance Code	One (1) Performance Outcome is sought, PO2 instead of AO2.1 and AO2.2. The proposal is otherwise compliant with all relevant aspects of the Environmental Management Code.
Filling and Excavation Code	The proposal is compliant with all relevant aspects of the Filling and Excavation Code.
Infrastructure Works Code	The proposal is compliant with all relevant aspects of the Infrastructure Works Code.
Landscaping Code	The proposal is compliant with all relevant aspects of the Landscaping Code.
Vegetation Management Code	One (1) Performance Outcome is sought, with respect to PO1. The proposal is otherwise compliant with all relevant aspects of the Vegetation Management Code.

A detailed assessment of the proposal against the applicable Codes is contained in [Attachment 9 – Code Compliance Responses](#), demonstrating further how the proposed development complies or is able to comply with the relevant assessment criteria.

6.1.1.1 CONSERVATION ZONE CODE

One (1) Performance Outcome is sought, PO3 instead of AO3. The development does not meet the specified boundary setbacks. More specifically, it is noted that a 16.5m front boundary setback is proposed. Notwithstanding this, development will be suitably setback to allow for the provision of sufficient landscaping/screening within the front setback area, to minimise/mitigate amenity impacts. Proposed development will be appropriately screened from view and is unlikely to impact on the existing scenic amenity, which demonstrates compliance with PO3. Vegetation existing within adjacent and/or adjoining properties is extensive and is considered to contribute to the screening of development proposed. The proposal is otherwise compliant with all relevant aspects of the Zone Code.

6.1.1.2 CAPE TRIBULATION AND DAINTREE COAST LOCAL PLAN CODE

One (1) Performance Outcome is sought, PO9 instead of AO9.3. The development will likely result in damage to tree roots. Notwithstanding this, disturbance to existing vegetation is likely to be minimal. Where vegetation disturbance/damage occurs, it is unlikely to result in significant environmental impacts (i.e. erosion and/or sedimentation).

Additionally, it is noted that development will not be undertaken in accordance with an environmental management plan and therefore compliance with the Purpose of the Cape Tribulation and Daintree Coast Local Plan Code, as well as with the Overall Outcomes specified in relation to Precinct 4 - Low impact community purpose precinct, is sought with respect to an identified non-compliance with PO24. Demonstrated compliance with the Zone Purpose and Overall Outcomes has been summarised below:

- The proposal is for a new Health Care Clinic within Diwan. The proposed new Cow Bay Primary Health Care Clinic will provide upgraded/new facilities and health care services, for community use. The proposed new Cow Bay Primary Health Care Clinic will replace the existing clinic – which is believed to be in poor condition.
- The proposed new Cow Bay Primary Health Care Clinic is to be constructed within Lot 45 on RP739764. There are several buildings/structures existing within the subject lot – most of which are located adjacent to the primary/front property boundary. It is noted that there is a significant portion of cleared/undeveloped land, within the front portion of the subject lot, adjacent to the front property boundary. This cleared portion of land, is situated in between the existing council depot and local community sporting club house. In considering this, it is submitted to Council that the proposed new Cow Bay Primary Health Care Clinic will be appropriately sited and is unlikely to result in significant environmental impacts. Although proposed development will likely result in damage to/removal of existing vegetation, it is noted that the vegetation existing within the front portion of the subject site is not identified as being environmentally significant. Additionally, it is noted that development avoids (over 100m from) areas identified as being environmentally significant, located within the rear portion of the subject site.
- The proposed development will be suitably serviced, via the use of on-site infrastructure services provisions.
- The proposed development is unlikely to impact on the visual amenity currently observed throughout the area. It is noted that the site is developed, and similar land uses are existing/already occurring on site. The proposal does not involve significant development and landscaping will be used to ensure that buildings and/or structure are appropriately screened from view and value add to existing amenity values.

The proposal is otherwise compliant with all relevant aspects of the Local Plan Code.

6.1.1.4 COMMUNITIES FACILITIES CODE

One (1) Performance Outcome is sought, PO7 instead of AO7. The development does not meet the specified car parking requirements. Notwithstanding this, car parking provisions do not dominate the frontage of the premises and are considered to complement the existing amenity, whilst remaining functional for the intended use/operations of the proposed new Cow Bay Primary Health Care Clinic. Carparking areas are to be located along the south-east side and towards the rear of the proposed clinic building. A patient

set down area is to be provided and located in front of the proposed clinic building. Notwithstanding this, the proposed set down area is proposed to be used temporarily for when patients need to be transported to/from the clinic generally via emergency/ambulance vehicles. Landscaping will be provided within the front boundary setback and will ensure adequate screening of the patient set down area. The proposal is otherwise compliant with all relevant aspects of the Use Code.

6.1.1.5 NATURAL AREAS OVERLAY CODES

Performance Outcomes are sought with respect to PO1 and PO4. The development will occur within a wetland buffer area and is likely to result in vegetation damage/removal. Notwithstanding this, vegetation damage/removal is considered to be minor – with the removal of only a handful of trees/shrubs proposed. Development avoids areas identified as being of state environmental significance, existing within the subject site. The proposed development is to be constructed within an area of the subject site that is predominantly clear of vegetation. The proposal is otherwise compliant with all relevant aspects of the Overlay Code.

6.1.1.6 ACCESS, PARKING AND SERVICE CODE

Performance Outcomes are sought with respect to PO1 and PO2. It is noted that a shortfall in carparking is proposed (approx. six (6) car parking spaces), as well as two additional access crossovers (providing access to Tea Tree road). Notwithstanding this, the proposed new health care clinic will service the local community of Cow Bay as well as other smaller surrounding communities – all of which have relatively low population numbers. In considering this, it is submitted that the car parking provisions are considered to be adequate and sufficient to accommodate the anticipated demands within the location. Additionally, it is noted that it is intended that the portion of Lot 45 on RP739764, in which the proposed development is to be constructed, will eventually be subdivided and acquired by the State. Therefore, the two new access crossovers will be relevant to the newly created lot. In considering this, it is submitted that the requirement for two separate access crossovers is necessary in ensuring no onsite traffic conflicts occur/result from the different range of vehicles expected to use/visit the site. The proposal is otherwise compliant with all relevant aspects of the Development Code.

6.1.1.7 ENVIRONMENTAL PERFORMANCE CODE

One (1) Performance Outcome is sought, PO2 instead of AO2.1 and AO2.2. Construction of a helipad is proposed and is considered ancillary to the proposed Cow Bay Primary Health Care Clinic. Adverse amenity impacts (more specifically resulting from noise) are likely to result from the helipad operations. Notwithstanding this, the use of the helipad is not anticipated to be frequent and therefore any associated amenity impacts are not likely to be significant and will be appropriately managed. The proposal is otherwise compliant with all relevant aspects of the Development Code

6.1.1.8 ENVIRONMENTAL MANAGEMENT CODE

One (1) Performance Outcome is sought, with respect to PO1. The development will likely result in damage to/the removal of vegetation. Notwithstanding this, vegetation damage is not likely to be significant and/or will not impact on the existing character and amenity observed throughout the area. The proposal is otherwise compliant with all relevant aspects of the Overlay Code.

6.2 Other Relevant Matters

Section 30(2) and 31 of the Planning Regulation 2017 requires that the Assessment Management 'may' have regard to 'any other relevant matter' when assessing and deciding the application.

The following relevant matters have been identified in support of the application:

- The State (Cairns and Hinterland Hospital and Health Service) has proposed to compulsorily acquire a portion of Lot 45 on RP739764 for the purposes of providing upgraded health care services/facilities that will be used to service communities located immediately north of the Daintree River.
- A portion of Lot 45 on RP739764 will be subdivided off to allow for the new Cow Bay Primary Health Care Clinic to be established within its own separate title. It is understood that the proposed new lot will have a total area of approximately 1.071 Ha.
- Pursuant to Schedule 6, Part 4 of the Planning Regulation 2017, where reconfiguration of a lot relates to land that is either held by the State and/or is being reconfigured for a purpose for which land may be taken, under the *Acquisition of Land Act 1967*, the proposed reconfiguration is exempt and cannot be made assessable under the relevant local categorising instrument. Pursuant to Schedule 1, Part 4 of *Acquisition of Land Act 1967*, land may be taken for purposes relating to health services, which is what is being proposed in this instance. A copy of the Survey Plan is provided in [Attachment 8](#).

6.3 Infrastructure Charges

According to the Douglas Shire Council Infrastructure Charges Resolution 2021, No. 2, Infrastructure Charges may be payable as follows:

For Healthcare Services - \$128.75 per m².

Notwithstanding this, it is noted that the subject site is not within a Serviced Area as per the Charges Resolution and furthermore, the general locality is not benefitted by the Council infrastructure network, and therefore, there is unlikely to be any additional demand on the infrastructure network as a result of the proposed development.

7.0 Summary and Conclusions

This Planning Report has been prepared by Gilvear Planning on behalf of Cairns and Hinterland Hospital and Health Service in support of a Planning Application submitted to the Douglas Shire Council seeking a development permit for a Material Change of Use – Health Care Services (with ancillary staff accommodation and a helipad), on land located at 69 Tea Tree Road, Diwan (described as Lot 45 on RP739764).

Proposed development will benefit the surrounding area/local communities, by providing upgraded/new health care services and/or facilities. It is understood that the existing Cow Bay Primary Health Care Clinic (also currently located within Lot 45 on RP739764) is old and significant improvements are required to be undertaken in order for the existing facility to be able to meet the relevant standards. In considering this, it was decided to construct an entirely new facility instead.

Several performance outcomes are sought, and relate specifically to boundary setbacks, vegetation damage, car parking provisions and/or amenity impacts resulting from noise pollution anticipated to occur when using the helipad.

Pre-lodgement advice received from Council detailed that officers were generally supportive of the proposal at the time of receipt on 23 March 2023.

After a detailed evaluation and review of the applicable assessment benchmarks, Gilvear Planning submits that the proposed development complies with the applicable planning outcomes of the Planning Scheme and therefore recommends the proposed development for Approval, subject to the imposition of reasonable and relevant conditions.

Attachment 1

Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	21212223	Search Date:	21/03/2023 11:26
Date Title Created:	09/06/1983	Request No:	43911063
Previous Title:	20754089		

ESTATE AND LAND

Estate in Fee Simple

LOT 45 REGISTERED PLAN 739764
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 716386009 24/03/2015
DOUGLAS SHIRE COUNCIL

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20165114 (POR 188)
2. LEASE No 715259437 15/08/2013 at 13:59
THE STATE OF QUEENSLAND
(REPRESENTED BY DEPARTMENT OF COMMUNITY SAFETY)
OF LEASE A ON SP258894
TERM: 01/05/2013 TO 30/04/2033 OPTION NIL
3. LEASE No 720427181 27/11/2020 at 14:40
ALEXANDRA BAY SPORTING CLUB INC
OF LEASE D ON SP316378
TERM: 11/07/2020 TO 10/07/2030 OPTION NIL

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Attachment 2

Lease Survey Plans

PR116405_01/JMG/Port Douglas

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

SURVEY PLAN

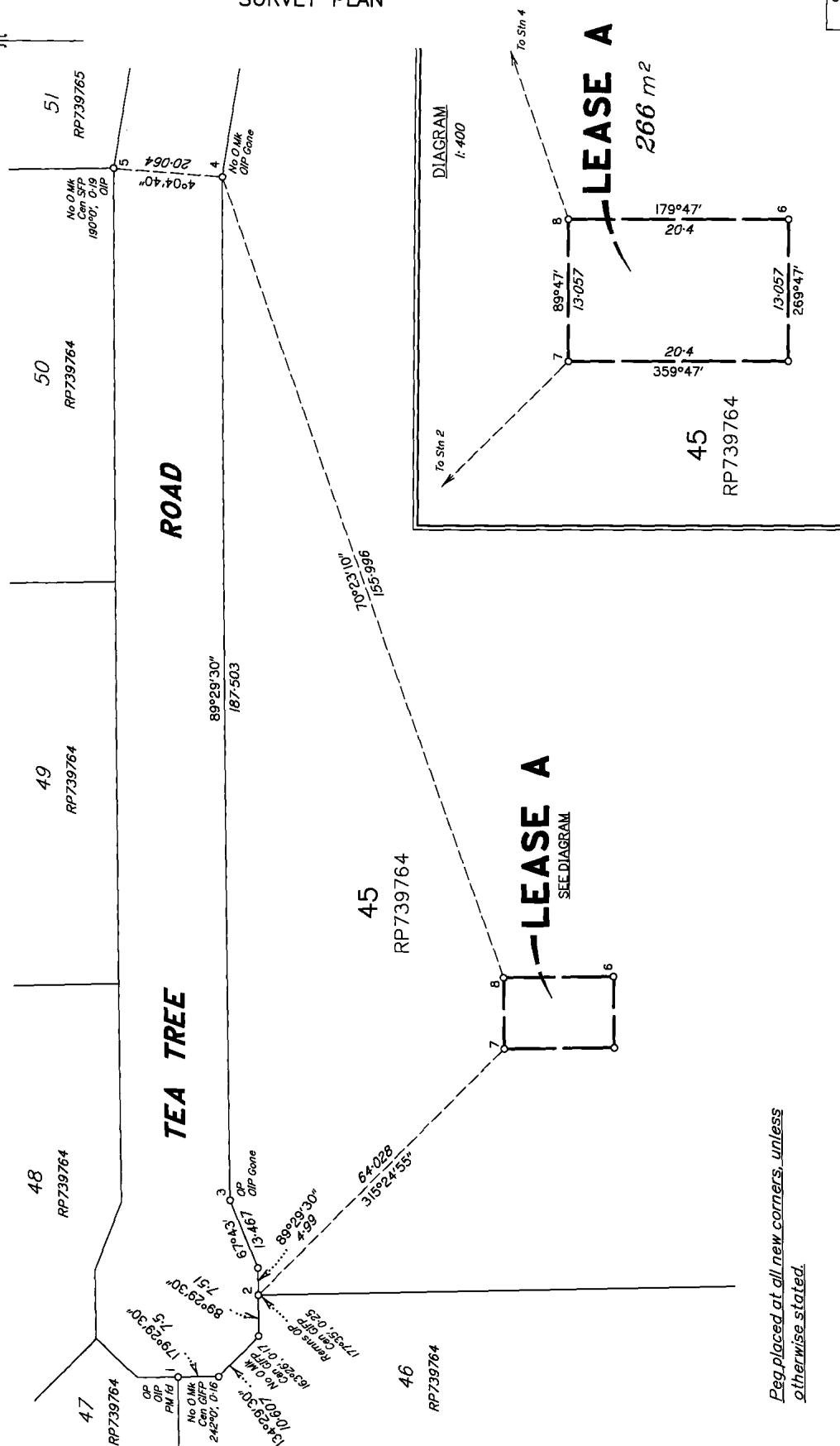
Sheet 1 of 1

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	47/RP739764	89°29'	1.0
3	OIP Gone	46/RP739764	269°29'	1.0
4	OIP Gone	45/RP739764	269°29'	1.0
4	Pin	45/RP739764	268°41'20"	3.405
5	OIP	45a/RP739764	269°29'	1.0
6	Pin		226°47'30"	4.208

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-PM fd		179°29'30"	1.0	76446	Brass Plaque
4-PM		84°01'40"	17.0	163910	Mini Mark



RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Matthew James WILLING, surveying associate, for whose work the corporation accepts responsibility, under the supervision of Ben Christopher SHEPHERD, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 31/01/2013.

[Signature]

Authorised Delegate

15-2-2013

Date

Plan of Lease A

in Lot 45 on RP739764

PARISH: **ALEXANDRA**

COUNTY: **Solander**

Meridian: RP739764

F/N's: No

Scale: **1:800**

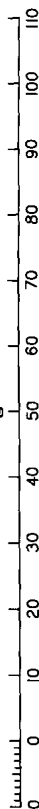
Format: **STANDARD**



SP2558894

Plan Status:

Scale 1:800 - Lengths are in Metres.



Peg placed at all new corners, unless otherwise stated.

715259435

\$333.00
15/08/2013 13:58

CS 403

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

Registered

5. Lodged by

Cairns Regional Council
PO Box 35A
CAIRNS Q 4870
ph: 4044 5044

Lodger Code:

777

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

1. Certificate of Registered Owners or Lessees.

±/We CAIRNS REGIONAL COUNCIL

(Names in full)

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

* as Lessees of this land agree to this plan.

Signature of *Registered Owners ~~*Lessor~~ Chief Executive Officer

* Rule out whichever is inapplicable

2. Local Government Approval.

* CAIRNS REGIONAL COUNCIL

hereby approves this plan in accordance with the:

% SUSTAINABLE PLANNING ACT 2009

DATE OF APPLICATION : 17 JULY 2013

Dated this SEVENTEENTH day of JULY 2013

DELEGATED OFFICER
GRAHAM BOYD, MANAGER
DEVELOPMENT AND
REGULATORY SERVICES

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

3. Plans with Community Management Statement:

CMS Number:

Name:

4. References:

Dept File:

Local Govt: 19/3/3-122

Surveyor: PRI16405

6. Existing

Created

Title Reference	Description	New Lots	Road	Emts	Lease	Profit a prendre
21212223	Lot 45 on RP739764				A	

Lots

Orig

7. Portion Allocation:

8. Map Reference:

7965-12341

9. Locality:

DIWAN

10. Local Government:

CAIRNS REGIONAL

11. Passed & Endorsed:

By: RPS Australia East Pty Ltd

Date: 15-2-2013

Signed: 

Designation: Cadastral Surveyor

12. Building Format Plans only.

I certify that:

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

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

Cadastral Surveyor/Director * Date
* delete words not required

13. Lodgement Fees:

Survey Deposit \$

Lodgement \$

..... New Titles \$

Photocopy \$

Postage \$

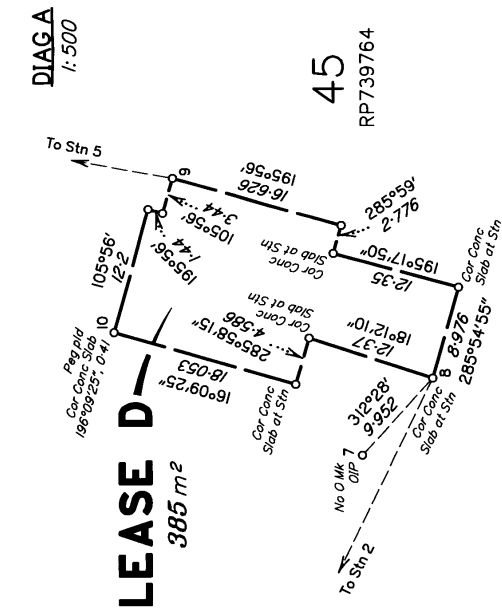
TOTAL \$

14. Insert
Plan
Number

SP258894

Land Title Act 1994; Land Act 1994
Form 21 Version 4Sheet
1 of
2

SURVEY PLAN

Reinstatement Report

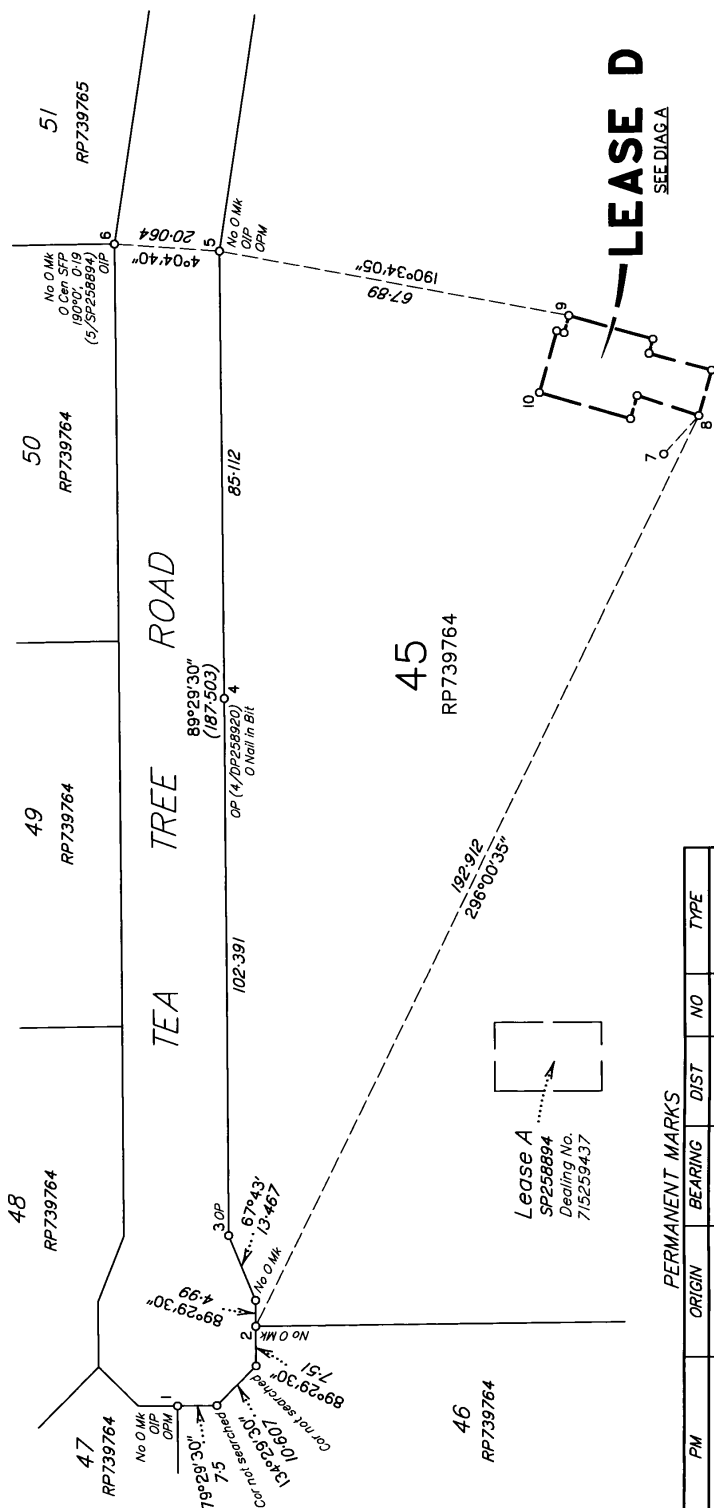
Plans searched – RP739764, DP258920 & SP258894.

Datum of survey is from stations 3 – 5 fixed by OP at Station 3 and OIP & OPM at station 5 resulting in 0.062m shortage. This measured shortage being in agreement with DP258920 & SP258894.

The fix of station 5 confirmed by deed connection to station 6 (fixed by OIP). The fix of station 3 confirmed by deed boundary connections to station 1 (fixed by OIP & OPM).

REFERENCE MARKS

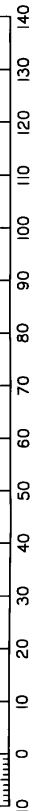
STN	TO	ORIGIN	BEARING	DIST
1	OIP	47/RP739764	89°29'	1.0
4	O GI Nail in Bit	4/DP258920	32°53'	8.168
5	OIP	4/SP258894	268°41'20"	3.405
6	OIP	45a/RP739764	269°29'	1.0
7	OIP	7/DP258920	14°00'30"	9.224
8	Nail in Conc Pln		103°44'	7.129
9			72°53'	5.731



PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	1/SP258894	179°29'30"	1.0	76446	
5-OPM	4/SP258894	84°01'40"	17.0	183910	

Scale 1:1000 – Lengths are in Metres.



RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Matthew James MILLING, surveying associate and Daniel Geoffrey PINKHAM, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Stephen James REDGWELL, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 20/12/2019.

S. Redgwell
Authorised Delegate

21.1.2020

Date

Plan of Lease D

in Lot 45 on RP739764

LOCAL

GOVERNMENT: DOUGLAS SHIRE

LOCALITY: DIWAN

Meridian: RP739764

Survey
Records: No

Scale: 1:1000

Format: STANDARD



SP316378

State copyright reserved.

720426953

\$419.00
27/11/2020 14:33

CS 403

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

5. Lodged by

DOUGLAS SHIRE COUNCIL
64-66 FRONT ST.
MOSSMAN 4873

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

1. Certificate of Registered Owners or Lessees.

1/We DOUGLAS SHIRE COUNCIL

(Names in full)

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

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

* Rule out whichever is inapplicable

2. Planning Body Approval.

*
hereby approves this plan in accordance with the :
%

Dated this day of

..... #

..... #

* Insert the name of the Planning Body.

Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : PRI46012

6. Existing

Created

Title
Reference

Description

New Lots

Road

Secondary Interests

21212223

Lot 45 on RP739764

Lease D

*Lease D does not affect any of the leases lodged or
registered against CT 21212223, dated 20/01/2020.*

9. Building Format Plans only.

I certify that :

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

Cadastral Surveyor/Director* Date
* delete words not required

10. Lodgement Fees :

Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

7. Orig Grant Allocation :

8. Passed & Endorsed :

By : RPS Australia East Pty Ltd

Date : 21.1.2020

Signed :

Designation : *S. Ridgeway*
Cadastral Surveyor

11. Insert
Plan
Number

SP316378

Attachment 3

Pre-lodgement Advice



Haylee Mlikota <haylee@gilvearplanning.com.au>

RE: Douglas Shire Council Prelodgement Advice FW: J001558 - Request for Prelodgement Advice - Proposed Cow Bay Public Healthcare Clinic (CBPHC) 69 Tea Tree Road DIWAN P7303

1 message

Jenny Elphinstone <Jenny.Elphinstone@douglas.qld.gov.au>

Tue, Oct 24, 2023 at 12:12 PM

To: Haylee Mlikota <haylee@gilvearplanning.com.au>

Cc: Kristy Gilvear <Kristy@gilvearplanning.com.au>

Hi Haylee,

As discussed today, Council agrees that under the *Planning Regulation 2017* the constructing authority does not require a development permit to achieve the ROL for the new Cow Bay Public Healthcare Clinic (Health Care Services with ancillary staff accommodation and ancillary helipad).

Please see attached the Council report on the consent for subsequent MCU application.

The "consent" should be sought in writing to the CEO, Ms Rachael Brophy via enquiries@douglas.qld.gov.au with attention to Council's Property Service Team.

Kind Regards

Jenny Elphinstone
Senior Planning Officer

Douglas Shire Council

P: +61 7 4099 9482 | **F:** 07 4098 2902

E Jenny.Elphinstone@douglas.qld.gov.au | **W** douglas.qld.gov.au

Mail: PO Box 723, Mossman Q 4873 | **Office:** 64-66 Front St, Mossman Q 4873

Facebook [/douglasshirecouncil](https://www.facebook.com/douglasshirecouncil) | **Instagram** [@douglasshirecouncil](https://www.instagram.com/douglasshirecouncil)



From: Haylee Mlikota <haylee@gilvearplanning.com.au>

Sent: Tuesday, 17 October 2023 3:52 PM

To: Jenny Elphinstone <Jenny.Elphinstone@douglas.qld.gov.au>

Cc: Kristy Gilvear <Kristy@gilvearplanning.com.au>

Subject: Fwd: Douglas Shire Council Prelodgement Advice FW: J001558 - Request for Prelodgement Advice - Proposed Cow Bay Public Healthcare Clinic (CBPHC) 69 Tea Tree Road DIWAN P7303

Good afternoon Jenny,

My name is Haylee and I am one of the Planners with Gilvear Planning Pty Ltd (based in the Babinda Office).

I note that we are looking to advance preparation of application material in relation to the proposed Cow Bay Public Health Care Facility, on land at [69 Tea tree Road](#), Diwan.

As I understand it, you provided pre-lodgement advice on the proposed development earlier this year (refer to attached email correspondence below).

Before we get too far along in the process, I was hoping to obtain some additional advice from Council - more specifically, in relation to the exemptions applicable to the proposed Reconfiguration of Lot / acquisition of land associated with the proposed development.

As we currently understand it, the Applicant (Cairns and Hinterland Hospital and Health Services) is proposing to subdivide the portion of Lot 45 on RP739764, in which the proposed Cow Bay Public Health Care Facility is to be constructed (approx 10,584sqm).

Can you please confirm that no development application will be required for the proposed Reconfiguration of a Lot, due to the applicable exemptions within Schedule 6 of the Planning Regulation 2017. I note that you did highlight this in your original pre-lodgement advice (indicating that an exemption may be possible, under the *Acquisition Act*).

If you require any further information, please do not hesitate to contact me.

Kind regards,

Haylee

Haylee Mlikota **P L A N N E R**

0488 021 793

PO Box 228 Babinda QLD 4861

www.gilvearplanning.com.au

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From: Jenny Elphinstone <Jenny.Elphinstone@douglas.qld.gov.au>
Date: Thursday, 23 March 2023 at 10:22 am
To: "josh@gilvearplanning.com.au" <josh@gilvearplanning.com.au>
Cc: "kristy@gilvearplanning.com.au" <kristy@gilvearplanning.com.au>
Subject: Douglas Shire Council Prelodgement Advice FW: J001558 - Request for Prelodgement Advice - Proposed Cow Bay Public Healthcare Clinic (CBPHC) [69 Tea Tree Road](#) DIWAN P7303

Hi Josh,

Council refers to your correspondence below (Council document 1147030) together with further advice that has since been provided.

Council considers the proposed development to be a Material Change of Use for *Health Care Services with ancillary staff accommodation and ancillary helipad*.

The categorisation of the use as *Health Care Services* is on the basis there is no intention to accommodate patients overnight or on a long term basis.

The Council's Planning Scheme includes *Health Care Services* in the grouping of uses under *Community Facilities Activities*.

For the intended site the material change of use is code assessable development.

Note – Council is likely to require the decommissioning of the current helipad as a condition of the approval. It is recommended that the detail of the application include advice as to the expected timing of the removal of the current helipad, once the new use is commenced to ensure a timely handover to the new facility while maintaining a service to the local area.

It is understood the applicant will continue to negotiate for an agreement with Council regarding the acquisition of the land associated with the development.

It is noted that under the *Acquisition Act*, an exemption from the local planning instrument may be possible by a constructing authority for a purpose for which land may be taken under that Act under Schedule 1, Part 4 *Purposes relating to Health*

Services.

Please do not hesitate to contact should you require any further assistance in this matter.

Happy to assist.

Kind Regards

Jenny Elphinstone
Senior Planning Officer

Douglas Shire Council

P: +61 7 4099 9482 | **F:** 07 4098 2902

E Jenny.Elphinstone@douglas.qld.gov.au | **W** douglas.qld.gov.au
Mail: PO Box 723, Mossman Q 4873 | **Office:** 64-66 Front St, Mossman Q 4873
Facebook /douglasshirecouncil | **Instagram** @douglasshirecouncil



From: Josh Maunder <josh@gilvearplanning.com.au>
Sent: Tuesday, 21 March 2023 11:00 AM
To: Enquiries <enquiries@douglas.qld.gov.au>
Cc: Kristy Gilvear <kristy@gilvearplanning.com.au>; Josh Maunder <josh@gilvearplanning.com.au>
Subject: J001558 - Request for Prelodgement Advice - Proposed Cow Bay Public Healthcare Clinic (CBPHC)

Good morning.

Gilvear Planning Pty Ltd (Gilvear Planning) is assisting Clarke and Prince Architects and the Cairns and Hinterland Health Service with preliminary Town Planning advice in relation to a proposed / potential Healthcare Clinic at Cow Bay.

The proposed development will potentially be constructed on part of Lot 45 on RP739764 being **69 Tea Tree Road**, Diwan.

In advance of formalised considerations and further discussions with Council, Gilvear Planning is seeking Council confirmation on the applicable Land Use Definition and Level of Assessment.

Background and Proposed Development

The Cairns and Hinterland Health Service is considering development of an Healthcare Facility on the subject site contemporaneously referred to as the Cow Bay Public Healthcare Clinic (CBPHC). The proposed CBPHC will be an integrated facility comprising medical capability coupled with on-site accommodation for medical staff and an ancillary Helipad.

Consistent with the preliminary Sketch Plans provided, the proposed development includes:

1. A Healthcare Clinic comprising:
 - a. Consultant Rooms;
 - b. Treatment Room;
 - c. Staff Facilities
 - d. Pharmacy and Storage Facilities;
 - e. Reception; and
 - f. Amenities
2. An Accommodation Building comprising:
 - a. 3 X Bedrooms;
 - b. 2 X Bathrooms;
 - c. Kitchen; and
 - d. Dining / Recreational areas.
3. A Helipad

The proposed development will be accessed via an access crossover to Tea Tree Road constructed over the existing spoon drain to the subject site frontage. Access and manoeuvring areas will be formalised with vehicle parking provided adjacent to the CBPHC building.

The proposed development will be serviced by on-site septic systems with multiple soakage trench's. Vegetation clearing is anticipated to be minor owing to the generally cleared nature of the portion of the subject site where the development will be located.

The proposed Helipad will include radial public exclusion boundaries (as shown on the Sketch Plans) and will be connected to the CBPHC by way of a covered walkway.

Applicable Land Use Definition

In this instance, Gilvear Planning considers that the most suitable definition with respect to the proposed development is Hospital.

The Definition for Hospital provides the broadest range of medical treatment options, including medical or surgical care which is consistent with the services intended to be provided (as shown within the Sketch Plan – Treatment Room). Furthermore, the Definition for Hospital allows for on-site accommodation for employees which provides for the intended Accommodation Building (noting that this aspect will be resided in by medical staff working at the CBPHC). Additionally, the Definition for Hospital allows for ancillary activities that service the needs of patients. In this instance, it is considered that the proposed Helipad is an ancillary aspect to the CBPHC.

It is Gilvear Plannings view that the Definition for Hospital is the most appropriate in this instance as it provides for all aspects of the proposed development, without complicating any potential Application with consideration of other Land Uses (e.g. Air Services) which apply, but are not strictly correct in consideration of the actual development as contemplated / proposed.

Level of Assessment

In this instance, as the subject site is mapped as being within Precinct 4 of the Cape Tribulation / Daintree Local Plan, it is Gilvear Planning's view that the proposed development is Code Assessable.

The basis for this position is Table 5.6.c of the Planning Scheme, which confirms that 'Community Facilities Activities' are Code Assessable when within Precinct 4 of the Cape Tribulation / Daintree Local Plan.

Schedule 1 of the Planning Scheme confirms that Community Facilities Activities includes - Hospital.

Conclusions

We apologise for not using the prescribed pre-lodgement form however, in the interest or providing ledigable information (e.g. not hand written), have transcribed the relevant information within this email.

We look forward to hearing from Council in the short-term.

Regards,

Josh

--

Joshua Maunder **CLIENT MANAGER / SENIOR PLANNER**

T: 0484 018 049

E: josh@gilvearplanning.com.au

PO Box 228 **Babinda QLD 4861**
63 Munro Street, Babinda, QLD

Please note I typically work Monday – Thursday (inclusive) and may otherwise be out of the Office on Site Inspections

I will attend to your matter on my return to the Office. If, however, the matter is urgent, please contact Kristy Gilvear, Managing Director on T: 0448 897 991 or via email kristy@gilvearplanning.com.au

www.gilvearplanning.com.au

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Attachment 4

Rogers Consulting – Stormwater Management Strategy

Clarke & Prince Pty Ltd

3 Scott Street

Cairns Qld 4870

RE: Proposed **Primary Health Clinic**
At **Cow Bay**

Stormwater Management Strategy

69 Tea Tree Road Diwan (Lot 45 on RP739764) is located on the southern side of Tea Tree Road. The lot is currently occupied by existing helipad at the northern side and associated buildings, a cricket field in the centre of the lot and several buildings on the eastern corner of the lot. The new helipad and associated building is proposed between the existing helipad and the eastern corner of the site. This area is to the southwest of Tea Tree Road and is currently vacant.

The proposed site falls gently from west to east at about 1 in 50 and discharges to the existing table drain on the southern side of Tea Tree Road.

Stormwater drainage of this development will comply with the requirements of the Queensland Urban Drainage Manual, The FNQROC Development Manual and the requirements of the Local Government Authority.

The legal point of discharge is the table drain on the southern side of Tea Tree Road.

As shown on Rodges Consultants dwg 200311-C01 (P3) the proposed stormwater drainage is summarised as follows:

- Stormwater runoff from the west of the site will be captured by an open drain and diverted north to the table drain on the southern side of Tea Tree Road
- New culverts will be installed at the two access crossings of the Tea Tree Road table drain.
- All drainage from roof, pavement and carpark areas (landside) will be collected in underground pipes and discharged north to the table drain on the southern side of Tea Tree Road.
- All drainage from roof, pavement and carpark areas (airside) will either be allowed to continue to flow eastwards or captured and diverted around structures before continuing eastwards.

Yours faithfully

RODGERS CONSULTING ENGINEERS

A handwritten signature in blue ink, appearing to read 'HPR', with a long horizontal stroke extending to the right.

Heath P Rodgers

B E(Hons) MIE Aust RPEQ

Attachment 5

ETS GEO – Onsite Sewerage Assessment



CLARKE AND PRINCE PTY LTD

ONSITE SEWERAGE ASSESSMENT

**COW BAY PRIMARY HEALTH CLINIC
LOT 45 TEA TREE ROAD, DIWAN QLD 4873**

REPORT NUMBER: GT22-430-002R REV 2

JUNE 2023

REVISION 2

ETS Geo Pty Ltd
ACN 087 293 598
PO Box 587
Redlynch QLD 4870

Telephone: 07 4047 8600
Facsimile: 07 4047 8699
Email: admin@etsgeo.com.au



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Distribution of Copies			
Revision	Electronic	Paper	Issued to
1	1	-	Steve Cahill – Clarke and Prince Pty Ltd
2	1	-	Steve Cahill – Clarke and Prince Pty Ltd

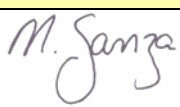

Document Status							
Revision No.	Author	Reviewer	Reason for Issue	Approved for Issue			
				Name	Signature	Date	RPEQ No
1	R.Rackley	M.Ganza	Final	M. Ganza		30/06/23	4449
2	R.Rackley	M.Ganza	Final	M. Ganza		30/06/23	4449

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APPENDIX A

1.0 INTRODUCTION

ETS Geo Pty Ltd (ETS) have been engaged by Clarke and Prince Pty Ltd to prepare an Onsite Sewerage Assessment (OSA). This OSA is to assess the suitability of installing a wastewater treatment system for the proposed Primary Health Clinic, that is to be constructed for the Cairns and Hinterland Hospital Health Service in Diwan. The purpose of this assessment is to determine the wastewater treatment system types and land disposal areas for the proposed Clinic. The proposed Clinic will have an area of approximately 9106m² and located in the local government area of the Douglas Shire Council. This OSA addresses the requirements under AS/NZS1547:2012 for the proposed development.

2.0 PROPOSED INFRASTRUCTURE

From drawings provided by the customer, the proposed Clinic is to comprise of two single storey building, helipad, driveway and carparking. It is understood that the equivalent number of persons (EP) utilising the site, will be no more than five (5) EP.

Locality Plan 1 in Appendix A presents the proposed Clinic layout.

3.0 LEGISLATIVE REQUIREMENTS

The Queensland Plumbing and Wastewater Code (the Code) specifies the requirements for onsite sewerage disposal and treatment systems that have a peak design capacity of 20 equivalent persons (EP) or less. The Code defines performance criteria for the following: -

- Onsite Wastewater Management Systems
- Greywater Use Facilities
- Land Application Systems (including setback distances)
- Water Meters for New Premises
- Chief Executive Approvals (of treatment systems)

In consideration of an application for on-site treatment and disposal facilities, the local government is required to assess whether the application triggers referral for an

Environmentally Relevant Activity under the Environmental Protection Act 1994. Disposal of on-site wastes becomes the Environmentally Relevant Activity (ERA) of sewage treatment when daily flows exceed 4,000 litres. Environmentally Relevant Activities require approvals from the Environmental Protection Agency, either as a concurrence agency or assessment manager.

This proposal does not exceed the daily flow limit therefore will not require referral to the Environmental Protection Agency.

Under Sections 440ZG of the EP Act, which relates to depositing prescribed contaminants in waters, it is an offence to deposit or release sewage and sewage residues, whether treated or untreated, and any other matter containing faecal coliforms or faecal streptococci, including for example:

- wastewater pumped out from a septic tank, or
- solid or liquid waste from an on-site sewerage facility

into waters, or a roadside gutter or stormwater drainage, or at another place, and in a way, so that the contaminant could reasonably be expected to wash, blow, fall or otherwise move into waters, a roadside gutter or stormwater drainage.

Relevant Australian Standards for the treatment of on-site effluent include the following: -

- AS/NZS1547:2012 'On-site domestic-wastewater management'.
- AS1546.1 – 2008 'On-site domestic wastewater treatment units – Septic tanks'
- AS1546.1 – 2008 'On-site domestic wastewater treatment units – Waterless composting toilets'
- AS1546.1 – 2008 'On-site domestic wastewater treatment units – Aerated wastewater treatment systems'
- AS3500 – National Plumbing and Drainage Code
- Department of Infrastructure and Planning 'Queensland Plumbing and Wastewater Code' Version 1: 2019 (the Code)

This report was prepared in generally in accordance with the requirements of the standards set in these documents.

4.0 SITE & SOIL EVALUATION

4.1 Site Assessment

The proposed Clinic is to be constructed at Lot 45 (No. 69) Tea Tree Road, Diwan. The site was inspected on the 31st of March 2023 by ETS. At the time of the inspection there was no existing infrastructure within the proposed development area. Summary of the site assessment factors are presented in the table below.

SITE FACTOR	RESULT
Property Description	Lot 45 on Plan RP739764 (No. 69) Tea Tree Road, Diwan.
Area	9,106m ²
Slope	Level
Drainage Pattern	Linear planar
Exposure	Open – no shading.
Erosion and Land Slip	Stable
Boulders & Rock Outcrops	Nil
Vegetation	Short thick grass and scattered trees
Water Course	>50m to the land disposal area
Water Bore	>50m to the land disposal area
Water Table	Not encountered at 2.0m.
Cut and Fill	N/A
Flooding	Infrequent
Channelled Runoff	Not observed
Soil Surface Condition	Moist
Other Site-Specific Factors	Public toilet block located approximately 130m to the west of the proposed trench location.

4.2 Soil Assessment

SOIL PROPERTY	RESULT
Colour	Brown
Texture	Silty Clay Loam
Structure	Massive
Permeability* (m/d)	0.06 – 0.12m/d
Soil Category*	4
Design Loading Rate* (DLR) (mm/day)	10 – Advanced Secondary, AES Bed

Note: (1) If any imported fill is used in the earthworks, it must be tested and approved by ETS prior to being brought to site.
(2) Table L1 Appendix L AS1547-2012

5.0 SYSTEM SIZING FACTORS

5.1 Water Supply

Water for taps, toilets, etc. is understood to be provided from on-site rainwater tanks and/or bore water.

5.2 Estimation of Daily Flows

It is understood that the maximum number of people that will be utilising the Clinic is equivalent to five (5) Equivalent Persons (EP). A typical wastewater design flows of 150 litres per day per person has been adopted, resulting in a daily peak rate of 750 litres per day.

To ensure the integrity of any treatment system standard water reducing fixtures should be incorporated to further reduce water consumption. These should include:-

- Dual flush 6/3 litre water closet
- Shower flow restrictors
- Aerator faucets
- Water conserving washing machines

5.3 Required Disposal Area for Effluent Disposal

The land application area is to be sized to treat the full capacity of the new septic system i.e., 3000 L/day. As per AS/NZS 1547:2012 Section L4.2 *Sizing*. - $L = Q / (DLR * W)$.

Q = design daily flow in L/day =	750
DLR = Design Loading Rate mm/day =	10 (advanced secondary)
Total Area (m²)	75

5.4 Separation Distances

Table T7 from the “Queensland Plumbing and Wastewater Code” recommends the following horizontal separation distances for subsurface land application areas.

Feature	Recommended Separation Distance	Measured Distance
Top of bank of permanent water course; Top of bank of intermittent water course; Top of bank of a lake, bay or estuary Top water level of a surface water source used for agriculture, aquaculture or stock purposes; Easement boundary of unlined open stormwater drainage channel or drain.	Primary effluent: 50 metres (horizontal) Secondary effluent: 30 metres (horizontal). Advanced secondary effluent: 10 metres (horizontal).	>50m to watercourse from land disposal area
Bore or a dam used or likely to be used for human and or domestic consumption	Primary Effluent: 50 metres (horizontal). Secondary Effluent: 30 metres (horizontal). Advanced Secondary Effluent: 10 metres (horizontal).	>50m from land disposal area
Unsaturated soil depth to a permanent water table or weathered rock.	Primary Effluent: 1.2 metres (vertical). Secondary Effluent: 0.6 metres (vertical). Advanced Secondary Effluent: 0.3 metres (vertical).	>2.0m

In accordance with Table T7 of the Code, the vertical and horizontal separation distances recommended can be achieved for an advanced secondary standard effluent.

Table T4 of the Code recommends the following horizontal separation distances for subsurface land application areas measured from the edge of the trench/bed excavation or any subsurface irrigation distribution pipework to the feature. These separation distances can be achieved on-site.

Feature	Separation Distance Down slope	Separation Distance Up slope	Separation Distance Level
Property boundaries, pedestrian paths and walkways, recreation areas, footings of buildings, retaining wall footings.	2 metres	4 metres	2 metres
In ground swimming pools	6 metres	6 metres	6 metres
In ground potable water tank*	6 metres	6 metres	6 metres

***Note:** For primary effluent the separation distance from an in-ground potable water tank must be 15 metres.

5.5 Available Reserve Area

AS/NZS1547:2012 C5.5.3.4 requires a reserve area of 100% of the design area to be available for the expansion of a land application facility. The 100% requirement can be satisfied.

6.0 SYSTEM INSTALLATION REQUIREMENTS

6.1 General

The system and all components shall be designed and installed by a licensed Plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

6.2 Wastewater Treatment Systems

In accordance with the requirements of AS/NZS1547:2012 Table J1, a septic tank with a minimum capacity of 3,000 litres is required to service the proposed clinic at the site. No outlet filter is to be fitted to the primary tank.

6.3 Available Reserve Area

AS/NZS1547:2012 Section 5.5.3.4 requires a reserve area of 100% of the design land disposal area to be nominated as part of the risk management process. The reserve area is to be available on the allotment for expansion, or resting of the land disposal area, or duplication of the land disposal area if required at some future date. The reserve area shall be protected from any development that would prevent its future use. A reserve area of 100% of the design land disposal area has been nominated for the allotment and is shown on Figure 1 in Appendix A.

6.4 Earthworks and Stormwater

The effluent land disposal areas shall be graded to minimise contact between stormwater and the disposal area. All excess roof stormwater shall be collected and piped to a suitable discharge point away from any land disposal area.

7.0 SUMMARY & RECOMMENDATIONS

Date of Inspection	31 st March 2023
Location of Site:	Lot 45 (No. 69) Tea Tree Road, Diwan
Owner's Name:	Queensland State Government
Local Government:	Douglas Shire Council
Proposed Dwelling Type:	Primary Health Clinic
Land Area:	9,106m ²
Referral to EPA required:	No
Assumed Design Daily Flow:	750 litres per day
Assumed Soil Category:	Category 4 – Silty Clay Loam
Assumed Design Loading Rate:	10mm – Advanced secondary standard effluent
Wastewater Treatment Options:	Advanced secondary standard wastewater treatment AES system – 750 litres/day
Dimensions of Land Application Facility:	75m ² , 1x AES Bed 15.6mL x 4.81mW
Method of Calculations:	AS/NZS 1547:2012
Horizontal Separation Distances:	Achieved
Vertical Separation Distances:	Achieved
Potable Water Supply:	Rainwater tanks and bore water
Reserve Area:	100% Achieved
Additional Requirements:	Nil

This report is based on the information provided by the client. If any aspect of the site preparation or proposed construction changes from that originally advised, the Engineer shall be notified so that any amendments can be made.

Pollution Exclusion

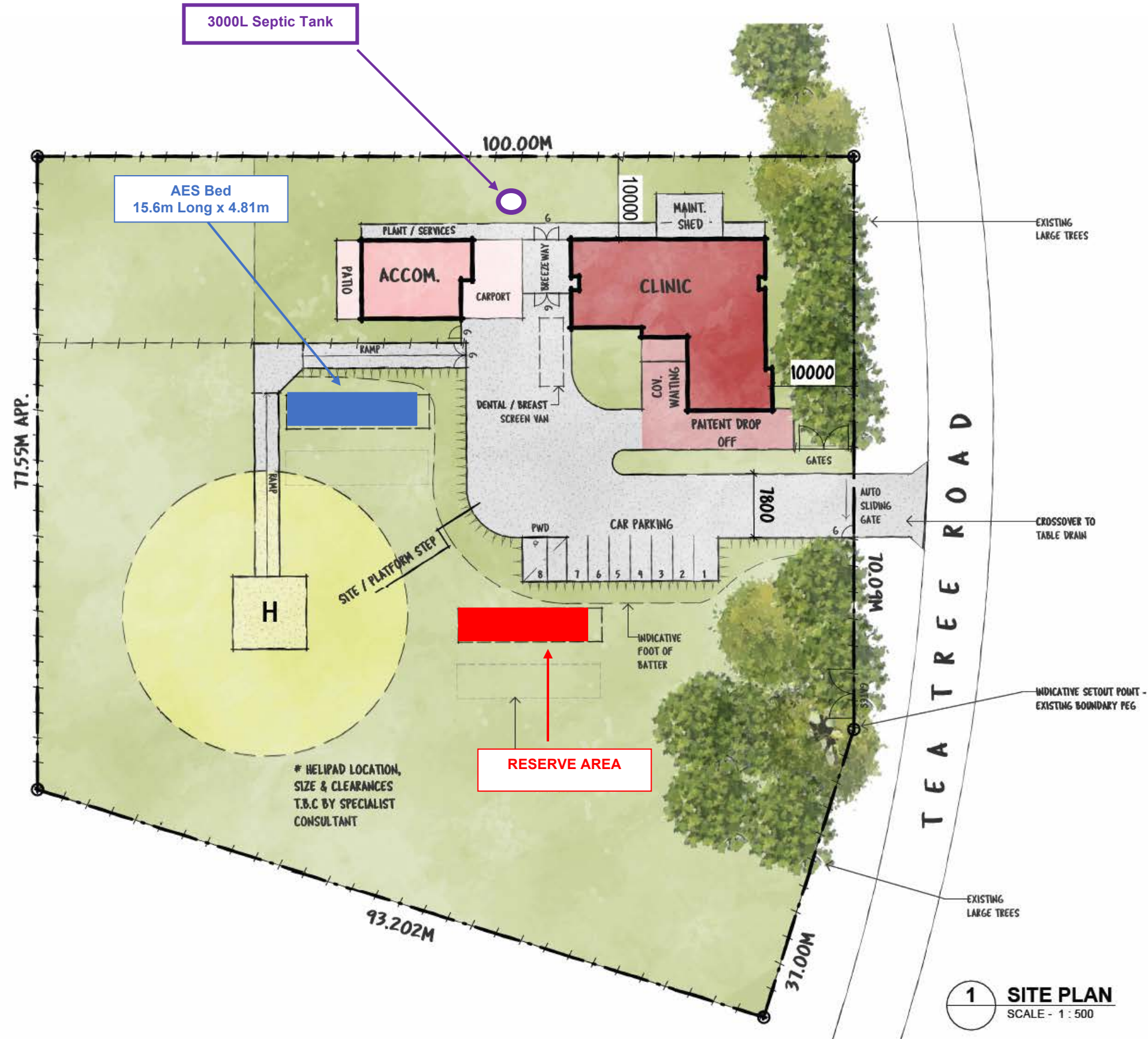
ETS Geo Pty Ltd, its employees and sub-consultants shall not be liable in respect of any claim for Personal Injury or Damage to Property including costs and expenses incurred in preventing, removing, nullifying or clean-up caused by or arising directly or indirectly out of actual, alleged or threatened discharge, dispersal, release or escape of smoke, vapour, soot, fumes, acids, alkalis, toxic chemical, liquids or gases, waste materials or other irritants, contaminants or pollutants into or upon any property, land, the atmosphere or any water course or body of water (including groundwater).

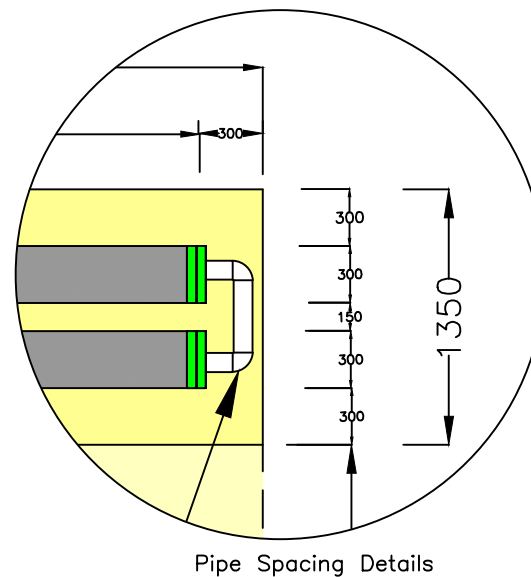
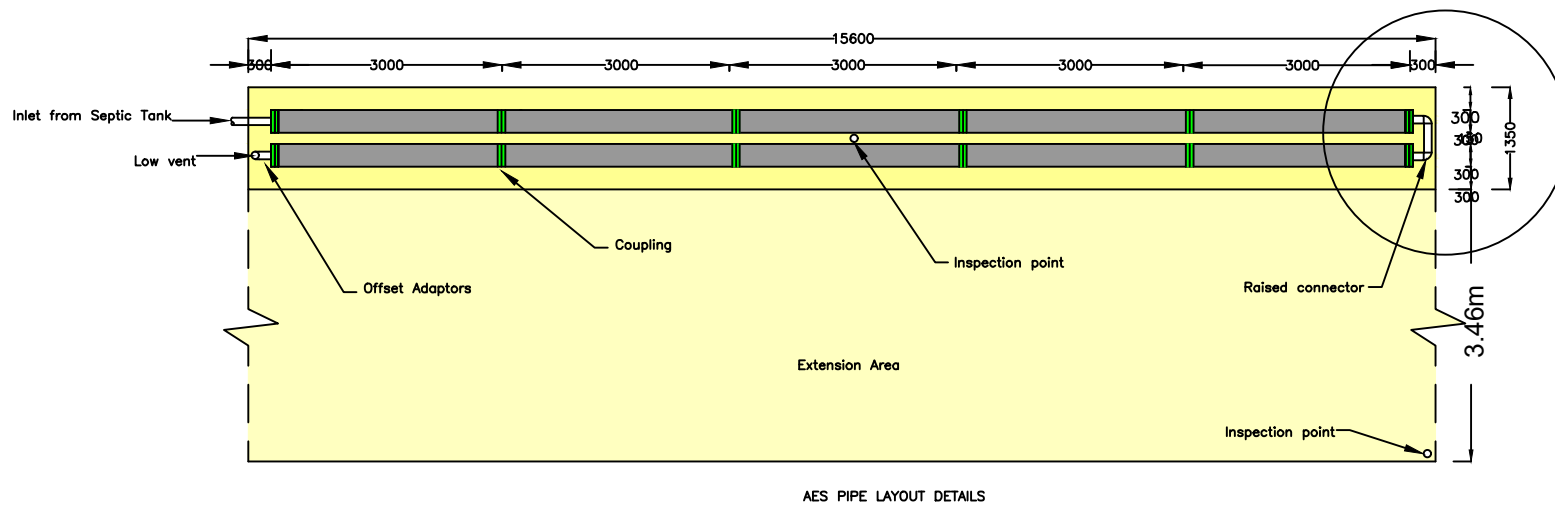
CLARKE AND PRINCE PTY LTD

**COW BAY PRIMARY HEALTH CLINIC
DIWAN**

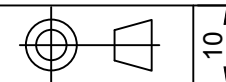
APPENDIX A

PLANS & DRAWINGS





SCALE



30



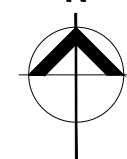
10

ADVANCED ENVIRO - SEPTIC

OWNER / ENGAGED BY CLARKE & PRINCE

Lot 45 on Plan RP739764

N



AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
A	16/06/2023	REVISION A	K.Dickson

CHANKAR ENVIRONMENTAL PTY LTD
T/A



QBCC LICENCE NUMBER
150 238 31

Phone: +61 7 5474 4055
Fax: +61 7 5335 1691
Email : designreview@enviro-septic.com.au
www.enviro-septic.com.au

R.Rackley
DESIGNER

16/06/2023
DATE

ADVANCED ENVIRO-SEPTIC PIPE
LAYOUT DETAILS FOR TWO ROWS
FIVE PIPES

SCALE:

1:100 (A4)

PROJECT JOB NUMBER
GT22-430

REVISION
A

SHEET NO
005



"Always the BEST Option" until site and soil conditions rule it out.

Site Address	Lot 45 Tea Tree Road, Diwan				
Client Name	Clarke and Prince				
Designed By	ETS Geo Pty Ltd	Designers Ph Number	07 4047 8600	QBSA Lic Number	
Plumber Name	TBA	Plumber Ph Number	TBA	Plumb / Drainer Lic Number	TBA
Council Area	Douglas Shire Council	AES Certif Number	1833	Date	23/6/2023

This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the design.

System Designers site and soil calculation data entry		IMPORTANT NOTES	
Is this a new home installation Y or N	Y	>>	Minimum single vent size is 80mm or 2 x 50mm house vents
Number of person	5		a septic tank outlet filter is NOT RECOMMENDED
Daily Design Flow Allowance Litre/Person/Day	150		
Number of rows required to suit site constraints	2	>>	The maximum lth of a single AES pipe run is 30 meters
Soil Category as established by site and soil evaluation. CATEGORY	4	>>	Catagory may require design considerations. Ref AS1547
Design Loading Rate based on site & soil evaluation DLR (mm/day)	10	>>	Soil conditioning may be necessary. Ref AS1547 & Comments.
Bore log depth below system Basel area	2000	>>	Min depth below basel area is 600 mm to establish water table or restr
Enter System footprint Slope in % for standard AES systems to calculate ex	0		
Is this design a gravity system with no outlet filter? Y or N	y	>>	A House Vent & LOW VENT required on this system

PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES


COMMENTS :- " The outcome must be important to everyone. "

- Ripping of receiving surface is required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate and rip parallel to the site slope/AES pipe.

- Specialist soils advice and special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS1547

- Plumbers are reminded that good construction techniques as per AS1547 are especially important in these soil types. Refer AS1547 & AES installation Instructions

AES System Calculator Outcomes			AES dimensions		
Total System load - litres / day (Q).	750	l/d		AES System	System Extension
Min Length of AES pipe rows to treat loading	12.5	lm	Lth m : (L)	15.6	15.6
Number of FULL AES Pipe lengths per row	5	lths	Width m:(W)	1.35	3.46
Total Capacity of AES System pipe in Litres	2120	ltr.	Sand Depth	0.75	0.15
			Area m2	21.1	53.9
DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)					
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"				Enter Custom Width	10
AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \times W)$		Length	Width	Minimum AES foot print required .	
for this Basic Serial design is		15.6	x 4.81	=	75.0 m2 total

Code	AES System Bill of Materials.		Chankar Environmental Use Only	
AES-PIPE	AES 3 mtr Lths required	10 lths	 Digitally signed by Kane Dickson DN: cn=Kane Dickson, o=Chankar Environmental, ou=Design Review, email=designreview@enviro-septic.com.au, c=AU Date: 2023.06.23 13:15:31 +10'00' Designreview@enviro-septic.com.au	
AESC	AESC Couplings required	8		
AESO	AESO Offset adaptors	4		
AESODV	AES Oxygen demand vent	1		
AES-IPB	AES 90mm Inspection port base	2		
AES Equ	AES Speed Flow Equaliser			
TOTAL SYSTEM SAND REQUIRED (Guide Only)		29 m3		
PLEASE email your AES CALC and Drawings to DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU				

> The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil

conditions referencing the AS 1547 standard adopted by the applicable Local Authorities are calculated and designed by a Qualified Designer.

> Chankar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.

> AES pipes can be cut to length on site. They are supplied in 3 meter lths only.



HEAD OFFICE – CAIRNS
ETS GEO PTY LTD
ABN: 16 121 817 794
07 4047 8600
admin@etsgeo.com.au
PO Box 587
REDLYNCH QLD 4870

23 Knight Street
Portsmouth QLD 4870

UNDERSTAND THE LIMITATIONS OF YOUR GEOTECHNICAL REPORT

This report is based on project details as provided to ETS Geo Pty Ltd at the time of commission. It therefore applies only to the site investigated, and to the specific set of project requirements as understood by ETS Geo Pty Ltd.

If there are changes to the project, you need to advise us in order that the effect of the changes on the report recommendations can be adequately assessed. ETS Geo Pty Ltd cannot take responsibility for problems that may occur due to project changes if we are not consulted.

It is important to remember that the subsurface conditions described in the report represent the state of the site at the time of investigation. Natural processes and the activities of man can result in changes to site conditions. For example, ground water levels can change, or fill can be placed on a site after the investigation is completed. If there is a possibility that conditions may have changed with time, ETS Geo Pty Ltd should be consulted to assess the impact on the recommendations of the report.

The site investigation only identifies the actual subsurface conditions at the location and time when the samples were taken. Geologists and engineers then extrapolate between the investigation points to provide an assumed three-dimensional picture of the site conditions. The report assumes that the site conditions as identified at the investigation locations are representative of the actual conditions throughout an area. This may not be the case and actual conditions may differ from those inferred to exist. This will not be known until construction has commenced. Your geotechnical report and the recommendations contained within it can therefore only be regarded as preliminary.

In the event that conditions encountered during construction differ from those described in the report, ETS Geo Pty Ltd should be consulted immediately. Although little can be done to change the actual site conditions which exist, steps can be taken to ameliorate the impact of unexpected conditions. For this reason, the services of ETS Geo Pty Ltd should be retained throughout the development stage of the project.

Problems can occur when other design professionals misinterpret a report. To help avoid this, ETS Geo Pty Ltd should be retained for liaison with other design professionals to explain the implications of the report.

This report should be retained as a complete document and should not be copied in part, divided, or altered in any way.

It is recommended that the services of ETS Geo Pty Ltd are retained during the construction phase to confirm that conditions encountered are consistent with design assumptions. For example, this may involve assessment of bearing capacity for footings, stability of natural slopes or excavations or advice on temporary construction conditions.

This document has been produced to help all parties involved recognise their individual responsibilities.

Attachment 6

Gilbouy Hydraulic Solutions – Preliminary Water and Waste Concepts



GILBOY HYDRAULIC SOLUTIONS

GJ & TL GILBOY PTY LTD / ABN: 85 105 215 432 / ACN: 105 215 432

Unit 4/131 Scott Street, Bungalow, Cairns

PO Box 857N, North Cairns. 4870

Phone: (07) 4051 5116 Fax: (07) 4051 5016 Mobile: 0439 664623

Email: greg@gilboy.com.au

Douglas Shire Council
64-66 Front Street,
Mossman. 4873

Attention: Chief Executive Officer

Re:

PRIMARY HEALTH CLINIC AND STAFF ACCOMMODATION FACILITY
LOT 1 TEA TREE ROAD - COWBAY
PRELIMINARY WATER AND WASTE CONCEPTS

1.0 INTRODUCTION

We wish to advise that we have been commissioned by Clarke and Prince Pty Ltd to be part of their team currently working on the design of the Primary Health Clinic and Staff Accommodation Facility at Lot 1 on RP739364, Cow Bay.

As such we have been asked to provide some preliminary comments on the proposed design concepts that we are considering for this Lot to address the water supply, wastewater treatment and effluent disposal systems.

The results of our preliminary input into the design concepts are as follows and are to be used for information and/or comment by the relevant departments as required when considering the Development Conditions.

1.0 PRELIMINARY DESIGN CONCEPT OCCUPANCY NUMBERS:

Based on the information provided to us to date, we will be designing the water supply and wastewater treatment and disposal systems to cater for the following number of staff, patients, and visitors as advised via email communication from Ms. Michele Lamond, Director of Nursing for Cairns and Hinterland Hospital Health Service (CHHHS) dated 22nd August 2023.

- Fulltime live on-site Director of Nursing = 1 people
- Fly in live on-site Doctor and Medical Student = 2 people
- Fly in live on-site Physiotherapist = 1 person
- Fly in live on-site Nursing Student = 1 person
- Fly in live on site Mental Health Worker = 1 person

- Administration Officer Day Staff = 1 person
- Cleaner Day Staff = 1 person
- Friends of Cow Bay Foundation = 11 people
- Patients 150-200 per month = 200 people

Total people allowed for on-site per day in calculations analyzing the supplied numbers above are as follows:
6 x Overnight Onsite Staff, 18 x Day / Maintenance Staff or Visitors, 20 x Patients.

2.0 WASTEWATER TREATMENT AND EFFLUENT DISPOSAL

2.1 Effluent Volumes:

To determine the projected daily effluent volumes proposed to be produced at this site we will be using the Queensland Government EPA Planning Guidelines, Determining Capacities of Sewerage Treatment Plants Based on Use Conditions which nominates the following daily inflow rates.

- Fulltime live on-site Director of Nursing = 1 person x 150 litres/day = 150 litres
- Fly in live on-site Doctor and Medical Student = 2 persons x 150 litres/day = 300 litres
- Fly in live on-site Physiotherapist = 1 person x 150 litres/day = 150 litres
- Fly in live on-site Nursing Student = 1 person x 150 litres/day = 150 litres
- Fly in live on site Mental Health Worker = 1 person x 150 litres/day = 150 litres
- Administration Officer Day Staff = 1 person x 40 litres/day = 40 litres
- Cleaner Day Staff = 1 person x 40 litres/day = 40 litres
- Friends of Cow Bay Foundation / Visitors / Maintenance Staff = 16 people x 40 litres/day = 640 litres
- Consulting Room = 4 rooms x 80 litres/day = 320 litres
- Patients = 20 people x 30 litres/day = 600 litres

Based on the above volumes we propose to design our sewerage treatment and disposal system to cater for a maximum effluent volume of 2,540 litres/day.

The Equivalent Persons (EP) calculation on this site at 2,540 litres/day produces an **EP of 12.7** when using the allowable 'daily peak design capacity' Environmental Protection Regulation equation ($EP = V/200$).

This will not trigger the requirement for an EA – ERA63 for operating a sewerage treatment works with a total daily peak design capacity of 21 - 100 EP (4200 up to 20,000 litres/day) range.

2.2 Preliminary Wastewater Treatment and Disposal Design Concept:

The Primary Health Clinic, the Services Building and the Accommodation Building are currently proposed to utilize individual all-purpose septic tanks and discharge to a central effluent disposal trench area.

At this time, we envisage that there will be 2 x 3,900 litre all-purpose septic tanks which will produce effluent quality to **primary level treatment** with no consideration for wet weather storage deemed necessary.

The primary effluent quality output can be disposed of in a single effluent zone at the bottom of the site through approximately 75m² of Advanced Enviro Septic evapotranspiration bed in line with the ETS Onsite Sewerage Assessment Report Number GT22-430-002R, dated June 2023.

Using the Advanced Enviro Septic disposal trench design will improve the effluent quality from primary level to **advanced secondary treatment level**, thereby producing a more responsible discharge to the environment.

Refer to Appendix A for the ETS Geotechnical On-site Sewerage Report.

3.0 WATER SUPPLY:

3.1 PRELIMINARY WATER SUPPLY DESIGN CONCEPT:

As there are no local authority water mains services infrastructure available to connect to, it is the intention of the Gilboy Hydraulic Solutions design concept to utilize on-site water resources by means of roof water collection or bore.

Both methods of water source will require filtration and treatment to produce potable water quality.

At this stage we are waiting for the finalization of the proposed bore location, drilling and bore water test results to select the appropriate treatment plant.

The selected bore water location is proposed to be uphill and a minimum of 50m from the effluent disposal area to ensure that no contamination of pathogens is introduced into the site drinking water supply.

Rainwater collected from roof catchment areas is proposed to be stored in aboveground ground polyethylene water storage tanks ready for filtration and treatment as required.

All potable water stored in the water tanks will incorporate a residual chlorine system to maintain the integrity of the potable water supply before being plumbed to sinks, basins, showers or drinking taps.

Non-potable water may be plumbed to external wash down hose taps, irrigation, laundry tubs, washing machines, water closets to reduce the size and cost of the treatment plant and the amount of treatment chemicals required if so desired, however this will entail a twin pipe system to separate the non-potable water from the potable supply.

We assume that given the expected numbers of staff and patients on site that approximately 7,340 litres/day will be required for general use, washdown and irrigation purposes.

This daily water usage volume has been based on the following parameters:

- Fulltime live on-site Director of Nursing = 1 person x 150 litres/day = 150 litres
- Fly in live on-site Doctor and Medical Student = 2 persons x 150 litres/day = 300 litres
- Fly in live on-site Physiotherapist = 1 person x 150 litres/day = 150 litres
- Fly in live on-site Nursing Student = 1 person x 150 litres/day = 150 litres
- Fly in live on site Mental Health Worker = 1 person x 150 litres/day = 150 litres
- Administration Officer Day Staff = 1 person x 40 litres/day = 40 litres
- Cleaner Day Staff = 1 person x 40 litres/day = 40 litres
- Friends of Cow Bay Foundation / Visitors / Maintenance Staff = 16 people x 40 litres/day = 640 litres
- Consulting Room = 4 rooms x 80 litres/day = 320 litres
- Patients = 20 people x 30 litres/day = 600 litres
- Washdown and Irrigation = 4,800 litres

Details of the collection, filtration, storage and treatment levels are currently being undertaken and will be made available in the near future for further assessment.

DATE AND SIGNING:

This report is dated 6th October 2023.

For further information or clarification on the above, please do not hesitate to contact the undersigned on 4051 5116.

We look forward to working with the Douglas Shire Council to deliver this project with the minimum amount of environmental impact possible.

Yours faithfully,
GILBOY HYDRAULIC SOLUTIONS



.....
Gregory Gilboy

APPENDIX A – ETS On-site Sewerage Assessment Report

Attachment 7

Proposal Plans



1 LOCALITY PLAN
SCALE - 1 : 1000

PROPERTY INFORMATION

LOT NUMBER

PLAN NUMBER

PARISH

COUNTY

SITE AREA

DEV. AREA

LOT 1

SP343948

ALEXANDRA

99,004 m2

10,711 m2

AMENDMENTS

DATE

P2 DA

20/04/2023

P3 SD APPROVAL

07/07/2023

P4 DA ISSUE

14/11/2023

Queensland Government

clarke and prince | ARCHITECTS

3 Scott Street | CAIRNS | QLD 4870

p. 07 4051 4088 | f. 07 4051 1080

e. cp@clarkeandprince.com.au

www.clarkeandprince.com.au

DO NOT SCALE DRAWINGS.

USE FIGURED DIMENSIONS ONLY.

DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE

TO BE MADE FOR FINISHED SIZES. VERIFY ALL

DIMENSIONS AND SITE CONDITIONS PRIOR TO

COMMENCING WORK. THIS DOCUMENT IS AND

SHALL REMAIN THE PROPERTY OF CLARKE AND

PRINCE PTY LTD. UNAUTHORISED USE OF THIS

DOCUMENT IN ANY WAY IS PROHIBITED.

DRAWN

SCALE

SIZE

SN

1 : 1000

A1

APPROVED

DATE

03/24/23

PROJECT

COW BAY PRIMARY HEALTH CARE CENTRE

69 TEA TREE ROAD, DIWAN, QLD

FOR

CAIRNS AND HINTERLAND HOSPITAL AND HEALTH SERVICE

DWG

LOCALITY PLAN

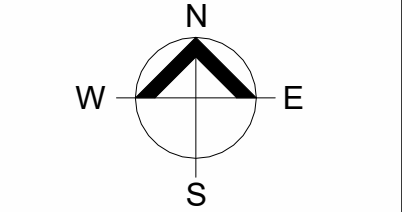
DWG No: 1595-SD-A-01

STAMP

PRELIMINARY

ISSUE

P4



PROPERTY INFORMATION

LOT NUMBER	LOT 1
PLAN NUMBER	SP343948
PARISH	ALEXANDRA
COUNTY	SOLANDER
SITE AREA	99,004 m ²
DEV. AREA	10,711 m ²

SITE COVERAGE

NAME	AREA
CLINIC / ACCOMMODATION	1117 m ²
COVERED RAMP	270 m ²
SERVICES BUILDING	183 m ²
TOTAL COVERAGE	1571 m ²
	14.6%

LANDSCAPING

LANDSCAPING	7012 m ²
TOTAL	7012 m ²
	71%

G.F.A.

NAME	AREA
SERVICES BUILDING	21 m ²
ACCOM.	146 m ²
CLINIC	357 m ²
TOTAL	525 m ²

CARPARKING	
STANDARD	= 11
PWD	= 1
SERVICE	= 1
TOTAL PROVIDED	= 13

AMENDMENTS	DATE
P4 COORDINATION	08/06/2023
P5 SD APPROVAL	07/07/2023
P6 DA ISSUE	14/11/2023



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DRAWN	SCALE	SIZE
SN	1 : 250	A1
APPROVED	DATE	
SC	03/24/23	

PROJECT
COW BAY PRIMARY HEALTH CARE CENTRE
69 TEA TREE ROAD, DIWAN, QLD
FOR
CAIRNS AND HINTERLAND HOSPITAL AND HEALTH SERVICE

DWG	1595-SD-A-02
STAMP	PRELIMINARY
ISSUE	P6

1 SITE PLAN
SCALE - 1 : 250

2.5 0 2.5 5 7.5 10
SCALE 1:250



AMENDMENTS	DATE
P4 RDS REVIEW	30/06/2023
P5 SD APPROVAL	07/07/2023
P6 DA ISSUE	14/11/2023


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SN	1:100	A1
APPROVED	DATE	
SC	03/24/23	

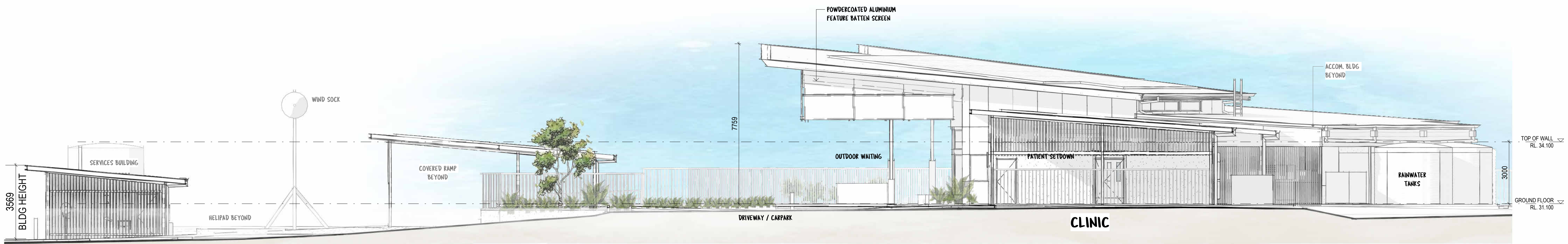
PROJECT
COW BAY PRIMARY HEALTH CARE CENTRE
69 TEA TREE ROAD, DIWAN, QLD
FOR
CAIRNS AND HINTERLAND HOSPITAL AND HEALTH SERVICE

DWG
FLOOR PLAN

DWG No. 1595-SD-A-03	ISSUE
STAMP	P6
PRELIMINARY	

1 GROUND FLOOR
SCALE - 1:100

1 0 1 2 3 4
SCALE 1:100



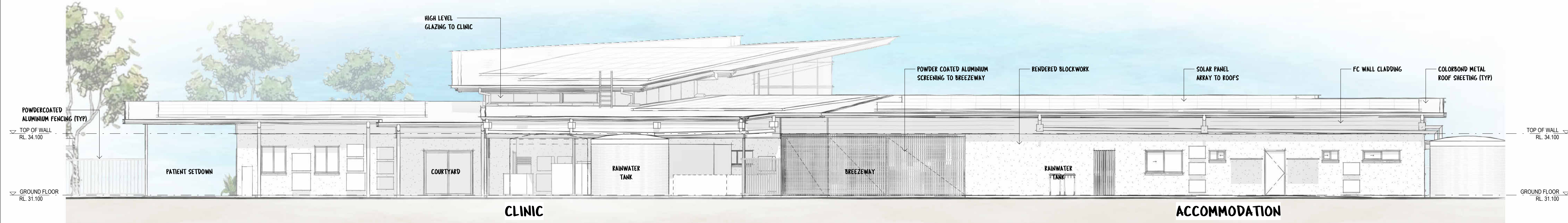
1 NORTH EAST ELEVATION
SCALE - 1 : 100



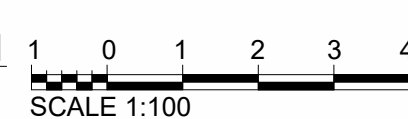
2 SOUTH EAST ELEVATION
SCALE - 1 : 100



3 SOUTH WEST ELEVATION
SCALE - 1 : 100



4 NORTH WEST ELEVATION
SCALE - 1 : 100



AMENDMENTS	DATE
P2 FOR REVIEW	23/05/2023
P3 SD APPROVAL	07/07/2023
P4 DA ISSUE	14/11/2023



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DRAWN	SCALE	SIZE
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APPROVED	DATE	
SC	04/04/23	

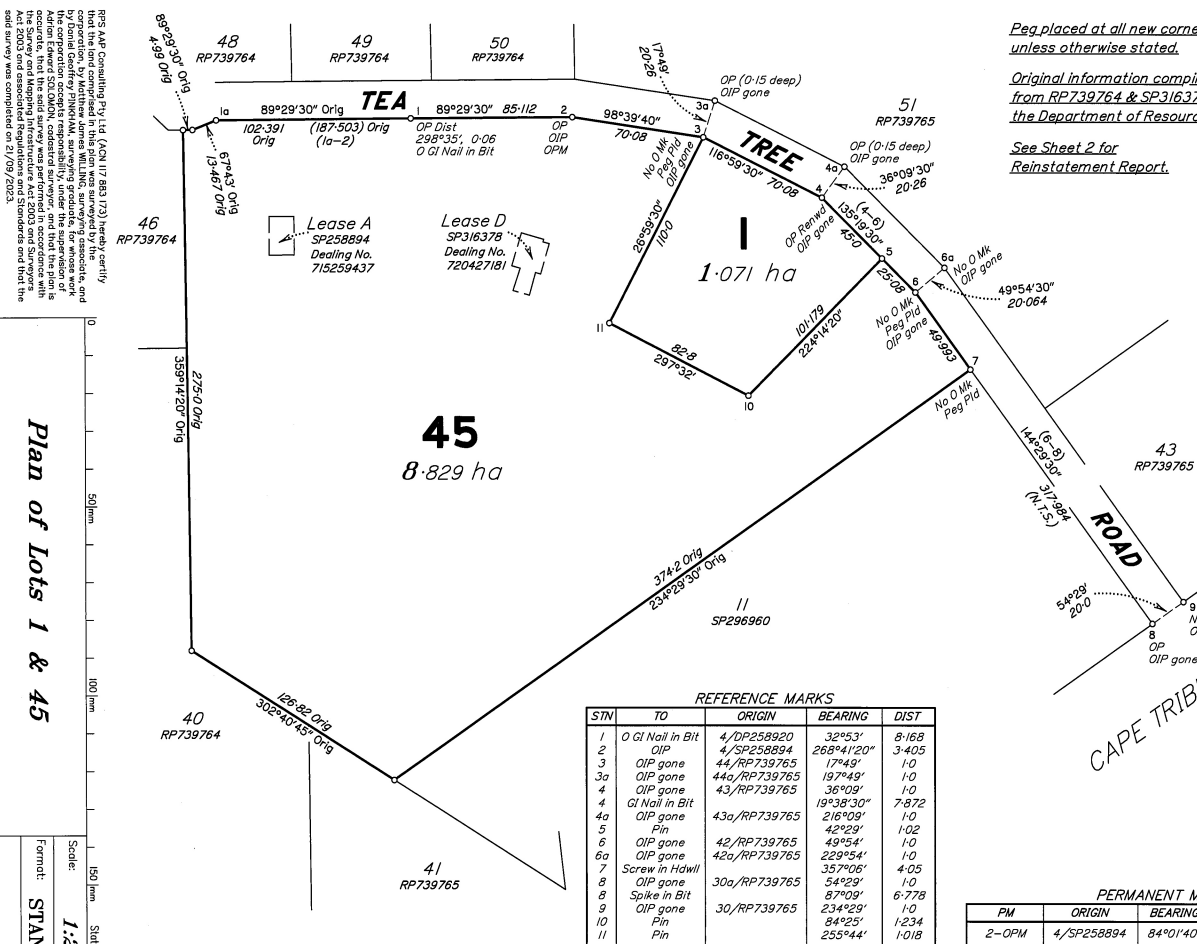
PROJECT
COW BAY PRIMARY HEALTH CARE CENTRE
69 TEA TREE ROAD, DIWAN, QLD
FOR
CAIRNS AND HINTERLAND HOSPITAL AND HEALTH SERVICE

DWG	ELEVATIONS
DWG No. 1595-SD-A-04	ISSUE
PRELIMINARY	P4

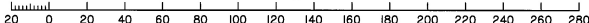
Attachment 8

Preliminary Survey Plan SP343948

Peg placed at all new corners, unless otherwise stated.
Original information compiled from RP739764 & SP316378 in the Department of Resources.
See Sheet 2 for Reinstatement Report.



Scale 1:2000 - Lengths are in metres.



RP5 AAP Consulting Pty Ltd (ACN 117 883 173) hereby certify that the land comprised in this plan was surveyed by the Department of Resources and the Department of Lands and Planning, and by Daniel Cleary Pty Ltd, an authorised delegate, for the purposes of the Land Title Act 1994 and the Land Act 1994. The survey was conducted in accordance with the provisions of the Land Title Act 1994 and the Land Act 1994, and the survey was completed on 21/09/2023.

Kolomon
17/10/2023
title

LOCAL
GOVERNMENT: DOUGLAS SHIRE
LOCALITY: DITMAN
Survey No
Records: No

Plan of Lots 1 & 45
Cancelling Lot 45 on RP739764

Scale: 1:2000
Format: STANDARD

SP343948

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

(Dealing No.)

4. Lodged by

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

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
21212223	Lot 45 on RP739764	1 & 45		

EXISTING LEASE ALLOCATIONS

Lease	Lots to be Encumbered
715259437 (Lease A on SP258894)	45
720427181 (Lease D on SP316378)	45

Reinstatement Report

Plans searched: SP316378, RP739764, DP258920, SP258894 & RP739765.

Datum of survey is from stations 1–2 with measured distance in agreement with DP258920 & SP316378.

With the absence of any original OIP's at stations 3, 3a, 4, 4a, 6, 6a, 8 & 9 the road frontage boundaries of Tea Tree Road were reinstated by connection to OP at station 8.

Comparison of measurement from station 2 to OP at station 8 being 0.08m short compared to deed. This shortage was apportioned through all frontage boundaries with deed bearings maintained. This reinstatement agreeing well with OP's at stations 3a, 4 & 4a.

6. Building Format Plans only.

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

Cadastral Surveyor/Director * Date
* delete words not required

7. Lodgement Fees :

Survey Deposit \$
Lodgement \$
.....New Titles \$
Photocopy \$
Postage \$
TOTAL \$

8. Insert Plan Number
SP343948

1 & 45	Por 188
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt :
Surveyor : AU213012258.001

5. Passed & Endorsed :

By : RPS AAP Consulting Pty Ltd
Date : 17/10/2023
Signed : *[Signature]*
Designation : Cadastral Surveyor

Attachment 9

Code Compliance Responses

6.2.3 CONSERVATION ZONE CODE

Table 6.2.3.3.a - Conservation zone – assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO1 The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses.	AO1 Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.	Complies with AO1. The proposal seeks approval for a Material Change of Use for Health Care Facility (with ancillary staff accommodation and helipad). Pursuant to table 6.2.3.3.b, Health Care Facilities are not included in the list of incompatible uses, applicable to the Conservation Zone.
PO2 The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.	AO2 Buildings and structures are not more than 8.5 metres in height and two storeys. Note - Height is inclusive of roof height.	Complies with AO2. The overall building height of the proposed Cow Bay Public Health Care Clinic is approximately 7.76m, which is below the specified maximum building height requirements. The overall building heights for all other buildings proposed to be constructed on site/forming part of this proposal, will not exceed the height of the Cow Bay Public Health Care Clinic.
PO3 Development is setback from site boundaries, so they are screened from view from the boundaries of adjoining properties and adjoining roads to maintain the scenic values of the area.	AO3 Buildings and structures are setback not less than: a) 40 metres from the frontage of a State-controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the	Complies with PO3. The proposed development will be setback as follows: <ul style="list-style-type: none"> Approximately 16.5m from the front (north-east) property boundary;

	<p>Transport network overlay maps contained in Schedule 2;</p> <p>b) 25 metres from Cape Tribulation Road frontage;</p> <p>c) 20 metres from any other road frontage</p> <p>d) 10 metres from side and rear boundaries.</p>	<ul style="list-style-type: none"> Approximately 70m from the south-east (side) property boundary; Greater than 100m from both the south-west (rear) and western (side) boundaries. <p>It is intended that the portion of Lot 45 on RP739764, in which the proposed new Cow Bay Primary Health Care Clinic is to be constructed, will be subdivided and acquired by the State. In considering this, it is submitted that the following boundary setbacks will apply, following the subdivision of land/resulting in the creation of a new/separate land parcel:</p> <ul style="list-style-type: none"> Approximately 16.5m from the front (north-east) property boundary; Approximately 29m from the south-east (side) property boundary; Approximately 6m from western (side) boundary; and Approximately 21m from the south-west (rear) boundary. <p>The development is considered to be suitably setback from both existing and proposed property boundaries. Proposed setback areas are considered to be sufficient for the provision of appropriate on-site landscaping and/or screening.</p>
PO4	AO4	Complies with AO4.

<p>The site coverage of all buildings and structures does not have an adverse effect on the conservation or scenic amenity values of the site and surrounding area and buildings are subservient to the natural environment.</p>	<p>Development is sited in an existing cleared area or an area approved for clearing, but which is not yet cleared until a development permit to carry out Building Works is issued. Any clearing is limited to a maximum area of 700m2 and is sited clear of the high bank of any watercourse.</p>	<p>The proposed development is to be constructed within a portion of the subject site that is predominantly clear of vegetation.</p> <p>The proposed development may result in the need to remove some established trees, more specifically around the proposed new helipad. Notwithstanding this, vegetation clearing resulting from the proposed development is not expected to exceed 700m2.</p>
<p>PO5</p> <p>Development is consistent with the overall outcomes sought for the Conservation zone.</p>	<p>AO5</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO5.</p> <p>The proposal seeks approval for a Material Change of Use for Health Care Facility (with ancillary staff accommodation and helipad) and is considered to be consistent with the overall outcomes sought for the Conservation zone. More specifically, it is submitted that:</p> <ul style="list-style-type: none"> • The proposed development is to be constructed within a portion of the subject site that is clear of vegetation. Given that the development is unlikely to result in vegetation damage, no impacts to the existing biological diversity/ecological integrity of vegetated areas within the site are anticipated. The proposed development is to be located over 100m from any significant vegetation, currently present/existing within the subject site.

		<ul style="list-style-type: none"> • Appropriate landscaping will be implemented/established to ensure that scenic values are protected. • It is noted that there is an existing health care facility located within the subject site, and is currently in operation. It is intended that the existing facility will be decommissioned once the new facility is constructed. In considering this, the proposed new Cow Bay Public Health Care Clinic is therefore consistent with the current/existing use of the subject site – which is Council owned land. • The proposed development is to be located within the front portion of the subject site, adjacent to Tea Tree road, and is adequately setback from the side and rear property boundaries. In considering this, it will be unlikely that the development will result in impacts to/on the surrounding area.
PO6 Development complements and is subservient to the surrounding environment and is in keeping with the ecological, landscape and scenic values of the area.	AO6 The exterior finishes and colours of all development are non-reflective and consist of colours that blend easily with surrounding native vegetation and view-shed.	Complies with AO6. The use of appropriate exterior finishes and colours is proposed. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
PO7 Development is screened from view from adjoining roads and properties with a dense	AO7.1 For any development, the balance area of the site not built upon, including all setback areas must be	Complies with AO7.1 and AO7.2. Landscaping is proposed and forms part of the development. More specifically, it is noted that

<p>screen of endemic/native landscape which:</p> <ul style="list-style-type: none"> a) is informal in character and complementary to the existing natural environment; b) provides screening; c) enhances the visual appearance of the development. 	<p>landscaped/revegetated with dense three tier, endemic planting which is maintained to ensure successful screening is achieved.</p> <p>AO7.2</p> <p>Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.</p>	<p>landscaping is to be established both within and around the perimeter of the proposed development. Given the size of the subject site, no landscaping is proposed within the majority of the setback areas. Notwithstanding this, it is noted that there is established vegetation exists within the side and rear setback areas and will be retained.</p>
<p>P08</p> <p>Development is complementary to the surrounding environment.</p>	<p>AO8.1</p> <p>Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill.</p>	<p>Complies with AO8.1.</p> <p>The proposed development has been appropriately designed so as to ensure that it harmonises with the surrounding environment. All proposed buildings and structures will be single storey and are to be constructed using appropriate materials that complement/respond to the surrounding natural landscape. The development is to be appropriately setback from property boundaries, as well as from any significant vegetation existing within the site/on adjoining properties. No significant earthworks are likely to be required, given that the site is located on relatively flat land.</p>
	<p>AO8.2</p> <p>A driveway or parking areas are constructed and maintained to:</p> <ul style="list-style-type: none"> a) minimise erosion, particularly in the wet season; 	<p>Complies with AO8.2.</p> <p>Two driveways are proposed to be constructed and form part of the development. Driveways and associated car parking areas will be constructed</p>

	<ul style="list-style-type: none"> b) minimise cut and fill; c) follow the natural contours of the site; d) minimise vegetation clearing. 	<p>and maintained to ensure impacts from erosion are minimised.</p> <p>The proposed development is to be constructed within an area that is clear of vegetation and therefore no vegetation is required to be cleared to enable construction of driveways and/or carparking.</p> <p>Stormwater runoff will be appropriately managed, as shown in Attachment 4. The proposed stormwater drainage is summarised as follows:</p> <ul style="list-style-type: none"> • Stormwater runoff from the west of the site will be captured by an open drain and diverted north to the table drain on the southern side of Tea Tree Road • New culverts will be installed at the two access crossings of the Tea Tree Road table drain. • All drainage from roof, pavement and carpark areas (landside) will be collected in underground pipes and discharged north to the table drain on the southern side of Tea Tree Road. • All drainage from roof, pavement and carpark areas (airside) will either be allowed to continue to flow eastwards or captured and diverted around structures before continuing eastwards.
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	<p>AO8.3</p> <p>Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%) or</p> <p>On land steeper than 1 in 6 (16.6%) gradient:</p> <ul style="list-style-type: none"> a) A split level building form is utilised; b) A single plane concrete slab is not utilised; c) Any voids between building and ground level, or between outdoor decks and ground level are screened from view using lattice/battens and and/or landscaping. <p>and</p> <ul style="list-style-type: none"> d) is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage which includes certification that the site can be stabilised, followed by a certificate upon completion of works. 	<p>Complies with AO8.3.</p> <p>The proposed site falls gently from west to east at about 1 in 50.</p>
	<p>AO8.4</p> <p>Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.</p>	<p>Complies with AO8.4.</p> <p>The subject site comprises relatively flat land with no ridgelines. The proposed development will be appropriately landscaped to ensure it is appropriately screened from the primary road frontage and/or any adjacent/neighbouring properties.</p>

<p>PO9</p> <p>Development is located to:</p> <ul style="list-style-type: none"> a) protect the ecological values of the site and surrounding land; b) maintain the scenic values of the area; c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths; d) avoid areas that are vulnerable to natural hazards; e) minimise to the greatest extent possible on-site excavation and filling; f) provide buffers to cultural, historical or ecological features; g) minimise visibility from external sites or public viewing points; h) minimises to the greatest extent possible the loss of native vegetation and fauna habitat. 	<p>AO9</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO9.</p> <p>The proposed development has been appropriately designed and sited to ensure that:</p> <ul style="list-style-type: none"> - development does not impact on the ecological values of the site. More specifically, it is noted that the development will be suitable setback from areas within the site that are considered to be environmentally significant. - development is consistent with the existing scenic amenity observed throughout the area. The proposed development is low-scale and comprises of several single-storey buildings/structures. Suitable landscaping will be incorporated to ensure that development complements the natural values of the site. - development avoids areas within the site that are likely to be impacted by natural hazards. More specifically, it is noted that a small portion of the site, along the western property boundary is mapped as being impacted by potential landslip. Notwithstanding this, proposed development avoids this area completely.
---	---	--

		<ul style="list-style-type: none"> - Development is unlikely to result in vegetation clearing, given that the area is within the site where the proposed development is to be constructed, and currently remains clear of vegetation.
<p>PO10</p> <p>Development does not result in adverse impacts on:</p> <ul style="list-style-type: none"> a) ecological function or features; b) on-site or surrounding waterways and wetlands. 	<p>AO10</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO10.</p> <p>The proposed development avoids areas within the subject site and/or on adjoining properties that are considered to be environmentally significant. More specifically, it is noted that proposed development is setback over 100m from mapped regulated vegetation, existing within the site. There are no mapped waterways existing within the site. Notwithstanding this, it is noted that a mapped waterway touches the property boundary, within the south-west corner of the subject site.</p> <p>Additionally, it is noted that the proposed development is to be constructed with a wetland trigger area. In considering this, appropriate measures are proposed and will be implemented to ensure that runoff resulting from the development does not impact on surrounding waterways/wetlands.</p>
<p>PO11</p>	<p>AO11</p> <p>No acceptable outcomes are prescribed</p>	<p>Complies with PO11.</p> <p>The subject site is developed. No additional/new disturbance is likely to result from proposed</p>

Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.		<p>development given that development is to be constructed within a previously disturbed area, that is clear of vegetation. Where disturbance occurs, measures will be put in place to ensure appropriate rehabilitation.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
<p>PO12</p> <p>Fencing is designed to not impede the free movement of native fauna through the site.</p>	<p>AO12</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO12.</p> <p>It is intended that the portion of Lot 45 on RP739764, in which the proposed new Cow Bay Public Health Care Clinic is to be constructed, will be subdivided to allow for the development to be located within its own title. It is understood that that proposed new lot will be approximately 1.71 Ha and fenced around the perimeter to ensure safety, given the anticipated presence of helicopters on site. The remainder of Lot 45 on RP739764 will still be considered sufficient in ensuring/supporting the free movement of native fauna through the site.</p>
<p>PO13</p> <p>New lots contain a minimum lot size of 200 hectares, unless:</p>	<p>AO13</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable.</p> <p>The proposed development does not involve reconfiguration of a lot.</p>

<p>a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments);</p> <p>b) the reconfiguration is limited to one additional lot to accommodate an existing or approved:</p> <ul style="list-style-type: none"> i. Telecommunications facility; ii. Utility installation; <p>c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan.</p>		
---	--	--

Table 6.2.3.3.b — Inconsistent uses within the Conservation zone

INCONSISTENT USES		
Adult store	Garden centre	Resort complex
Agricultural supplies store	Hardware and trade	Retirement facility
Air services	supplies	Roadside stall
Animal husbandry	High impact industry	Rooming accommodation
Aquaculture	Hospital	Rural activities (unless in
Bar	Hotel	accordance with the exceptions nominated in the Table of Assessment for the Conservation Zone in Part 5)

Brothel	Indoor sport and	Rural workers accommodation
Bulk landscape supplies	entertainment	Sales office
Car wash	Intensive animal industry	Service Station
Caretaker's accommodation	Intensive horticulture	Shop
Cemetery	Landing	Shopping centre
Child care centre	Low impact industry	Showroom
Club	Major sport, recreation and	Special industry
Community care centre	entertainment facility	Substation
Community residence	Marine industry	Theatre
Community use	Market	Tourist attraction
Crematorium	Motor sport facility	Tourist park
Cropping	Multiple dwelling	Transport depot
Detention facility	Nightclub entertainment	Utility installation
Dual occupancy	facility	Veterinary services
Dwelling unit	Office	Warehouse

Educational establishment	Outdoor sales	Wholesale nursery
Extractive industry	Parking station	Winery
Food and drink outlet	Place of worship	
Function facility	Port services	
	Relocatable home park	
	Research and technology industry	
	Residential care facility	

7.2.1 CAPE TRIBULATION AND DAINTREE COAST LOCAL PLAN CODE

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

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
<p>PO1</p> <p>Development does not result in a demand which exceeds the capacity of:</p> <ul style="list-style-type: none"> (a) the Daintree River ferry crossing; (b) Alexandra Range Road; (c) the local road networks. 	<p>AO1</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO1.</p> <p>The proposed development seeks approval to construct a new Cow Bay Public Health Care Clinic. It is noted that there is an existing Clinic located within the subject site. It is intended that the existing clinic will be decommissioned once construction of the new clinic has been completed. In considering this, given that the proposed use is not new and is existing, it is unlikely that the proposed development will result in a significant increase in capacity of/demand on the Daintree Ferry, Alexandre Range Road and/or the local road network.</p>
<p>PO2</p> <p>Development provides a suitable standard of self-sufficient service for:</p> <ul style="list-style-type: none"> (a) potable water; (b) water for firefighting purposes (c) electricity supply. 	<p>AO2.1</p> <p>Water storage is provided in tank/s with a minimum capacity to service the proposed use, including firefighting capacity, and access to the tank/s for fire trucks. Tank/s are to be:</p> <ul style="list-style-type: none"> a) fitted with a 50mm ball valve and camlock fitting; b) installed and connected prior to occupation; c) sited so as to be visually unobtrusive. 	<p>Complies with AO2.1.</p> <p>Several large water tanks are proposed to be constructed and form part of the proposed development. It is noted that three (3) tanks, with 27,500L capacity, will be provided. The water tanks will be suitably connected prior to occupation and are considered to be suitable for servicing the proposed development.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
	AO2.2 Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.	Complies with AO2.2. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
	AO2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.	Complies with AO2.3. The subject site is located within a remote locality and therefore, no are no existing services infrastructure (apart from telecommunications). The proposed development will predominantly be solar powered. It is proposed to install a suitably sized battery to use for energy storage and/or distribution. Additionally, it is noted that an on-site diesel generator will be installed as a back-up energy source, which will only be used during times where the existing the solar supply is insufficient/cannot accommodate the required demand.
PO3	AO3	Complies with PO3.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
On-site waste water does not adversely impact on the environmental quality of the water and soil resources or amenity of residents, through the implementation of best environmental practice.	No acceptable outcomes are prescribed.	<p>ETS Geo Pty Ltd were engaged to prepare an onsite sewerage assessment (OSA). The OSA assessed the suitability of installing an onsite wastewater management system. The findings of the OSA are detailed within Attachment 5. In summary, the site is considered suitable and is able to accommodate onsite effluent disposal. Appropriate separation distances are achievable. Additionally, it is noted that measure will be implemented to ensure that stormwater runoff avoids onsite waste water treatment areas. In considering this, no impacts to the existing water quality, soil and or amenity are likely to result from the proposed on site effluent disposal.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
<p>PO4</p> <p>The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.</p>	<p>AO4.1</p> <p>If groundwater is to be used, development is limited to one bore per site and the bore is:</p> <ul style="list-style-type: none"> (a) not located within 100 metres of a septic disposal trench (on the site or adjoining sites); (b) not located within 100 metres of another bore. 	<p>Complies with AO4.1.</p> <p>Where the use of an onsite bore is proposed, compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	AO4.2 Surface water is to be used for domestic purposes only.	Not applicable. The use of surface water is not anticipated/nor proposed. The proposed development's water supply will be sourced from rain water tanks and/or an on site bore.
PO5 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.	AO5 No acceptable outcomes are prescribed.	Complies with PO5. The proposed development has been appropriately designed and sited to ensure that: <ul style="list-style-type: none"> - development does not impact on the ecological values of the site. More specifically, it is noted that the development will be suitable setback from areas within the site that are considered to be environmentally significant. - development is consistent with the existing scenic amenity observed throughout the area. The proposed development is low-scale and comprises of several single-storey buildings/structures. Suitable landscaping will be incorporated to ensure that development complements the natural values of the site. - development avoids areas within the site that are likely to be impacted by natural hazards. More specifically, it is noted that a

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		<p>small portion of the site, along the western property boundary is mapped as being impacted by potential landslip. Notwithstanding this, proposed development avoids this area completely.</p> <ul style="list-style-type: none"> - Development is unlikely to result vegetation clearing, given that the are within the site where the proposed development is to be constructed, currently remains clear of vegetation.
<p>PO6</p> <p>Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment.</p>	<p>AO6.1</p> <p>The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed.</p>	<p>Complies with AO6.1.</p> <p>The use of exterior finishes and colours that complement the surrounding environment are proposed.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
	<p>AO6.2</p> <p>The noise of generators is controlled by design, or the generator is enclosed within a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p>	<p>Complies with AO6.2.</p> <p>The proposed development will predominantly be solar powered. It is noted that an on-site diesel generator will be installed as a back-up energy source, which will only be used during times where</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		<p>the existing the solar supply is insufficient/cannot accommodate the required demand.</p> <p>The generator is to be located within the services building, which is to be constructed east of the proposed clinic and staff accommodation. Car parking, walkways and landscaped gardens will be established in between the proposed services building and the remainder of the development.</p> <p>In considering this, it is submitted that additional measures have been implemented to ensure that the noise from the generator does not impact on the use/operation of the proposed Cow Bay Public Health Care Clinic and/or ancillary staff accommodation.</p>
	<p>AO6.3</p> <p>Any fuel storage associated with an on-site generator, with storage of 20 litres or more of fuel, is enclosed with a building and provided with a bund.</p>	<p>Complies with AO6.3.</p> <p>All fuel will be appropriately stored, within the enclosed services building.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
PO7	AO7.1	Complies with AO7.1 and AO7.2.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Landscaping of the development ensures that the endemic character of the local area is dominant.	Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping;	Appropriate landscaping will be implemented/established to ensure that scenic values are protected. The use of appropriate endemic and/or native species is proposed.
	AO7.2 All of the existing landscaping to be retained and all of the proposed landscaping is 100% endemic or native species and the details are provided on a landscape plan.	Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
PO8 Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.	AO8.1 Site access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual and are maintained as low speed gravel roads to maintain the scenic drive experience and to discourage the use of roads by through-traffic;	Complies with AO8.1. Two driveways are proposed to be constructed and form part of the development. Driveways and associated car parking areas will be constructed in accordance with the relevant standards and/or guidelines. The proposed new access driveways are not expected to impact on the existing use of Tea Tree road, which is classified as a minor rural road. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
	AO8.2	Not applicable.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Where existing roads/tracks are 4-wheel drive only, upgrading to facilitate conventional vehicles and an increase in through traffic does not occur.	The proposed site is accessed via Tea Tree Road, which is an existing sealed/constructed minor rural road.
PO9 The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.	AO9.1 Filling and excavation are kept to a minimum and involves not more than 5% of the cleared area of the lot.	Complies with AO9.1. The proposed development is to occur within a portion of the site that is already clear of vegetation, comprising predominantly flat land. In considering this, no significant earthworks are proposed.
	AO9.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred.	Complies with AO9.2. Appropriate erosion and sediment control measures will be implanted during the construction phase. Additionally, it is noted that a stormwater management plan has been prepared (included in Attachment 4) and details the how stormwater runoff will be suitable addressed to ensure no impacts from erosion occur. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
	AO9.3 This is no disturbance to tree roots and trenching does not involve any damage to tree roots.	Complies with PO9. Development will occur within a portion of the site that is predominantly clear of vegetation. Minimal damage/disturbance to tree roots are

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		<p>anticipated/likely to result from development proposed. Notwithstanding this, the proposed development may result in the removal of some trees to facilitate construction of the helipad/on-site effluent disposal. Notwithstanding this, given that the proposed vegetation damage/removal is likely to be insignificant, no impacts to natural flow regimes are anticipated. Stormwater runoff will be appropriately managed to ensure that no erosion impacts occur, more specifically, within areas where tree removal is proposed.</p>
	<p>AO9.4</p> <p>On-site drainage and stormwater management:</p> <ul style="list-style-type: none"> a) maintains natural flow regimes; b) minimises impervious surfaces; c) avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (e.g. rock rip rap, gravel beds, diffusers etc.) 	<p>Complies with AO9.4.</p> <p>Rogers Consulting Engineers were engaged to prepare a Stormwater Management Strategy. Stormwater runoff will be appropriately managed, as shown in Attachment 4. The proposed stormwater drainage is summarised as follows:</p> <ul style="list-style-type: none"> • Stormwater runoff from the west of the site will be captured by an open drain and diverted north to the table drain on the southern side of Tea Tree Road • New culverts will be installed at the two access crossings of the Tea Tree Road table drain. • All drainage from roof, pavement and carpark areas (landside) will be collected

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		<p>in underground pipes and discharged north to the table drain on the southern side of Tea Tree Road.</p> <ul style="list-style-type: none"> All drainage from roof, pavement and carpark areas (airside) will either be allowed to continue to flow eastwards or captured and diverted around structures before continuing eastwards.
General Requirements- Dwelling house		
PO10 Development minimises the loss of vegetation and habitat connectivity on site and is sited to protect the environmental values of the site.	AO10.1 The elements of development and access to the site are included in a Designated Development Area (DDA).	Not applicable. The proposed development does not involve construction of a dwelling house.
	AO10.2 Development is sited in an existing cleared area or in an area approved for vegetation clearing.	Not applicable. The proposed development does not involve construction of a dwelling house.
	AO10.3 Any new clearing is limited to a maximum area of 700m ² and is sited to be clear of the high bank of any watercourse.	Not applicable. The proposed development does not involve construction of a dwelling house.
PO11 All existing native vegetation on a house site, other than that required and approved to be cleared for the construction of a house and access thereto, is	AO11 No acceptable solutions are prescribed.	Not applicable. The proposed development does not involve construction of a dwelling house.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
protected to ensure the environmental integrity of the local plan area.		
PO12 Wildlife movement, fauna habitat and habitat corridors are protected, and domestic impacts are minimised.	AO12.1 Fences are limited in extent to the confines of the cleared area around the house and any associated gates are self-closing.	Not applicable. The proposed development does not involve construction of a dwelling house.
	AO12.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up, and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or timers.	Not applicable. The proposed development does not involve construction of a dwelling house.
PO13 House sites have efficient and safe vehicle access and manoeuvring areas on site, and to the site, to an acceptable standard for the local plan area.	AO13.1 Vehicle access is limited to one access per lot and sited in an approved location, clear of any watercourses.	Not applicable. The proposed development does not involve construction of a dwelling house.
	AO13.2 Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.	Not applicable. The proposed development does not involve construction of a dwelling house.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	AO13.3 Vehicular access is constructed prior to house construction.	Not applicable. The proposed development does not involve construction of a dwelling house.
Additional requirements for nature-based tourism, being forest stay accommodation.		
PO14 Forest stay accommodation provides a local economic opportunity for permanent residents of those parts of the Shire which are isolated and constrained by a lack of urban services and facilities.	AO14 Forest stay accommodation: (a) is confined to: <ul style="list-style-type: none"> (i) Precinct 2 – Low impact residential precinct; (ii) Precinct 5 – Low impact rural and tourism enterprise precinct; (iii) Precinct 6 – Low impact tourism accommodation precinct. (a) does not occur above the 60-metre contour; (b) is located on lots of 10 hectares or greater.	Not applicable. The proposed development does not propose a nature-based tourism use.
PO15 Forest stay accommodation remains ancillary to the primary residential use and the natural values of the land and the use is compatible with the character and amenity of the locality.	AO15.1 The maximum number of guests is 10 (10 bed spaces) with up to a maximum of 4 staff (4 bed spaces);	Not applicable. The proposed development does not propose a nature-based tourism use.
	AO15.2	Not applicable. The proposed development does not propose a nature-based tourism use.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	None of the accommodation, whether for guests or staff, is self-contained as the use operates only in association with an existing dwelling on the site.	
	AO15.3 Forest stay accommodation is located on a site which has an existing cleared area.	Not applicable. The proposed development does not propose a nature-based tourism use.
	AO15.4 The natural values of the balance area of the site are protected and enhanced with organised tours being conducted for visiting guests.	Not applicable. The proposed development does not propose a nature-based tourism use.
	AO15.5 If forest stay accommodation is provided in buildings which are separate from the dwelling: <ul style="list-style-type: none"> (a) the maximum number of separate building/s is determined based on each building containing a minimum of 2 bed spaces each, provided that each building has a maximum area of 50m² (inclusive of verandas/patios etc.); (b) a maximum of one communal bunkhouse is provided with a maximum area of 150m² to accommodate 10 guests (10 bed spaces) (inclusive of verandas/patios etc.); (c) a maximum of two communal bunkhouses ₂ are provided with a maximum area of 150m each to 	Not applicable. The proposed development does not propose a nature-based tourism use.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	accommodate a maximum of 20 guests (20 bed spaces) (inclusive of verandas/patios etc).	
	AO15.6 No kitchen or cooking facilities, with the exception of those located within the existing dwelling on the site are provided in association with the forest stay accommodation.	Not applicable. The proposed development does not propose a nature-based tourism use.
PO16 Development ensures guests are accommodated for short-stay and the dwelling is not the usual residence of the guest.	AO16 Development involves guests staying a maximum of 14 consecutive nights.	Not applicable. The proposed development does not propose a nature-based tourism use.
PO17 Development ensures that effluent disposal and treatment minimise odour and impacts on the natural environment.	AO17 Development provides an on-site effluent treatment system that is adequately sized to effectively treat effluent from the dwelling house and any additional persons occupying the premises as guests.	Not applicable. The proposed development does not propose a nature-based tourism use.
Additional Requirements for Precinct 1		
PO18 The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation precinct.	AO18 No new development occurs whether on undeveloped or developed land except for:	Not applicable. The subject site is not located within Precinct 1.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	<p>a) Undeveloped land that meets one or more of the following criteria: Land which has been previously been lawfully cleared and currently remains cleared;</p> <p>b) Land which is the subject of a current Clearing Permit but has yet to be cleared;</p> <p>Land which is subject of a current Operational Works Permit, can be developed for a house subject to compliance with all relevant codes. In addition, minor extensions can be undertaken to an existing development, provided:</p> <p>(a) The extensions are limited to 30% of the existing gross floor area of the house at the commencement date of the planning scheme.</p> <p>(b) The extent of extensions is determined on a site specific/use specific basis for other land uses;</p> <p>(c) No further clearing is required to accommodate the extensions for either a house or any other land use development.</p>	
Additional Requirements for Precinct 2		
PO19	<p>AO19.1</p> <p>Development is limited to one dwelling house per lot.</p>	<p>Not applicable.</p> <p>The subject site is not located within Precinct 2.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
<p>Development is for;</p> <p>(a) a detached dwelling of limited size and scale and necessary outbuildings and infrastructure;</p> <p>(b) home occupations, including bed and breakfast accommodation, where it can be demonstrated that the bed and breakfast accommodation can establish on the site and not detrimentally impact on the scenic values of the site and surrounding areas;</p> <p>(c) Nature based tourism, being Forest stay accommodation where in compliance with other requirements contained within this code.</p>	<p>AO19.2</p> <p>Establishment of bed and breakfast accommodation only occurs on land on which a dwelling house has been approved and constructed.</p>	<p>Not applicable.</p> <p>The subject site is not located within Precinct 2.</p>
	<p>AO19.3</p> <p>Bed and breakfast accommodation are limited to cleared areas on the land;</p>	<p>Not applicable.</p> <p>The subject site is not located within Precinct 2.</p>
	<p>AO19.4</p> <p>Bed and breakfast accommodation are established within an existing house, where there is no additional vegetation clearing required to accommodate the use;</p>	<p>Not applicable.</p> <p>The subject site is not located within Precinct 2.</p>
	<p>AO19.5</p> <p>Bed and breakfast accommodation occur on a site with a minimum area of 1 hectare, and thereafter occurs at a rate of 1-bedroom (2 beds) per hectare, up to a maximum of 4 bedrooms (8) beds per site.</p>	<p>Not applicable.</p> <p>The subject site is not located within Precinct 2.</p>
	<p>AO19.6</p> <p>Development is setback a minimum of 100 metres to an Esplanade or a foreshore frontage.</p>	<p>Not applicable.</p> <p>The subject site is not located within Precinct 2.</p>
Additional Requirements for Precinct 3		
PO20	AO20	<p>Not applicable.</p> <p>The subject site is not located within Precinct 3.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Commercial development is located in a convenient location and meets the requirements of the local community and visitors to the area.	Commercial development is located within Precinct 3 and has frontage to Cape Tribulation Road.	
PO21 Development is small scale and provides a necessary service to the surrounding community.	AO21 No acceptable outcomes are prescribed.	Not applicable. The subject site is not located within Precinct 3.
PO22 Development is carried out in accordance with a site-specific, and development specific Environmental Management Plan.	AO22 No acceptable outcomes are prescribed.	Not applicable. The subject site is not located within Precinct 3.
Additional Requirements for Precinct 4		
PO23 Development results in a small-scale expansion of an existing use which provides a necessary service to the surrounding community; or Development results in a new community use or public purpose use for which there is an identified need within the surrounding community.	AO23 No acceptable outcomes are prescribed.	Complies with PO23. Although the proposed new Cow Bay Public Health Clinic is not considered to be an expansion of an existing use, the proposed development will in instead replace an existing use. It is noted that there is an existing Cow Bay Public Health Care Clinic currently located within the subject site. The existing clinic is intended to be decommissioned once the new clinic has been constructed. The decommissioning and making good of the existing clinic form part of this proposal. The proposed new Cow Bay Public Health Care Clinic will continue to provide the existing services that are currently

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		provided for on site. The health care services are considered necessary and support the local community.
<p>PO24</p> <p>Development is carried out in accordance with a site specific and development specific Environmental Management Plan.</p>	<p>AO24</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with the Purpose and Overall Outcomes of the Code.</p> <p>Development will not be carried out in accordance with an environmental management plan. In considering this, it is submitted that the proposal is consistent with the overall outcomes sought for Precinct 4 as well as the Purpose of the Code. More specifically, it is noted that:</p> <ul style="list-style-type: none"> • The proposal is for a new Health Care Clinic within Diwan. The proposed new Cow Bay Primary Health Care Clinic will provide upgraded/new facilities and health care services, for community use. The proposed new Cow Bay Primary Health Care Clinic will replace the existing clinic – which is believed to be in poor condition. • The proposed new Cow Bay Primary Health Care Clinic is to be constructed within Lot 45 on RP739764. There are several buildings/structures existing within the subject lot – most of which are located adjacent to the primary/front property boundary. It is noted that there is a

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		<p>significant portion of cleared/undeveloped land, within the front portion of the subject lot, adjacent to the front property boundary. This cleared portion of land, is situated in between the existing council depot and local community sporting club house. In considering this, it is submitted to Council that the proposed new Cow Bay Primary Health Care Clinic will be appropriately sited and is unlikely to result in significant environmental impacts. Although proposed development will likely result in damage to/removal of existing vegetation, it is noted that the vegetation existing within the front portion of the subject site is not identified as being environmentally significant. Additionally, it is noted that development avoids (over 100m from) areas identified as being environmentally significant, located within the rear portion of the subject site.</p> <ul style="list-style-type: none"> • The proposed development will be suitably serviced, via the use of on-site services such as solar/battery power/back-up diesel generators and rainwater storage tanks. Proposed service provisions are considered to be sufficient for meeting/catering for the anticipated demands.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		<ul style="list-style-type: none"> The proposed development is unlikely to impact on the visual amenity currently observed throughout the area. It is noted that the site is developed with similar land uses already occurring on site. The proposal does not involve significant development and landscaping will be used to ensure that buildings and/or structure are appropriately screened from view and value add to existing amenity values.
Additional Requirements for Precinct 5		
PO25 Development complements, protects and enhances the environmental and scenic values of the site.	AO25.1	Not applicable.
	One dwelling house establishes per lot.	The subject site is not located within Precinct 5.
	AO25.2	Not applicable.
	Any other development is limited to existing cleared areas on the site.	The subject site is not located within Precinct 5.
	AO25.3	Not applicable.
	No development is to occur above the 60-metre contour line.	The subject site is not located within Precinct 5.
	AO25.4	Not applicable.
	Any new primary production activity or a change to a primary production activity has minimal impact on the existing natural values of the site and surrounding area.	The subject site is not located within Precinct 5.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO26 Large cleared or partially cleared sites are revegetated and rehabilitated in association with suitably small scale environmentally sustainable development.	AO26 The balance area of the development, including any existing area/s not identified for development is/are revegetated / rehabilitated in accordance with a landscape plan.	Not applicable. The subject site is not located within Precinct 5.
PO27 Development is carried out in accordance with a site specific and development specific Environmental Management Plan.	AO27 No acceptable outcomes are prescribed.	Not applicable. The subject site is not located within Precinct 5.
PO28 Development complements, protects and enhances the environmental and scenic values of the site.	AO28.1 One dwelling house establishes per lot.	Not applicable. The subject site is not located within Precinct 5.
	AO28.2 Any other development is limited to existing cleared areas on the site.	Not applicable. The subject site is not located within Precinct 5.
	AO28.3 No development is to occur above the 60-metre contour line.	Not applicable. The subject site is not located within Precinct 5.
PO29	AO29	Not applicable.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Development results in a small-scale expansion of existing tourist accommodation and any associated activities, based on the appreciation of the natural environment.	No acceptable outcomes are prescribed.	The subject site is not located within Precinct 5.
PO30 Development is carried out in accordance with a site specific and development specific Environmental Management Plan.	AO30 No acceptable outcomes are prescribed.	Not applicable. The subject site is not located within Precinct 5.

8.2.7 NATURAL AREAS OVERLAY CODE

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

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values.	Complies with PO1. The proposal seeks approval for a Material Change of Use - Health Care Facility (with ancillary staff accommodation and helipad), on land located at 69 Tea Tree Road, Diwan. It is submitted that the proposed development is unlikely to result in any significant environmental impacts, given that: <ul style="list-style-type: none"> • The proposed development is to be constructed within a portion of the subject site that is clear of vegetation, and therefore no vegetation damage is anticipated (apart from the removal of a handful of trees to the east of the proposed helipad). • The proposed development is to be setback more than 100m from mapped regulated vegetation, currently occurring/existing within the subject site. • Appropriate landscaping will be implemented/established to ensure the proposed development is suitably screened, to protect existing scenic values. • There are no mapped waterways existing within the site. Notwithstanding this, it is noted that a mapped waterway touches the property boundary, within the south-west corner of the subject site.
	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.	
	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>The proposed development is to be constructed within the front portion of the site, away from nearby/mapped waterways.</p> <ul style="list-style-type: none"> • Development avoids areas within the site that are mapped as being impacted by the potential for landslip hazards overlay. • Stormwater runoff will be managed appropriately to ensure the proposed development does not result in erosion impacts/nor contribute to a worsening effect on the water quality of surrounding waterways. <p>Further technical assessments were undertaken to understand whether/or not the onsite disposal and/or treatment of wastewater/effluent is likely to result in environmental impacts. Findings from the relevant assessments (provided in Attachment 5) confirmed that with the appropriate design and operation of onsite wastewater disposal systems, environmental impacts are unlikely.</p>
Management of impacts on matters of environmental significance		
PO2	AO2	Complies with AO2.
Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	<p>The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; 	<p>The new Cow Bay Public Health Care Clinic is proposed to be constructed within a portion of the subject site that is already predominantly clear of vegetation. Additionally, it is noted that the proposed location of the new Cow Bay Public Health Care Clinic is unlikely to result in vegetation damage – with only a few trees proposed to be removed to facilitate construction of the new facility. Notwithstanding this,</p>

	<ul style="list-style-type: none"> (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>trees identified to be removed are not considered to be significant, nor are they considered to be essential habitat.</p> <p>It is noted that a small portion of the subject site, along the southern property boundary, includes mapped regulated vegetation. Notwithstanding this, the proposed development avoids these areas completely.</p> <p>Stormwater runoff will be diverted to an existing spoon drain located within the road reserve, to the north of the subject site. No further changes/alterations to the existing drainage patterns are required to support the proposed development.</p> <p>It is noted that the total area of Lot 45 on RP739764 is approximately 9.9 hectares. The proposed Cow Bay Public Health Care Clinic will be constructed within the northern portion of the site and is expected to cover an area of approximately 1.071 hectares in total. In considering this, it is submitted to Council that the proposed development will continue to allow for the safe movement of fauna through/across the site, given that only a small portion of the site will be used to facilitate construction and operation of the new Cow Bay Public Health Care Facility. The proposed development avoids vegetation areas within the subject site that are identified as essential habitat.</p>
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<p>PO3</p> <p>An adequate buffer to areas of state environmental significance is provided and maintained.</p>	<p>AO3.1</p> <p>A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:</p> <ul style="list-style-type: none"> (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. <p>or</p> <p>AO3.2</p> <p>A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.</p>	<p>Complies with AO3.1.</p> <p>The subject site is partially located within the 'wetland protection trigger area'. Notwithstanding this, it is submitted that a buffer distance of greater than 400m from the nearest mapped wetland of high ecological significance, applies in this instance. It is submitted that the distance between proposed development and mapped wetlands is considered to be significant and exceeds the minimum specified buffer requirements.</p>
<p>PO4</p> <p>Wetland and wetland buffer areas are maintained, protected and restored.</p>	<p>AO4.1</p> <p>Native vegetation within wetlands and wetland buffer areas is retained.</p>	<p>Complies with PO4.</p> <p>The proposed development is to be constructed within a portion of the subject site that is predominantly clear of vegetation. Minor vegetation removal/damage will be required to facilitate construction of the proposed new Cow Bay Public Health Care Clinic. Vegetation damage/removal, likely to be associated with the proposed development, is not within 100m of a mapped</p>

		wetland and therefore, given the scale and location, the proposed vegetation removal is considered to be minor and not likely to impact on existing wetland values.
	AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	Not applicable. The subject site and proposed development are not located within proximity to any mapped wetlands. The site is developed, and predominantly clear of native vegetation. Notwithstanding this, where landscaping is proposed as part of the development, endemic species will be used/incorporated to ensure the development blends in with/complements the existing surrounding vegetation.
PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	AO5.1 Development avoids the introduction of non-native pest species.	Complies with AO5.1. The introduction of non-native pest species it not proposed. Suitable construction methods will be implemented to ensure that the risk of introduced pest species remains low. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
	AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Complies with AO5.2. Where identified within the subject site, existing pest species will be appropriately controlled/managed to reduce impacts.

		Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. And AO6.2 Development within an ecological corridor rehabilitates native vegetation. And AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	Not applicable. It is noted that the subject site is not mapped as being impacted by an existing/known ecological corridor. Additionally, it is submitted that the proposed development is not expected to impact on existing ecological functions and/or processes, given that proposed development is considered to be low-scale and will occur within a portion of the subject site that is currently predominantly clear of vegetation. Development avoids areas including extensive vegetation, within the southern portion of the site, which may continue to be used to accommodate fauna passages and be retained as ecological corridors. It is noted that the existing vegetation within the southern portion of the site provides adequate connectivity to/from heavily vegetated areas, existing within adjacent/nearby properties.
PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	AO7.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.	Not applicable. The proposed development is to be constructed within a portion of the subject site that is predominantly clear of vegetation, and therefore disturbance to/removal of

	<p>AO7.2</p> <p>Development does not encroach within 10 metres of existing riparian vegetation and watercourses.</p>	<p>vegetation is likely to be minimal. Where practical, development will be suitably setback from existing vegetation. Notwithstanding this, it is submitted that the proposed location of development, within the subject site, avoids (located over 100m away from) areas identified as being of state environmental significance (including existing ecological corridors, mapped waterways and riparian vegetation).</p>
Waterways in an urban area		
<p>PO8</p> <p>Development is set back from waterways to protect and maintain:</p> <p>(a) water quality;</p> <p>(b) hydrological functions;</p> <p>(c) ecological processes;</p> <p>(d) biodiversity values;</p> <p>(e) riparian and in-stream habitat values and connectivity;</p> <p>(f) in-stream migration.</p>	<p>AO8.1</p> <p>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>Not applicable.</p> <p>There are no easements and/or reserves (applicable to waterways), impacting the site. The subject site is not located within an identified urban area.</p>
	<p>AO8.2</p> <p>Development does not occur on the part of the site affected by the waterway corridor.</p>	<p>Not applicable.</p> <p>The subject site does not contain mapped waterway corridors. The subject site is not located within an identified urban area.</p>
Waterways within a non-urban area		
<p>PO9</p> <p>Development is set back from waterways to protect and maintain:</p> <p>(a) water quality;</p> <p>(b) hydrological functions;</p> <p>(c) ecological processes;</p> <p>(d) biodiversity values;</p>	<p>AO9</p> <p>Development does not occur on that part of the site affected by a waterway corridor.</p>	<p>Not applicable.</p> <p>The subject site does not contain mapped waterway corridors.</p>

(e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.		
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Table 8.2.7.3.b — Widths of waterway corridors for waterways

WATERWAYS CLASSIFICATION	WATERWAYS 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.

8.2.9 POTENTIAL LANDSLIDE HAZARD OVERLAY CODE

Table 8.2.9.3.a – Potential landslide hazard overlay code – assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
<p>PO1</p> <p>The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through:</p> <ul style="list-style-type: none"> (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas. 	<p>AO1.1</p> <p>Development is located on that part of the site not affected by the Potential landslide hazard overlay.</p>	<p>Complies with AO1.1.</p> <p>Development avoids areas within the site that are likely to be impacted by natural hazards. More specifically, it is noted that a small portion of the site, along the western property boundary is mapped as being impacted by the potential landslip hazard overlay. Notwithstanding this, proposed development avoids (setback at least 200m from) areas mapped as being impacted by the potential landslip hazard overlay.</p>
	<p>AO1.2</p> <p>Development is on an existing stable, benched site and requires no further earthworks.</p>	<p>Complies with AO1.2.</p> <p>The proposed site falls gently from west to east at about 1 in 50 and therefore the site is considered to comprise relatively flat land. The proposed development is to be constructed within an area that is predominantly clear of vegetation. No major earthworks are proposed/required to facilitate construction of the new Cow Bay Public Health Care Clinic.</p>

	<p>AO1.3</p> <p>A competent person certifies that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented; (e) development does not concentrate existing ground water and surface water paths; (f) development does not incorporate on-site waste water disposal. 	<p>Not applicable.</p> <p>The requirement for detailed geotechnical assessment and reporting is not considered necessary in this instance, given that the proposed development is to be constructed within a portion of the site that is predominantly clear of vegetation, comprises relatively flat land and is not within proximity to areas mapped as being impacted by the potential landslide hazard overlay. Notwithstanding this, a site and soil evaluation was undertaken to determine the appropriateness of on-site effluent disposal. Findings of this assessment are detailed in Attachment 5.</p>
<p>PO2</p> <p>The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.</p>	<p>AO2</p> <p>Excavation or fill:</p> <ul style="list-style-type: none"> (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; 	<p>Complies with AO2.</p> <p>Several retaining structures are proposed to be constructed on-site. Retaining structures are proposed to provide additional protection for infrastructure services as well as facilitate/provide for ramp access to/from the Health Care Facility and the Helipad. The height of the proposed retaining structures is unlikely to exceed 1.2m. No retaining</p>

	<p>(c) is stepped with a minimum 2metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;</p> <p>(d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.</p>	structures are proposed within 2m of property boundary.
Additional requirements for Community infrastructure		
<p>PO3</p> <p>Development for community infrastructure:</p> <ul style="list-style-type: none"> (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties. 	<p>AO3</p> <p>Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which refers to the community infrastructure and its needs and function.</p>	<p>Not applicable.</p> <p>The proposed development does not involve the provision of community infrastructure.</p>

8.2.10 TRANSPORT NETWORK OVERLAY CODE

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

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO1 Development supports the road hierarchy for the region.	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.	Complies with AO1.1. Development is considered to be compatible with the intended role and function of the existing transport network. It is noted that access to the site is gained via Tea Tree road, which is classified as a Minor Rural Road. Additionally, it is noted that the Cow Bay Health Care Clinic exists, and is currently in operation, within the subject site. The proposed new Cow Bay Public Health Care Clinic is intended to replace the existing clinic. In considering this, the anticipated traffic generation and/or movements are typically known and not likely to differ from what is currently being observed.
	AO1.2 Development does not compromise the safety and efficiency of the transport network.	Complies with AO1.2. No changes to the existing traffic environment are anticipated to result from development proposed. Tea Tree road is a no-through road and therefore traffic movements along this road are minimal. It is not anticipated that a significant increase in traffic will occur, given the size of the proposed new Cow Bay Public Health Care Clinic. In considering this, it is submitted to Council that the proposed development is

		considered unlikely to 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.	Complies with AO1.3. The proposed development has frontage to Tea Tree road, being a Minor Rural Road and the lowest order road. Access to the site is gained via Tea Tree road.
PO2 Transport infrastructure is provided in an integrated and timely manner.	AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan.	Complies with AO2. Where required, transport infrastructure will be provided in accordance with the relevant standards and/or specifications. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
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.	Not applicable. The proposed development does not involve a sensitive land use activity. Additionally, it is noted that the subject site is not located within a major transport corridor buffer area.
PO4	AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors.	Not applicable. The subject site is not located within and/or within close proximity to a major transport corridor/buffer area.

Development does not compromise the intended role and function or safety and efficiency 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.	Not applicable. The subject site is not located within and/or within close proximity to a major transport corridor/buffer area.
	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.	Not applicable. The subject site is not located within and/or within close proximity to a major transport corridor/buffer area.
	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.	Not applicable. The subject site is not located within and/or within close proximity to a major transport corridor/buffer area.
PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	AO5 No acceptable outcomes are prescribed.	Not applicable. The subject site is not located within and/or within close proximity to a major transport corridor/buffer area.
Pedestrian and cycle network		

<p>PO6</p> <p>Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>AO6.1</p> <p>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.</p>	<p>Not applicable.</p> <p>There are no pedestrian and/or cycle movement networks identified within proximity of/adjacent to the subject site/proposed development. Given the semi-rural location, provision of a pedestrian footpath and/or cycle path does not form part of the proposed development.</p>
	<p>AO6.2</p> <p>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.</p>	<p>Not applicable.</p> <p>There are no pedestrian and/or cycle movement networks identified within proximity of/adjacent to the subject site/proposed development. Given the semi-rural location, provision of a pedestrian footpath and/or cycle path does not form part of the proposed development.</p>

9.3.6 COMMUNITY FACILITIES CODE

Table 9.3.6.3.a – Community facilities code – assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
<p>PO1</p> <p>Development ensures that the hours of operation are consistent with reasonable community expectations for the use and do not impact on the amenity of nearby sensitive land uses.</p>	<p>AO1</p> <p>Development for non-residential use has hours of operation, including indoor activity areas and delivery vehicles, which are limited to 7am to 6pm.</p>	<p>Complies with AO1.</p> <p>The proposal seeks approval for a Material Change of Use for a Health Care Facility (with ancillary staff accommodation and a helipad). It is noted that the proposed new Cow Bay Public Health Care Clinic is likely to adopt similar operating hours currently applicable to the existing Cow Bay Health Care Centre – that being 8:30am to 5:00pm (Monday to Friday).</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
<p>PO2</p> <p>Development is designed to protect nearby sensitive land uses from adverse impacts on the existing levels of amenity, including by way of light, noise, odour or another nuisance.</p>	<p>AO2.1</p> <p>Where on a site adjoining a sensitive land use and located within 20 metres from the common boundary, a minimum 1.8-metre-high acoustic fence is provided for the full length of the common boundary.</p>	<p>Complies with AO2.1.</p> <p>Pursuant to Table SC 1.1.1.b within the planning scheme, a Dwelling House is identified as being a sensitive land use activity. It is noted that there are several Dwelling Houses currently existing within properties located on the northern side of Tea Tree Road, as well as within adjoining properties to the west and south. Proposed development will be setback over 100m from both the western and southern property boundaries. Additionally, it is noted that the proposed development is to be setback approximately 16.5m from the primary/front property</p>
	<p>AO2.2</p> <p>Development does not involve amplification devices and does not generate noise that is clearly audible from nearby sensitive land uses.</p>	

		boundary. Dwelling Houses established/existing within properties adjacent to the subject site (located north of Tea Tree Road), are mostly located within the rear portion of each site. Extensive vegetation afforded to the front portion of each adjacent property provides for suitable screening and helps to minimise amenity impacts.
	AO2.3 Development provides outdoor lighting which is installed and operated in compliance with the requirements of AS4282-1997 Control of the obtrusive effects of outdoor lighting.	Complies with AO2.3. Where necessary, provision of outdoor lighting will be installed and operated in accordance with the relevant standards and/or specifications. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
	AO2.4 Mechanical plant and equipment are acoustically and visually screened from adjoining sensitive land uses.	Complies with AO2.1. Pursuant to Table SC 1.1.1.b within the planning scheme, a Dwelling House is identified as being a sensitive land use activity. It is noted that there are several Dwelling Houses currently existing within properties located on the northern side of Tea Tree Road, as well as within adjoining properties to the west and south. Proposed development will be setback over 100m from both the western and southern property boundaries. Additionally, it is noted that the proposed development is to be setback approximately 16.5m from the primary/front property boundary. Plant and equipment associated with the main Clinic building are to be located on the western

		<p>side of the building, and not within the front boundary setback area. Additionally, it is noted that the services building is to be setback approx. 19.7m from the front property boundary.</p> <p>Dwelling Houses established/existing within properties adjacent to the subject site (located north of Tea Tree Road), are mostly located within the rear portion of each site. Extensive vegetation afforded to the front portion of each adjacent property provides for suitable screening and helps to minimise amenity impacts.</p> <p>It is submitted that distances between existing and proposed development are significant and therefore mechanical plant and equipment required to support the operations of the proposed new Cow Bay Primary Health Care Clinic are not expected the result in any amenity impacts.</p>
	<p>AO2.5</p> <p>Development:</p> <ul style="list-style-type: none"> (a) does not involve activities that generate air emissions, including odour dust, fumes or smoke beyond the site; (b) where cooking or food odour is released, exhaust is discharged vertically and directed away from a sensitive land use, and vents are separated by the following distances: 	<p>Not applicable.</p> <p>The proposed development involves construction of Health Care Services (with ancillary staff accommodation and a helipad). It is submitted that none of the proposed land uses include activities that are expected to result in/generate airborne particles or emissions, including odour, dust, fumes or smoke (beyond the site).</p>

	<ul style="list-style-type: none"> i. a minimum of 6 metres horizontally from a sensitive land use; ii. a minimum of 2metres above any thoroughfare with regular traffic. 	
For assessable development		
PO3 Development on a site within a Community facilities zone must be protected for public use, and where a community facility ceases, its replacement must be for another community facility.	AO3 Development of an existing community facility within a Community facilities zone may be transitioned to another type of use within the community facilities activity group where a demonstrable need of the community will be fulfilled.	Not applicable. The subject site is located within the Conservation Zone.
PO4 Development for a community facility which is purpose built on public land delivers buildings and structures that are designed as multi-purpose community hubs where possible, rather than stand-alone or single use facilities to: <ul style="list-style-type: none"> (a) create a sense of place, belonging and community and to provide a focal point for community activity; (b) increase efficiencies in built form; (c) provide efficiencies in infrastructure costs; 	AO4 No acceptable outcomes are prescribed.	Complies with PO4. The proposed development involves construction of a community facility activity. Lot 45 on RP739764 is currently freehold land, owned by Douglas shire Council. Notwithstanding this, it is intended to subdivide Lot 45 on RP739764, to create a separate lot in which the proposed new Cow Bay Public Health Care Clinic will be constructed within. It is understood that this newly constructed lot will become state owned land, following completion of proposed land acquisition process. There are a range of uses currently established/occurring within the subject site, all of

(d) facilitate adaption of building and infrastructure to respond to changing community needs.		<p>which contribute to a multi-purpose hub. Currently, the site is used for the following purposes:</p> <ul style="list-style-type: none"> - Emergency Services Base/Hub; - Community Sporting Club/Oval/playground facilities; - Health Care Facilities; and - Council Depot. <p>The proposed new Cow Bay Public Health Care Clinic will replace the existing health care centre already established and operating on site. The new facility will provide upgraded health care services and facilities that will service the local community.</p>
<p>PO5</p> <p>Development must be consistent with the reasonable expectations for built form, site layout and landscape design of development on surrounding land.</p>	<p>AO5</p> <p>Development is of a scale, height and bulk that is not greater than that of surrounding development.</p>	<p>Complies with AO5.</p> <p>The proposed development has been appropriately designed so as to ensure that it remains consistent with/complements the scale, height and bulk of development existing within the subject site, as well as throughout the immediate surrounding area.</p>
<p>PO6</p> <p>Development does not impose adverse visual amenity impacts on any land associated with Accommodation activity group.</p>	<p>AO6.1</p> <p>Development has a building setback from a site boundary with any land use associated with the Accommodation activity group of 6 metres, or half the height of the building at that point, whichever is the greater.</p>	<p>Complies with AO6.1.</p> <p>All proposed boundary setback distances will be greater than 6m. Given that the proposed development is located in northern portion of the site, adjacent to the primary street frontage, it is noted that the applicable front boundary setback will be approximately 16.5m.</p>
	<p>AO6.2</p>	<p>Complies with AO6.2.</p>

	<p>Development provides a 3-metre-wide landscape buffer capable of deep planting provided between vehicle movement and car parking areas and common boundaries any land use associated with the Accommodation activity group</p>	<p>Suitable landscaping will be provided and forms part of development proposed. It is noted that significant boundary setback distances apply to development proposed and therefore it is considered that ample space is available to enable the provision of landscaping.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
<p>PO7</p> <p>Development ensures that on-site car parking is located so as to ensure that employee, patron and visitor car parking associated with the use does not dominate the frontage of the premises and maintains the amenity of the street and adjacent properties.</p>	<p>A07</p> <p>Car parking is:</p> <ul style="list-style-type: none"> (a) provided below or at the rear of the primary building for the use and is not within the front setback of the site; (b) where forward of the building line, car parking is integrated with high quality landscaping. 	<p>Complies with PO7.</p> <p>Car parking associated with the proposed Cow Bay Public Health Care Clinic, will be constructed along the eastern side of the main building. The orientation and siting of buildings/car parking areas have been proposed in order to reduce impacts on existing vegetation. It is noted that a temporary car park (patient set down) is proposed to be constructed within the front boundary setback area. The set down area is not anticipated to dominate the street frontage, given the Lot 45 on RP739764 has approx 466m of frontage to Tea Tree road.</p> <p>Additional car parking areas, associated with the ancillary staff accommodation are to be constructed towards the rear of the Health Care Clinic, as well as along the eastern side of the constructed accommodation facilities. Car parking areas applicable to the ancillary staff accommodation are unlikely to impact on the existing amenity/streetscape,</p>

		given that the proposed staff accommodation is to be located/constructed to the rear of (behind) the proposed health care clinic.
<p>PO8</p> <p>Safety of users of the development and surrounding community is considered and incorporated into the design of the facility.</p>	<p>AO8</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO8.</p> <p>The proposed development has been appropriately designed and sited, within the subject site, to allow for casual surveillance from the public realm (Tea Tree road). The development and site will be made secure through the use of perimeter fencing. Additional safety features, such as accessible ramps have also been incorporated into the design.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
<p>PO9</p> <p>Landscaping contributes to establishing an attractive and safe streetscape and a high standard of amenity.</p>	<p>AO9</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO9.</p> <p>Lot 45 on RP739764 is an existing lot, with several buildings/structures existing within the site. Vegetation existing within the site is well established and provides for the adequate screening of buildings/structures, as well as contributing to an attractive streetscape/high standard of amenity.</p> <p>Landscaping forming part of the proposed development will complement the existing streetscape/amenity through the use of similar species.</p>

		Notwithstanding this, compliance with the requirements of PO9 can be ensured through the imposition of appropriate condition(s) on the Development Permit.
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9.4.1 ACCESS, PARKING AND SERVICING CODE

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

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
<p>PO1</p> <p>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:</p> <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; 	<p>AO1.1</p> <p>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.</p>	<p>Complies with PO1.</p> <p>Table 9.4.1.3.b requires that one (1) parking space be provided per 20m² of Gross Floor Area (GFA) for Health Care Services. The proposed new Cow Bay Public Health Care Clinic has a total GFA of 357m².</p> <p>Therefore, pursuant to the car parking requirements set out within the planning scheme, a total of 17.9 car parks are required to support/service the proposed development. A total of twelve (12) car parks are proposed and form part of the new Cow Bay Public Health Care Clinic, resulting in a shortfall of six (6) parking spaces. Additionally, it is noted that the proposed development incorporates an undercover patient set down area, suitable for larger vehicles/vans as well as sufficient space on-site for temporary medical vans (i.e. breast screening/dental) to be accommodated for short periods of time, without impacting on the internal vehicle manoeuvrability.</p> <p>It should be noted that these calculations do not include the additional parking spaces proposed/allocated for the ancillary staff accommodation.</p>

<p>(h) whether or not the proposed use involves the retention of significant vegetation</p>		<p>A carport, with enough parking space to accommodate two (2) vehicles, is proposed and forms parts of the ancillary staff accommodation. Car parking requirements for the proposed ancillary staff accommodation were based off the closet/most relevant definition within the planning scheme – that being ‘Caretaker’s Accommodation’.</p> <p>Table 9.4.1.3.b requires that one (1) parking space be provided per Caretaker’s Accommodation. In considering this, there will likely be a surplus of one (1) parking space.</p> <p>Service vehicles will gain access to the site via a separate driveway. Separate parking areas are to be provided, adjoining the proposed services building, to accommodate service vehicles likely to frequently visit the site. It is noted that the services shed is located away from the main health care clinic and accommodation buildings and therefore, service vehicles are not expected to impact on the daily operations of the proposed development.</p> <p>In considering the abovementioned, it is submitted that sufficient parking spaces are provided to cater to projected demand noting that:</p> <ul style="list-style-type: none"> - The Cow Bay Health Care Clinic services the small community of Cow Bay, as well as other surrounding communities. Given that local communities throughout the area have a
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		<p>relatively small number of residents, the anticipated use of the Cow Bay Public Health Care Clinic will remain low and is not considered to be significant.</p> <ul style="list-style-type: none"> - Three (3) consultation rooms are proposed, meaning that not more than Three (3) people can be seen to at any given time. In considering this, it is assumed that patient arrivals/appointments will generally be scheduled based off the number of consultation rooms/medical professionals rostered on to work. - The scale/size of the proposed Health Care Clinic is low scale and therefore is not expected to accommodate large volumes of patients. - Alternative (larger) Health Care Services, such as the Mossman Hospital are within 1 hours drive of the proposed new Cow Bay Public Health Care Clinic, therefore providing residents with additional options to seek health care.
	<p>AO1.2</p> <p>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.</p>	<p>Complies with AO1.2.</p> <p>Car parking spaces will not be obstructed (whether permanently or temporarily) and are to remain available for use at all times.</p>

		Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
	AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	Not applicable. No provisions for motorcycle parking are proposed.
	AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	Not applicable. The proposed development includes less than 50 car parking spaces.
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	Complies with AO2. All parking spaces will be constructed in accordance with the specified Australian Standards. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1;	Complies with PO3. The subject site is existing and developed. Being a large allotment (approx. 9.9 Ha), the site is currently used for a variety of different purposes – including an existing health clinic/helipad; council depot, emergency

<p>(c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate;</p> <p>(d) so that they do not impede traffic or pedestrian movement on the adjacent road area;</p> <p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements;</p> <p>(f) so that they do not adversely impact current and future on-street parking arrangements;</p> <p>(g) so that they do not adversely impact on existing services within the road reserve adjacent to the site;</p> <p>(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).</p>	<p>(b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.</p> <p>AO3.2</p> <p>Access, including driveways or access crossovers:</p> <p>(a) are not placed over an existing:</p> <ul style="list-style-type: none"> (i) telecommunications pit; (ii) storm water kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. <p>(b) -are designed to accommodate any adjacent footpath;</p> <p>(c) -adhere to minimum sight distance requirements in accordance with AS2980.1.</p> <p>AO3.3</p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p>	<p>services hub, a local sporting clubhouse, playground and oval facilities. The subject site has approx. 466m of frontage along Tea Tree Road, which is considered to be substantial.</p> <p>In considering this, it is noted that there are several crossovers, existing/relevant to the site – all of which provide for separate access to areas within the site that are used for different purposes.</p> <p>The proposed development includes two (additional) separate access crossovers. The western crossover (approx. 7m wide) is to be utilised by residents, staff, visitors and the like, whereas the eastern crossover (approx. 7m wide) is to be utilised by service vehicles only. Separate access provisions are proposed to ensure that there are no on-site traffic conflicts and to allow for service vehicles to frequently visit and access the site, without impacting on the operations of the proposed Health Care Clinic.</p> <p>New crossovers will be constructed over the existing spoon drain, that runs parallel with (along the southern side of) Tea Tree Road. Tea Tree road is classified as a minor rural road and is no through road, and therefore current traffic volumes are understood to be low. The location of the proposed new access points are not considered likely to conflict with existing/nearby access driveways.</p>
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	<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>Compliance with the requirements can be ensured through the imposition of appropriate conditions on the Development Permit.</p>
<p>PO4</p> <p>Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO3.4</p> <p>Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p> <p>AO4</p> <p>The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	
		<p>Complies with AO4.</p> <p>Provision of wheel chair accessible car parking spaces will be in accordance with the specified Australian Standards. Notwithstanding this, it is noted that the preliminary proposal plans include one (1) PWD parking space.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>

<p>PO5</p> <p>Access for people with disabilities is provided to the building from the parking area and from the street.</p>	<p>AO5</p> <p>Access for people with disabilities is provided in accordance with the relevant Australian Standard.</p>	<p>Complies with AO5.</p> <p>Access provisions for people with disabilities are proposed and form part of the preliminary design, as detailed in Attachment 7. Proposed ramp access to and from buildings/structures will be constructed in accordance with the specified Australian Standards.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
<p>PO6</p> <p>Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.</p>	<p>AO6</p> <p>The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.</p>	<p>Not applicable.</p> <p>Table 9.4.1.3.b requires that one (1) bicycle park space be provided per 100m² of Gross Floor Area (GFA) for Health Care Services. The proposed new Cow Bay Public Health Care Clinic has a total GFA of 357m².</p> <p>Therefore, pursuant to the bicycle parking space requirements set out within the planning scheme, a total of three (3) bicycle parks are required to support/service the proposed development. While no formalised bicycle parking is proposed, there is sufficient space within the site to accommodate bicycle parking. Notwithstanding this, given the remote location of the proposed development/site, it is submitted that the use of bicycles in this area is likely to be uncommon. No infrastructure provisions for pedestrians and or cyclists are currently provided north of the Daintree River. In considering this, the requirement for provision of on-site bicycle parking is not considered relevant in this instance.</p>

<p>PO7</p> <p>Development provides secure and convenient bicycle parking which:</p> <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. 	<p>AO7.1</p> <p>Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>AO7.2</p> <p>Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>AO7.3</p> <p>Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Not applicable.</p> <p>While no formalised bicycle parking is proposed, there is sufficient space within the site to accommodate bicycle parking. Notwithstanding this, given the remote location of the proposed development/site, it is submitted that the use of bicycles in this area is likely to be uncommon. No infrastructure provisions for pedestrians and or cyclists are currently provided north of the Daintree River. In considering this, the requirement for provision of on-site bicycle parking is not considered relevant in this instance.</p>
<p>PO8</p> <p>Development provides walking and cycle routes through the site which:</p> <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. 	<p>AO8</p> <p>Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <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. 	<p>Not applicable.</p> <p>Given the remote location of the proposed development/site, it is submitted that the use of bicycles in this area is likely to be uncommon. It is also noted that residents are likely to drive to and from the proposed development, considering there are no infrastructure provisions for pedestrians and or cyclists currently provided north of the Daintree River.</p> <p>Notwithstanding this, it is submitted that suitable walkways (some undercover) have been incorporated into the design to ensure visitors/staff can easily and safely access buildings/structures proposed to be constructed as part of the new Cow Bay Public Health Care Clinic.</p>

<p>PO9</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <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. 	<p>AO9.1</p> <p>Access driveways, vehicle manoeuvring and on- site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.</p>	<p>Complies with AO9.1.</p> <p>Access driveways, vehicle manoeuvring and on- site parking for service vehicles will be constructed in accordance with the specified standards.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Complies with AO9.2.</p> <p>All service and loading areas are contained fully within the site.</p> <p>The services building is proposed to be constructed away from (south-east of) the main Health Care Clinic and accommodation buildings.</p>
	<p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <ul style="list-style-type: none"> (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement. 	<p>Complies with AO9.3.</p> <p>The proposed development includes two (additional) separate access crossovers. The western crossover/access (approx. 7m wide) driveway is to be utilised by residents, staff, visitors and the like, whereas the eastern crossover/access driveway (approx. 7m wide) is to be utilised by service vehicles only. Separate access provisions are proposed to ensure that there are no traffic conflicts and to allow for service vehicles to frequently visit and access the site, without impacting on the operations of the proposed Health Care Clinic. The service vehicle access will be fenced off, allowing for access to be restricted to service vehicles only.</p>

<p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1</p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <ul style="list-style-type: none"> (a) car wash; (b) child care centre; (c) educational establishment where for a school; (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. 	<p>Not applicable.</p> <p>The proposal seeks approval for a Material Change of Use for Health Care Services (and ancillary staff accommodation and helipad). The proposed development is not expected to result in the queuing of vehicles.</p>
	<p>AO10.2</p> <p>Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	<p>Complies with AO10.2.</p> <p>The proposed development incorporates an undercover patient set down area, suitable for larger vehicles/vans. The proposed set down area will be constructed in accordance with the specified standards.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>

Table 9.4.1.3.b – Access, parking and servicing requirements

LAND USE	MINIMUM NUMBER OF ORDINARY VEHICLE SPACES	MINIMUM NUMBER OF BICYCLE SPACES	END OF TRIP FACILITIES	MINIMUM DESIGN VEHICLE	STANDARD SERVICE
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	n/a	n/a	VAN	

LAND USE	MINIMUM NUMBER OF ORDINARY VEHICLE SPACES	MINIMUM NUMBER OF BICYCLE SPACES	END OF TRIP FACILITIES	MINIMUM DESIGN VEHICLE	STANDARD SERVICE
	passing lane is provided and line- marked to be kept clear of standing vehicles at all times.				
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 ₂ than 1500m : 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 for setting	Primary school or secondary schools: 1 space per 5 students over	Required for all educational establishments with a GFA greater ₂ than 2000m.	RCV	

LAND USE	MINIMUM NUMBER OF ORDINARY VEHICLE SPACES	MINIMUM NUMBER OF BICYCLE SPACES	END OF TRIP FACILITIES	MINIMUM DESIGN VEHICLE	STANDARD SERVICE
	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.	year 4. Tertiary and further education: 2 spaces per 50 full time students.			
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	

LAND USE	MINIMUM NUMBER OF ORDINARY VEHICLE SPACES	MINIMUM NUMBER OF BICYCLE SPACES	END OF TRIP FACILITIES	MINIMUM DESIGN VEHICLE	STANDARD SERVICE
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 2 1spaceper25m 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 ₂ than 2000m.	RCV	
Hotel	1 space per 10m ² GFA and 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,	1 space per 100m ² of GFA.	n/a	LRV	

LAND USE	MINIMUM NUMBER OF ORDINARY VEHICLE SPACES	MINIMUM NUMBER OF BICYCLE SPACES	END OF TRIP FACILITIES	MINIMUM DESIGN VEHICLE	STANDARD SERVICE
	queuing lane/s on site for 12 vehicles.				
Indoor sport and recreation	<p>Squash court or another court game: 4 spaces per court. Basketball, netball, soccer, cricket:</p> <p>25 spaces per court / pitch. Ten pin bowling: 3 spaces per bowling lane. Gymnasium: 2 1spaceper15m of GFA.</p>	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	<p>If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit.</p> <p>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.</p>	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)	

LAND USE	MINIMUM NUMBER OF ORDINARY VEHICLE SPACES	MINIMUM NUMBER OF BICYCLE SPACES	END OF TRIP FACILITIES	MINIMUM DESIGN VEHICLE	STANDARD SERVICE
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, plus 1 space per 5m ² of other spectator areas. Football: 50 spaces per field. Lawn bowls: 30 spaces per green. Swimming pool: 15 spaces; plus 2	Football: 5 space per field. Lawn bowls: 5 spaces per green. Swimming pool: 1 space per swimming lane. Tennis court or other court game: 4 space per court. Golf course: 1 space per 15m ² of GFA for clubhouse component.	n/a	RCV	

LAND USE	MINIMUM NUMBER OF ORDINARY VEHICLE SPACES	MINIMUM NUMBER OF BICYCLE SPACES	END OF TRIP FACILITIES	MINIMUM DESIGN VEHICLE	STANDARD SERVICE
	1 space per 100m of useable site area. Tennis court or other court game: 4 spaces per court. Golf course: 4 spaces per tee on the course				
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	Use standard for relevant standard for each component. For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	Use standard for relevant standard for each component. For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	n/a	RCV	

LAND USE	MINIMUM NUMBER OF ORDINARY VEHICLE SPACES	MINIMUM NUMBER OF BICYCLE SPACES	END OF TRIP FACILITIES	MINIMUM DESIGN VEHICLE	STANDARD SERVICE
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	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	

LAND USE		MINIMUM NUMBER OF ORDINARY VEHICLE SPACES	MINIMUM NUMBER OF BICYCLE SPACES	END OF FACILITIES	TRIP	MINIMUM DESIGN VEHICLE	STANDARD SERVICE
		if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.					
Short term accommodation		<p>If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit.</p> <p>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.</p> <p>For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.</p> <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</p>	1 space per 10 rooms	n/a		SRV	

LAND USE	MINIMUM NUMBER OF ORDINARY VEHICLE SPACES	MINIMUM NUMBER OF BICYCLE SPACES	END OF TRIP FACILITIES	MINIMUM DESIGN VEHICLE	STANDARD SERVICE
	service/staff space per 10 units, there-above. In all cases 60% of the car parking area is to be covered.				
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	Indoor: 2 1spaceper15m of GFA. Outdoor cinema: 1 space per 5m ² of designated viewing area, plus 1 car space per 2 employees.	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	Sufficient spaces to accommodate number of		To be determined	

LAND USE	MINIMUM NUMBER OF ORDINARY VEHICLE SPACES	MINIMUM NUMBER OF BICYCLE SPACES	END OF TRIP FACILITIES	MINIMUM DESIGN VEHICLE	STANDARD SERVICE
	vehicles likely to be parked at any one time.	vehicles likely to be parked at any one time.			

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

Table 9.4.3.3.a – Environmental performance code – assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	Complies with AO1.1. Where the use of outdoor lighting is proposed, compliance with the specified standards will be achieved. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
	AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	Not applicable. The use of external flood lighting is not proposed. The subject site is not identified as being subject to the risk of flooding.
	AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	Complies with AO1.3. All proposed car parking and vehicle manoeuvring areas are internal to the site. Given the size of the subject site (as well as the location of the proposed development within the subject site), it is submitted that no impacts on nearby residential premises are likely to occur. The surrounding properties comprise of larger allotments, with extensive vegetation which provide for sufficient screening from adjoining/adjacent land uses. It is understood that there are no residences located within close proximity to the proposed development.

Noise		
<p>PO2</p> <p>Potential noise generated from the development is avoided through design, location and operation of the activity.</p>	<p>AO2.1</p> <p>Development does not involve activities that would cause noise related environmental harm or nuisance;</p> <p>AO2.2</p> <p>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>Complies with PO2.</p> <p>Construction of a helipad is proposed and forms part of the development. Notwithstanding this, noise generated from the operation of helicopters is not expected to be a nuisance and is unlikely to result in any significant amenity impacts for reasons outlined below:</p> <ul style="list-style-type: none"> - The use/operation of helicopters is not anticipated to occur on regular basis. - Buffers between to the proposed new development and nearby sensitive land uses are considered to be significant (i.e. existing dwelling houses located on adjacent/adjoining properties are all located over 100m away from the proposed development). <p>Notwithstanding this, amenity impacts resulting from noise pollution associated with the operation of helicopters, are already occurring on site. It is noted that there is a helipad already existing on site, of which its operations are considered to be ancillary to the current/existing Cow Bay Health Care Centre. In considering this, given that the proposed new helipad will remain ancillary to the proposed new Cow Bay Public Health Care Clinic, no changes to/increase in amenity impacts are likely to result from development proposed.</p>

		<p>Additionally, it is noted that the use of onsite generators is proposed for back-up purposes only and therefore amenity impacts from the use of generators are only likely to occur from time-to-time. Notwithstanding this, generators will be suitably located away from the proposed Health Care Clinic and ancillary staff accommodation, within/near the proposed services building. Landscaping will be incorporated into the proposed development and will provide for screening of the services building. By locating the services building away from the main Health Care Clinic and accommodation buildings, noise emissions are likely to be reduced and/or less disruptive.</p>
	<p>AO2.3</p> <p>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; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping. 	<p>Complies with AO2.3.</p> <p>Pursuant to Table SC 1.1.1.b within the planning scheme, a Dwelling House is identified as being a sensitive land use activity. It is noted that there are several Dwelling Houses currently existing within properties located on the northern side of Tea Tree Road, as well as within properties the adjoining western and southern property boundaries. Notwithstanding this, proposed development will be setback over 100m from both the western and southern property boundaries. Additionally, it is noted that the proposed development is to be setback approximately 16.5m from the primary/front property boundary. Dwelling Houses established/existing within properties adjacent to the subject site (located north of Tea Tree Road), are mostly located within the rear portion of each site. Extensive vegetation afforded to the front portion of</p>

		each adjacent property provides for suitable screening and helps to minimise amenity impacts.
Airborne particles and other emissions		
PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity.	AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated;	Complies with AO3.1. The proposed development involves construction of Health Care Services (with ancillary staff accommodation and a helipad). It is submitted that none of the proposed land uses include activities that are expected to result in/generate airborne particles or emissions. Notwithstanding this, the proposed development is suitably separated from adjoining land uses.
	AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance.	Not applicable. The proposed development involves construction of Health Care Services (with ancillary staff accommodation and a helipad). It is submitted that none of the proposed land uses are expected to result in/generate airborne particles or emissions. Notwithstanding this, the proposed development is suitably separated from adjoining land uses.
Odours		
PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity.	AO4.1 The development does not involve activities that create odorous emissions;	Complies with AO4.1. The proposed development involves construction of Health Care Services (with ancillary staff accommodation and a helipad). It is submitted that none of the proposed land uses include activities that are expected to result in/generate odorous emissions.

		Notwithstanding this, the proposed development is suitably separated from adjoining land uses.
	<p>AO4.2</p> <p>The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.</p>	<p>Complies with AO4.2.</p> <p>The proposed development involves construction of Health Care Services (with ancillary staff accommodation and a helipad). It is submitted that none of the proposed land uses include activities that are expected to result in/generate odorous emissions. Notwithstanding this, the proposed development is suitably separated from adjoining land uses.</p>
Waste and recyclable material storage		
<p>PO5</p> <p>Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses.</p>	<p>AO5.1</p> <p>The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals.</p> <p>AO5.2</p> <p>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:</p> <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; 	<p>Complies with AO5.1 and AO5.2.</p> <p>Designated areas for waste to be disposed of/stored are to be provided and will be suitably screened from view. Waste will be collected and transported off-site on a regular basis. A designated area to store waste is provided within the front setback area and is to be appropriately fenced/screened from view.</p>

	<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>	
Sensitive land use activities		
PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.	AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area;	Not applicable. The proposal does not involve a sensitive land use.
	AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	Not applicable. The proposal does not involve a sensitive land use.
Stormwater quality		
PO7	AO7.1	Complies with AO7.1, AO7.2 and AO7.3.

<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> <ul style="list-style-type: none"> (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures. 	<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>AO7.3</p> <p>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>Stormwater will be retained/stored on-site via roof catchment and/or onsite rainwater tanks. Two (2) 27,500L and one (1) 5,000L water storage tanks are to be located on site, and form part of the proposed development.</p> <p>Excess runoff will be collected in underground pipes and discharged north to the table drain, located on the southern side of Tea Tree Road. Any additional captured runoff will be allowed to continue to flow eastwards, via an appropriate/lawful point of discharge.</p> <p>Rogers Consulting Engineers were engaged to prepared a Stormwater Management Strategy for the proposed development. Further details on stormwater management measures/controls are included in Attachment 4.</p>
<p>Pest plants (for material change of use on vacant land over 1,000m²)</p>		
<p>PO8</p> <p>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>AO8.1</p> <p>The land is free of declared pest plants before development establishes new buildings, structures and practices;</p> <p>AO8.2</p> <p>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>Not applicable.</p> <p>Lot 45 on RP739764 is developed. There are several buildings/structures existing within the northern portion of the site.</p>

9.4.4 FILLING AND EXCAVATION CODE

Table 9.4.4.3.a – Filling and excavation works code –assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Works on a local government road		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	Complies with AO1.1. The proposal involves several batters and/or retaining structures. Notwithstanding this, it is not anticipated that batters and/or retaining structures will exceed a height of 2m. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
	AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	Complies with AO1.2. Minor earthworks are proposed to enable construction of the new Cow Bay Primary Health Care Clinic. Where excavation/fill is proposed to be carried out on site, the required earthworks will be supported via the implementation of batters and/or retaining structures. Batters will be appropriately landscaped, where required to ensure no erosion and/or runoff impacts occur.

	<p>AO1.3</p> <p>Cuts are screened from view by the siting of the building/structure, wherever possible.</p>	<p>Complies with AO1.3.</p> <p>Buildings and structures will be appropriately sited and landscaped to ensure batters and/or retaining structures are appropriately screened from view.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
	<p>AO1.4</p> <p>Topsoil from the site is retained from cuttings and reused on benches/terraces.</p>	<p>Complies with AO1.4.</p> <p>Where appropriate, cut will be reused on site.</p>
	<p>AO1.5</p> <p>No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p>	<p>Complies with AO1.5.</p> <p>All batters and/or retaining structures are to be located away from property boundaries. It is noted that all proposed buildings/structures are to be setback approximately 16.5m from the front property boundary. No batters/retaining structures are proposed to be constructed within the front boundary setback area. All other boundary setback distances are significant (70m and/or greater).</p>
	<p>AO1.6</p> <p>Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>	<p>Complies with AO6.1.</p> <p>All batters will be suitably landscaped to ensure erosion and/or runoff impacts are mitigated.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>

Visual Impact and Site Stability		
PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m ² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more.	Complies with AO2.1. Lot 45 on RP739764 has a total area of approx. 9.9 Hectares. In considering this, it is submitted that associated earthworks, required to facilitate construction of the new Cow Bay Primary Health Care Clinic, will be minor in nature and therefore unlikely to exceed the maximum specified site coverage.
	AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.	Complies with AO2.2. All batters and/or retaining structures are to be located away from property boundaries. It is noted that all proposed buildings/structures are to be setback approximately 16.5m from the front property boundary. No batters/retaining structures are proposed to be constructed within the front boundary setback area. All other boundary setback distances are significant (70m and/or greater).
Flooding and drainage		
PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	AO3.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.	Complies with AO3.1. Proposed earthworks are required to ensure that no ponding of water occurs on site, as a result of development proposed. Excavation and/or fill is proposed to ensure water flows are directed away from buildings/structures.
	AO3.2	Complies with AO3.2. The flow of water is not expected to increase as a result of proposed earthworks. Where possible, flows

	<p>Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.</p>	<p>will be captured and directed away from proposed buildings and/or structures. All water captured on roof surfaces will be diverted into water storage tanks.</p>
	<p>AO3.3</p> <p>Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.</p>	<p>Complies with AO3.3.</p> <p>The volume of water is not expected to increase as a result of proposed earthworks. Where possible, flows will be captured and directed away from proposed buildings and/or structures. Water captured from the roof will be diverted into water storage tanks.</p>
	<p>AO3.4</p> <p>Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p>Complies with AO3.4.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
Water quality		
<p>PO4</p> <p>Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p>AO4</p> <p>Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.</p>	<p>Complies with AO4.</p> <p>Rogers Consulting Engineers were engaged to prepare a Stormwater Management Strategy for the proposed development (see Attachment 4). Details on how stormwater runoff will be appropriately managed, to achieve the specified design objectives, are provided within the Report. Stormwater infrastructure will be constructed in accordance with the relevant standards. It is submitted that the proposed stormwater management measures will help to maintain water quality.</p>
Infrastructure		

<p>PO5</p> <p>Excavation and filling does not impact on Public Utilities.</p>	<p>AO5</p> <p>Excavation and filling is clear of the zone of influence of public utilities.</p>	<p>AO5.</p> <p>The proposed development is to occur within a portion of the subject site that is undeveloped and is clear of vegetation. Additionally, it is noted that the site is currently not afforded with connections to any existing infrastructure services (apart from Telecommunication (Telstra)). Therefore, proposed earthworks are expected to be clear of the zone of influence of public utilities.</p>
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9.4.5 INFRASTRUCTURE WORKS CODE

Table 9.4.5.3.a – Infrastructure works code –assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not applicable. There are no existing pedestrian and/or cycle pathways within the locality. Provisions for pedestrian and/or cycle transport infrastructure is not considered to be applicable in this instance.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	Not applicable. Two new culvert crossovers are proposed to be constructed in order to provide access to the proposed development.
	AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: <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 	Not applicable. There are no existing pedestrian and/or cycle pathways within the locality.

	Development Manual and is not less than a 1.2 metre section.	
	AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: <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. 	Not applicable. There are no existing pedestrian and/or cycle pathways within the locality.
	AO1.5 Decks, verandas, 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.	Not applicable. No part of proposed development is likely be constructed within the road reserve. Buildings and/or structures are to be suitably setback from the front property boundary.
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.	AO2.1 Accessibility structures are not located within the road reserve.	Complies with AO2.1. The proposed design incorporates a number of accessibility features that enable/allow for people with disabilities to access/move safely across the site. All proposed accessibility structures are to be located within the subject site and not within the road reserve.
	AO2.2	Complies with AO2.1.

	Accessibility structures are designed in accordance with AS1428.3.	<p>The proposed design incorporates a number of accessibility features that will be constructed in accordance with the specified standards.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
	<p>AO2.3</p> <p>When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.</p>	<p>Not applicable.</p> <p>The use of existing buildings/structures is not proposed.</p>
Water supply		
<p>PO3</p> <p>An adequate, safe and reliable supply of potable, firefighting and general use water is provided.</p>	<p>AO3.1</p> <p>The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;</p> <p>or</p>	<p>Complies with AO3.2.</p> <p>Three (3) water storage tanks will be used to supply water for the proposed development. Two tanks will have a capacity to store up to 27,500L of water, while one will only have a 5,000L capacity.</p> <p>Vehicle access to watertanks will be maintained. Water may also be sourced from a bore, following further site assessment. Appropriate separation distances will be applied, should a bore be installed/used to service the proposed development.</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
	<p>AO3.2</p> <p>Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm</p>	

	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> .	Complies with AO4.2. ETS Geo Pty Ltd were engaged to undertake an onsite sewerage assessment, to assess the suitability of the proposed use/installation of an onsite effluent disposal system. Preferred wastewater treatment types, as well as the identification of land disposal areas, are detailed within the report prepared by ETS Geo, provided in Attachment 5. The report also confirms that the proposed effluent disposal system is likely to comply with all of the relevant standards. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse	AO5.1 A connection is provided from the premises to Council's drainage system; or	Complies with AO5.2, AO5.3, AO5.4, AO5.5 Rogers Consulting Engineers were engaged to prepare a Stormwater Management Strategy for the proposed development (see Attachment 4). Details on

<p>impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	<p>AO5.2</p> <p>An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</p>	<p>how stormwater runoff will be appropriately managed, to achieve the specified design objectives, are provided within the Report. Stormwater infrastructure will be constructed in accordance with the relevant standards. Proposed stormwater drainage is summarised as follows:</p> <ul style="list-style-type: none"> • Stormwater runoff from the west of the site will be captured by an open drain and diverted north to the table drain on the southern side of Tea Tree Road • New culverts will be installed at the two access crossings of the Tea Tree Road table drain. • All drainage from roof, pavement and carpark areas (landside) will be collected in underground pipes and discharged north to the table drain on the southern side of Tea Tree Road. • All drainage from roof, pavement and carpark areas (airside) will either be allowed to continue to flow eastwards or captured and diverted around structures before continuing eastwards. <p>Erosion and sediment control measures will be implemented to reduce impacts from runoff and/or sedimentation.</p>
	<p>AO5.3</p> <p>A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in 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 sulphate soil and management of nutrients of concern; (d) rainfall erosivity. 	
	<p>AO5.4</p> <p>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</p> <p>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>	Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
Non-tidal artificial waterways		
<p>PO6</p> <p>Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <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. 	<p>AO6.1</p> <p>Development involving non-tidal artificial waterways ensures:</p> <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 slow lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. 	<p>Not applicable.</p> <p>There are no non-tidal artificial waterways impacting the site.</p>
	<p>AO6.2</p> <p>Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; to avoid altering the natural hydro logic regime in acid sulphate soil and nutrient hazardous areas. 	<p>Not applicable.</p> <p>There are no non-tidal artificial waterways impacting the site.</p>

	<p>AO6.3</p> <p>Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p> <p>(a) there is sufficient flushing or a tidal range of >0.3 m; or any tidal flow alteration does not adversely impact on the tidal waterway; or there is no introduction of saltwater into freshwater environments.</p>	<p>Not applicable.</p> <p>There are no non-tidal artificial waterways impacting the site.</p>
	<p>AO6.4</p> <p>Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <p>(a) amenity (including aesthetics), landscaping or recreation; or</p> <p>(b) flood management, in accordance with a drainage catchment management plan; or</p> <p>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</p> <p>(d) aquatic habitat.</p>	<p>Not applicable.</p> <p>There are no non-tidal artificial waterways impacting the site.</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.	Not applicable. There are no non-tidal artificial waterways impacting the site.
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	Not applicable. There are no non-tidal artificial waterways impacting the site.
	AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	Not applicable. There are no non-tidal artificial waterways impacting the site.
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; is treated to:	A07.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; water quality objectives; best practice environmental management.	Complies with A07.1, A07.2. Gilboy Hydraulic Solutions were engaged to assess the suitability of the proposed wastewater management system. Details on wastewater types and treatment measures/methods are included in Attachment 6. Additionally, further advice was sought from ETS Geotechnical Pty Ltd, in relation to best

<ul style="list-style-type: none"> i. meet water quality objectives for its receiving waters; ii. avoid adverse impact on ecosystem health or waterway health; iii. maintain ecological processes, riparian vegetation and waterway integrity; iv. offset impacts on high ecological value waters. 	<p>AO7.2</p> <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; (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>practice wastewater management. Following a site and soil evaluation, it was determined that the onsite disposal/treatment of wastewater was considered to be acceptable and is not likely to result in environmental and/or amenity impacts.</p> <p>In summary, it is noted that individual all-purpose septic tanks will be implemented and will produce effluent quality to primary level treatment, which will then be disposed of in one single effluent zone – proposed to be constructed in accordance with ETS Onsite Sewerage Assessment Report Number GT22-430-002R, dated June 2023 (see Attachment 5).</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
	<p>AO7.3</p> <p>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>AO7.4</p> <p>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 sulphate 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 waste water ensures the flocculation and removal of any dissolved iron prior to release; visible iron floc is not present in any (iii) precipitated iron floc is contained and disposed of; (iv) wastewater and precipitates that cannot (v) be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method. 	<p>Not applicable.</p> <p>The proposed development is not within a coastal area.</p>
Electricity supply		
<p>PO8</p> <p>Development is provided with a source of power that will meet its energy needs.</p>	<p>AO8.1</p> <p>A connection is provided from the premises to the electricity distribution network;</p>	<p>Not applicable.</p> <p>The subject site is located north of the Daintree River and therefor different standards are applicable.</p>

	or	Notwithstanding this, it is noted that solar power will be used as the main source of energy. A suitably sized battery will be installed to store/distribute solar power. The installation of a back-up diesel generator is also proposed, and is to be used as an emergency power supply during times where the solar power is insufficient/unreliable.
	AO8.2 The premises are 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.	
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.	Not applicable. Pad-mount electricity infrastructure is not proposed.
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies with AO10 & AO11. The proposed development will be provided with connections to an existing telecommunications network. It is understood that there is an existing Telstra network available. The location of the existing Telstra network has been identified on the proposal plans provided in Attachment 7.
PO11	AO11	

Provision is made for future telecommunications services (e.g. fibre optic cable).	Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
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. 	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	Not applicable. The proposed development does not involve construction of a road.
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	Not applicable. The proposed development does not involve construction of a road.
	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.	Not applicable. The proposed development does not involve construction of a road.
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Complies with AO13. The proposed development has been appropriately designed so as to ensure that connections to the existing telecommunications network can be provided. No other infrastructure services exist within the locality. The proposed development will be

		serviced via on-site waste, water and power infrastructure provisions.
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;	Complies with AO14.1 and AO14.2. Culverts are proposed to be constructed in order to provide for access to the site/proposed development. Culverts have been appropriately designed to avoid existing public utility service infrastructure. Where damage to existing service infrastructure occurs as a result of development proposed, repairs will be carried out in accordance with the specified standards.
	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.	
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. 	Complies with AO15. Construction works will be carried out in accordance with the standards specified in AO15. More specifically, it is noted that where considered necessary, protective fencing will be installed around significant vegetation to ensure protection during the construction phase. Additionally, it is noted that the area within which the proposed development is to occur is predominantly clear of vegetation and therefore minimal damage to existing vegetation is anticipated. should pest species be detected on site – these will be removed from the site and appropriately disposed of.
PO16	AO16	Complies with AO16.

Existing infrastructure is not damaged by construction activities.	Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Where required, infrastructure repairs/alterations will be carried out in accordance with the specified standards. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	Complies with PO17. It is noted that there is a telecommunications service/network existing and located within the Tea Tree road reserve. Where upgrades to existing telecommunications infrastructure are required, compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
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 is protected; (c) the performance of the wastewater system is not put at risk.	AO18 No acceptable outcomes are prescribed.	Complies with PO18. Gilboy Hydraulic Solutions were engaged to assess the suitability of the proposed wastewater management system. Details on wastewater types and treatment measures/methods are included in Attachment 6. Additionally, further advice was sought from ETS Geotechnical Pty Ltd, in relation to best practice wastewater management. Following a site and soil evaluation, it was determined that the onsite disposal/treatment of wastewater was considered to

		<p>be acceptable and is not likely to result in environmental and/or amenity impacts.</p> <p>In summary, it is noted that individual all-purpose septic tanks will be implemented and will produce effluent quality to primary level treatment, which will then be disposed of in one single effluent zone – proposed to be constructed in accordance with ETS Onsite Sewerage Assessment Report Number GT22-430-002R, dated June 2023 (see Attachment 5).</p> <p>Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.</p>
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 hydrant 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.	Not applicable. The proposed development is not within an urban area and does not involve common access ways/common private titles.
	AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	Not applicable. The proposed development is not within an commercial/industrial area and does not involve common access ways/common private titles.

PO20	AO20	Not applicable.
Hydrants are suitable identified so that fire services can locate them at all hours.	No acceptable outcomes are prescribed.	The use of hydrants is not proposed, given that the site is located within the Conservation Zone and all firefighting provisions will be accommodated/provided for on-site. Notwithstanding this, suitable valves are to be fitted to water tanks proposed to be located on site and are likely to sufficient for firefighting purposes.

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

ISSUES	DESIGN OBJECTIVES
Drainage control (Temporary drainage works)	Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> (a) Disturbed open area for <12 months – 1 in 2-year ARI event; (b) Disturbed open area for 12-24 months – 1 in 5-year ARI event; (c) Disturbed open area for >24 months – 1 in 10-year ARI event. (d) Design capacity excludes minimum 150mm freeboard. (e) Temporary culvert crossing – minimum of 1 in 1-year ARI hydraulic capacity.
Erosion control (Erosion control measures)	<ul style="list-style-type: none"> (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.

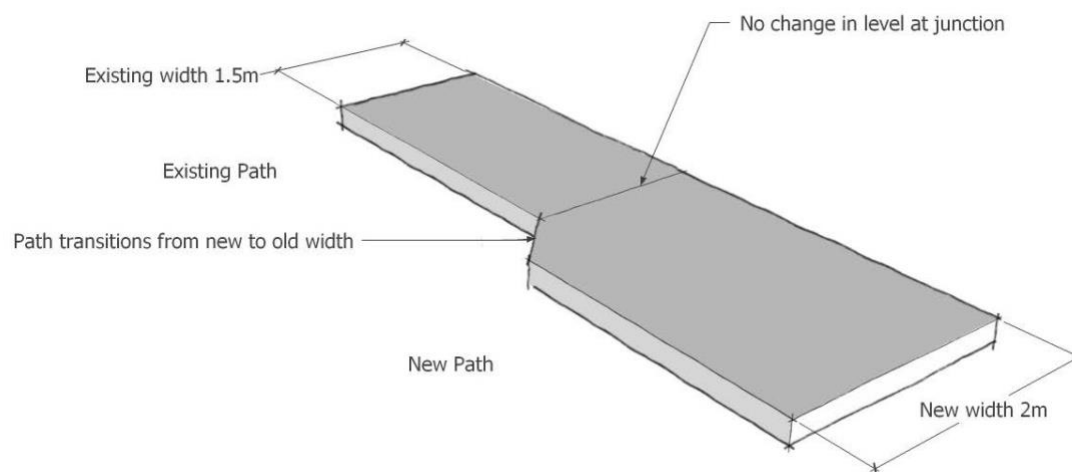
Sediment control measures (sediment control measures, design storm for sediment control basins, Sediment basin dewatering)	(a) Determine appropriate sediment control measures using: (i) potential soil loss rate; or (ii) monthly erosivity; or (iii) average monthly rainfall. (b) Collect and drain stormwater 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%receivingwater'sturbidity; (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. 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

Table 9.4.6.3.a – Landscaping code –assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Landscape design PO1 <p>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 	AO1 <p>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>Complies with AO1.</p> <p>Lot 45 on RP739764 is an existing lot. There are several buildings/structures existing within the subject lot. It is also noted that significant vegetation is established within areas, mostly along the southern and side property boundaries. Notwithstanding this, the proposed new Cow Bay Public Health Care Clinic will be constructed within a portion of the subject site that it predominantly clear of vegetation, adjacent to the primary/front (northern) property boundary. Landscaping is proposed, and will be appropriately located/established, to ensure compliance with the relevant standards is achieved.</p> <p>Compliance with the requirements of AO1 can be ensured through the imposition of appropriate condition(s) on the Development Permit.</p>

<p>glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety.</p>		
For assessable development		
<p>PO2</p> <p>Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p>AO2.1</p> <p>No acceptable outcomes are specified.</p>	<p>Complies with PO2.</p> <p>Proposed landscaping is expected to contribute to the streetscape and existing visual amenity. Native species will be used to ensure that landscaping value adds/complements vegetated areas, currently existing within the site.</p> <p>Compliance with the requirements of the Assessment Benchmark can be ensured through the imposition of appropriate condition(s) on the Development Permit.</p>
	<p>AO2.2</p>	<p>Not applicable.</p> <p>The subject site is not located within an urban area.</p>

	Tropical urbanism is incorporated into building design.	
PO3 Development provides landscaping that is, as far as practical, consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.	AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.	Complies with AO3.1. Any existing vegetation retained will be incorporated into on-site landscaping. It is noted that proposed development will likely result in the removal of/damage to some of the existing vegetation currently established around the perimeter of the proposed development. More specifically, it is noted that vegetation damage/removal is likely to occur/be required to facilitate construction of the helipad and or on-site effluent disposal. The anticipated vegetation removal is necessary in facilitating construction of the proposed development.
	AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.	Complies with AO3.2. Where appropriate, advanced species will be established within the site to replace any mature species removed during the construction phase. Compliance with the requirements of AO3.2 can be ensured through the imposition of appropriate condition(s) on the Development Permit.
	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.	Complies with AO3.3. Where possible, landscaping will complement the existing landscape character observed throughout the

		<p>locality – which comprises mostly of heavily vegetated/large allotments.</p> <p>Compliance with the requirements of AO3.3 can be ensured through the imposition of appropriate condition(s) on the Development Permit.</p>
	<p>AO3.4</p> <p>Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.</p>	<p>Not applicable.</p> <p>Street trees are not proposed/do not form part of this proposal.</p>
<p>PO4</p> <p>Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p>	<p>AO4</p> <p>Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>Complies with AO4.</p> <p>Compliance with the requirements can be ensured through the imposition of appropriate condition(s) on the Development Permit.</p>
<p>PO5</p> <p>Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.</p>	<p>AO5</p> <p>Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>Complies with AO5.</p> <p>Compliance with the requirements can be ensured through the imposition of appropriate condition(s) on the Development Permit.</p>
<p>PO6</p> <p>Landscaped areas are designed in order to allow for efficient maintenance.</p>	<p>AO6.1</p> <p>A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>Complies with AO6.1.</p> <p>Compliance with the requirements can be ensured through the imposition of appropriate condition(s) on the Development Permit.</p>
	<p>AO6.2</p> <p>Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE).</p>	<p>Complies with AO6.2.</p>

		Compliance with the requirements can be ensured through the imposition of appropriate condition(s) on the Development Permit.
PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.	AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.	Not applicable. No podium planting beds are proposed.
	AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	Complies with AO7.2. Compliance with the requirements can be ensured through the imposition of appropriate condition(s) on the Development Permit.
PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.	AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.	Complies with AO8. Landscaping provided as part of development proposed will not include declared pest species. Where pest species are identified on site, these will be appropriately removed and/or managed. Compliance with the requirements can be ensured through the imposition of appropriate condition(s) on the Development Permit.
PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	AO9 No acceptable outcomes are specified.	Complies with PO9. Landscaping provided as part of development proposed will not contribute to/promote criminal activity/anti social behaviour. Opportunities for passive surveillance will be maintained to allow for the proposed facilities to be used safely.

<p>PO10</p> <p>The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>AO10</p> <p>Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>Complies with AO10.</p> <p>Compliance with the requirements can be ensured through the imposition of appropriate condition(s) on the Development Permit.</p>
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9.4.9 VEGETATION MANAGEMENT CODE

Table 9.4.9.3.a – Vegetation management –assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
<p>PO1</p> <p>Vegetation is protected to ensure that:</p> <ul 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; (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>AO1.1</p> <p>Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over;</p> <p>Or</p> <p>AO1.2</p> <p>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</p> <p>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 <i>Land Protection (Pest and Stock Route Management) Act 2002</i>; or (b) vegetation identified within the local government's register of declared plants pursuant to the local government's local laws; or 	<p>Complies with PO1.</p> <p>Lot 45 on RP739764 is has a total area of approximately 9.9 Ha. While in some areas of the site, there is existing significant vegetation, it is noted that the majority of the site remains predominantly clear of vegetation.</p> <p>Proposed development is to be constructed within a portion of the site that is already relatively clear of vegetation. Notwithstanding this, proposed development will likely result in the removal of/damage to some existing vegetation.</p> <p>Vegetation damage is not expected to be significant – with the removal of only a handful of trees/shrubs proposed. In considering this, it is submitted that vegetation damage resulting from proposed development is not likely to</p>

	<p>(c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or</p> <p>(d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within three metres of an existing or approved structure, not including a boundary fence.</p> <p>Or</p> <p>AO1.4</p> <p>Vegetation damage that is reasonably necessary for carrying out work that is:</p> <p>(a) authorised or required under legislation or a local law;</p> <p>(b) specified in a notice served by the local government or another regulatory authority;</p> <p>or</p> <p>AO1.5</p> <p>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</p>	<p>impact on the existing character/amenity observed throughout the area.</p> <p>Vegetation damage/removal is proposed to support the necessary clearances required for aspects of development, such as the helipad and/or onsite effluent disposal. It is noted that the majority of existing vegetation will be retained. Vegetation proposed to be removed/damaged is not identified as being of environmental significance, pursuant to Council's overlay and/or State environmental mapping.</p>
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	<p>Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the <i>Vegetation Management Act 1999</i>;</p> <p>Or</p> <p>AO1.7</p> <p>Vegetation damage is essential to the maintenance of an existing fire break;</p> <p>Or</p> <p>AO1.8</p> <p>Vegetation damage is essential to prevent interference to overhead service cabling;</p> <p>Or</p> <p>AO1.9</p> <p>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> <p>AO1.10</p>	
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	Vegetation damage is undertaken in accordance with section 584 of the <i>Sustainable Planning Act 2009</i> .	
	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).	
	AO1.12 Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.	
PO2 Vegetation damaged on a lot does not result in a nuisance	AO2.1 Damaged vegetation is removed and disposed of at an approved site; Or AO2.2 Damaged vegetation is mulched or chipped if used onsite.	Complies with AO2.1 and AO2.2. Where required, damaged vegetation will be appropriately transported off-site and disposed of at an approved location. Alternatively, it is noted that where relevant, damaged vegetation will be mulched and used on site. Compliance with the requirements of this Assessment Benchmark can be ensured through the imposition of a Condition within the Development Permit.
For assessable development		
PO3	AO3	No applicable.

Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values.	No acceptable outcomes are prescribed.	The subject site is not identified as being impacted by the places of significance overlay.
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5.8. COUNCIL LANDOWNER CONSENT - 69 TEA TREE RD DIWAN - COW BAY PRIMARY HEALTH CARE CENTRE

REPORT AUTHOR	Sara Roberts, Team Leader Property Services
MANAGER	Lisa Golding, Manager People and Community Services
DEPARTMENT	People and Community Services

RECOMMENDATION

That Council:

- 1. Provides landowner consent for any development applications associated with a Material Change of Use (Health Care Services with ancillary staff accommodation and helipad) for the Cow Bay Primary Health Care Centre;**
- 2. Consents to the development application, once submitted, being determined by delegated authority; and**
- 3. Delegates authority to the Chief Executive Officer under s257 of the *Local Government Act 2009* to finalise all matters in relation to the above.**

EXECUTIVE SUMMARY

Representatives from Queensland Health have advised Council staff that they are finalising plans for development applications associated with the new Cow Bay Primary Health Care Centre. While the matter of the land tenure is being resolved, it is recommended that Council provide consent as the landowner to Queensland Health for any development applications required to facilitate the progression of the project.

Further, the recommendation to Council confirms the ability for the Chief Executive Officer to determine the development application by delegated authority which is consistent with the existing exercise of powers delegated to the Chief Executive Officer under the Delegations Register.

BACKGROUND

On 28 June 2022, the former Minister for Health and Ambulance Services, the Honourable Yvette D'Ath, announced the construction of a new \$14.8 million dollar Cow Bay Primary Health Centre. Council officers have subsequently met with representatives from Queensland Health on multiple occasions to discuss the project.

At the Ordinary Council Meeting on 23 January 2023, Council unanimously resolved to provide in-principle support for the investigation into the transfer of a parcel of land for the construction of the new health facility. Councillors were briefed at a workshop on 16 May 2023 of the proposed architectural and concept plans.

COMMENTS

Queensland Health have indicated their intent to purchase the land from Council on which the new facility will be built. By providing landowner consent to progress the development applications at this stage, construction will be able to commence at the earliest possible time.

In relation to assessment of the proposal under the Planning Scheme, the Material Change of Use for Health Care Services is code assessable development and can be approved under existing delegation arrangements. It is not yet clear how Queensland Health will proceed with the acquisition of the land. However, should they opt to submit a Reconfiguration of a Lot application, the above recommendation would allow the Chief Executive Officer to approve the application without the need for a further Council resolution.

PROPOSAL

That Council:

1. Provides landowner consent for any development applications associated with a Material Change of Use (Health Care Services and ancillary staff accommodation and helipad) for the Cow Bay Primary Health Care Centre;
2. Consents to the development application, once submitted, being determined by delegated authority; and
3. Delegates authority to the Chief Executive Officer under s257 of the *Local Government Act 2009* to finalise all matters in relation to the above.

FINANCIAL/RESOURCE IMPLICATIONS

There are no financial implications for Council in providing consent or approving the development applications under delegated authority.

RISK MANAGEMENT IMPLICATIONS

The risk of not providing consent may result in delays in the construction of the facility, particularly factoring in the high rainfall received and associated challenges of conducting operational and building works in the Diwan area.

SUSTAINABILITY IMPLICATIONS

- | | |
|-----------------------|--|
| Economic: | While the awarding of tenders for construction will be at the discretion of Queensland Health, there may be opportunities for local contractors to be employed as part of the project. |
| Environmental: | To reduce the impact of erosion of the site, earthworks should ideally commence before the wet season. The recommendation will improve the opportunity for this to occur. |
| Social: | By providing consent and streamlining the approval process, it will provide some assurance to the community north of the Daintree River of continued and improved health services in the area. |

CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE

This report has been prepared in accordance with the following:

Corporate Plan 2019-2024 Initiatives:

Theme 4 - Inclusive Engagement, Planning and Partnerships

In delivering for our communities, economy and environment, Douglas Shire will ensure open and transparent engagement and communication. We will develop robust strategic plans and we will partner with our community and key stakeholders.

Goal 3 - *We will recognise the critical role that our partners play in planning and delivering vital programs and services.*

Operational Plan 2022-2023 Actions:

New project arisen during the financial year.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

Custodian	Council owns and manages infrastructure, facilities, reserves, resources and natural areas. In fulfilling its role as custodian, Council will be mindful of the community, the economy, the environment, and good governance.
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CONSULTATION

Internal:	Planning Councillor Workshop held 16 May 2023
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External:	Queensland Health
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COMMUNITY ENGAGEMENT

Nil

ATTACHMENTS

Nil