PLANZ Town Planning

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07 4041 0445
info@planztp.com

97 Anderson Street
Manunda QLD 4870
planztp.com
ABN 83 128 085 870

10 February 2023

Our ref: P82301

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

Attention: Daniel Lamond

Dear Daniel

Material Change of Use – Air Services (Helipad) and Caretaker's Accommodation
35-39 Port Street, Port Douglas described as Lot 11 on SP273000 (access via Easement C on 273000)

I am pleased to lodge this application for a Material Change of Use for Air Services (Helipad) and Caretaker's Accommodation located at 35-39 Port Street, Port Douglas over Lot 11 on SP273000 with access via Easement C on 273000.

The application does not require referral to SARA. The relevant information for the application is:

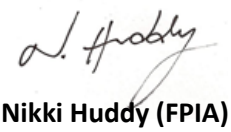
Applicant: Morris Aviation Australia
c/- Planz Town Planning

Mailing address: PO Box 181
Edge Hill Qld 4870

Landowner: Marano Enterprises (Miallo) Pty Ltd as Trustee for the Marano Family Unit Trust

If you require any further information, please call me.

Yours faithfully,



Nikki Huddy (FPIA)
Registered Planner

Att:

1. DA Form 1
2. Landowner's Consent and SARA Prelodgement advice
3. Planning Report
4. Proposal Plans
5. Noise Report May 2022 and Noise Report March 2022
6. Biotropica Environmental Constraints Report Jan 21 and Resurvey Report Sept 2022

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*)	Morris Aviation Australia
Contact name *(only applicable for companies)*	c-/ Planz Town Planning Pty Ltd
Postal address *(P.O. Box or street address)*	PO Box 181
Suburb	Edge Hill
State	QLD
Postcode	4870
Country	Australia
Contact number	07 4041 0445
Email address *(non-mandatory)*	info@planztp.com
Mobile number *(non-mandatory)*	0447 323 384
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	P82301

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
		35-39	Port Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4877	11	SP273000	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		23-33	Port Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
		C	SP273000	Douglas Shire Council

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

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

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

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

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

Name of water body, watercourse or aquifer:	Dickson Inlet

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

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

☐ In a tidal area

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

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

Name of airport:	

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

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

☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Air service (2 helipads, hangar, reception/office) with access via Lot C on SP273000

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)*:

Ancillary Caretaker's Accommodation (self-assessable) on the same Lot as the Air Service

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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
2 x Helipads, hangar, reception/office	Air services		548m^2
Caretaker's accommodation	Caretaker's accommodation		58m^2

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☒ No

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13))*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*		
☐ Yes – specify number of new lots:		
☐ No		
14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*		
$		

PART 4 – ASSESSMENT MANAGER DETAILS

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

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

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

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

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

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

☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☒ Yes – referral response(s) received and listed below are attached to this development application
☐ No

Referral requirement	Referral agency	Date of referral response
2210-31726 SPL State code 11: Removal, destruction or damage of marine plants	SARA / Fisheries	8 February 2023

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable).*

No referral required.

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☐ I agree to receive an information request if determined necessary for this development application
☒ I do not agree to accept an information request for this development application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 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
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*		
☐ Yes – a copy of the receipted QLeave form is attached to this development application ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid ☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
☐ Yes – show cause or enforcement notice is attached ☒ No

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?			
☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below ☒ No ***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a **hazardous chemical facility**?			
☐ Yes – *Form 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 Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from https://planning.dsdmip.qld.gov.au/. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000?*

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

***Note**: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.*

Quarry materials from land under tidal waters

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

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

***Note**: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.*

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No

***Note**: See guidance materials at www.dnrme.qld.gov.au for further information.*

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.des.qld.gov.au for further information.*

Queensland and local heritage places

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

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

***Note**: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:		Place ID:	

Brothels

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

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

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

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

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

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation
23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?
☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered ☒ No ***Note**: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.*

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (*see 21*)	☐ Yes ☒ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

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

Date received: | Reference number(s):

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

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Queensland Government

SARA reference: 2210-31726 SPL
Applicant reference: P82169
Council reference: MCUI 2021_4231

8 February 2023

Planz Town Planning
PO Box 181
EDGE HILL QLD 4870
nikki.huddy@planztp.com

Attention: Nikki Huddy

Dear Sir / Madam

SARA Pre-lodgement advice - 35-39 Port Street, Port Douglas - Air Service (Helipad) and Caretaker's Accommodation

I refer to your pre-lodgement request received on 1 December 2022 in which you sought further pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA and supersedes the notice given on 8 November 2022.

SARA's understanding of the project

The applicant has lodged development application with Douglas Shire Council for Material Change of Use for Air Service (Helipad) and Caretaker's Accommodation. The applicant is seeking to clarify if referral is required to SARA for marine plants.

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request.

Drawing/report title	Prepared by	Date
Environmental Constraints Report Lot 11 SP273000 January 2022	Biotropica	19 January 2022
Site Re-survey September 2022	Biotropica	4 October 2022
Plan of Identification Survey of Lot	RPS	29 August 2022

Far North Queensland regional office
Ground Floor, Cnr Grafton and Hartley Street, Cairns
PO Box 2358, Cairns QLD 4870

11 on SP273000		
Identification Survey of Part of Lot 11 on SP273000	RPS	29 September 2022
Memorandum - Marine Plant Survey – Port Douglas	Biotropica	2 December 2022
Site Re-survey September 2022	Biotropica	Updated 31 January 2022

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

Key matters and action items	
1.	**Marine plants** SARA has carried out a review of the additional information provided on 2 December 2022 and 1 February 2022 and advises that there are no impacts on matters of interest to the state (marine plants) for this proposal. The development application **would not require assessment by SARA** as either the assessment manager or a referral agency.

This advice outlines aspects of the proposed development that are relevant from the jurisdiction of SARA. This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal if a referral is lodged.

If you require further information please contact Tony Croke, Principal Planner, on 40373205 or via email CairnsSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Brett Nancarrow
Manager (Planning)

Proposal:	Material Change of Use for Air Service (Helipad) and Caretaker's Accommodation
Street address:	35-39 Port Street, Port Douglas
Real property description:	
SARA role:	Referral agency

Assessment Manager:	
Assessment criteria:	State Development Assessment Provisions (SDAP): • State code 11: Removal, destruction or damage of marine plants
Existing use:	Vacant Land
Relevant site history:	-

Nikki Huddy | Planz

From: Tony Croke <Tony.Croke@dsdilgp.qld.gov.au>
Sent: Friday, 10 February 2023 11:28 AM
To: Nikki Huddy | Planz
Subject: 2302-33274 SPL - Request for Pre-lodgement Advice - Air Service and Caretaker's Accommodation - 35 - 39 Port Street, Port Douglas

Nikki

Thank you for your request for pre-lodgement advice on 9 February 2023.

No new information has been provided to the State Assessment and Referral Agency (SARA) in the request. As such the pre-lodgement advice given on 8 February 2023 still applies. That is SARA advised that, based on the information you provided, there are currently no impacts on matters of interest to the state (marine plants) for this proposal. The development application would not require assessment by SARA as either the assessment manager or a referral agency.

That advice was provided in good faith and was:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

I trust that this assists.

Kind regards

Queensland Government

Tony Croke
Principal Planner
Planning and Development Services
Far North Queensland
Department of State Development, Infrastructure,
Local Government and Planning
*Microsoft teams – **meet now***

P 07 4037 3205

E CairnsSARA@dsdilgp.qld.gov.au
Ground Floor, Ports North Building
Corner of Hartley and Grafton Street, Cairns QLD 4870
PO Box 2358, Cairns QLD 4870

statedevelopment.qld.gov.au

Consent to the making of a development application under the *Planning Act 2016*

I / we:

On behalf of:	Marano Enterprises (Miallo) Pty Ltd as Trustee for the Marano Family Unit Trust
Of premises identified as: Insert street address	35-39 Port Street, Port Douglas
Described as: Insert Real Property Description	Lot 11 on SP273000 Easement C on SP273000 (Access)
Consent to Planz Town Planning making an application for:	Material Change of Use for Air Services (Helicopter Services) and Caretaker's Accommodation

J. Marano — 24-06-21

*[Signature of Owner / (Director**) / Body Corporate**]* *[Date]*

** If signing on behalf of Company or Body Corporate - insert name of Company or Body Corporate

J. Marano — 24-06-21

[Signature of Owner (Director) / Body Corporate] *[Date]*

** If signing on behalf of Company or Body Corporate - insert name of Company or Body Corporate

****Guide – To determine who is the owner of the land**

Landowner: The Person, Company, or Body Corporate shown on the rates notice or lease documents.

When there are multiple owners: The consent of each owner must be obtained.

When there are multiple lots: The consent of each of those landowners is required.

When the owner is a company: The company must consent to the application in accordance with Section 127 of The Corporations Act 2001

Easements: The consent of easement owners is not always required. This is considered on an application by application basis.

Leases: If the land leased to you from someone else, Council or State, the lessors (not you) of the land must give the owner's consent.

State owned land: If the land is state-owned land that is leased or subleased, The State as the lessor of the land must give owner's consent

Power of attorney: If power of attorney has been granted authorising another person to sign on the owner's behalf, a certified copy of the power of attorney is required to accompany the consent.

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE
AIR SERVICES (HELIPAD) AND CARETAKER'S ACCOMMODATION
LOT 11 SP273000 & EASEMENT C SP273000

9 FEBRUARY 2023

PREPARED BY

PLANZ TOWN PLANNING PTY LTD

on behalf of

MORRIS AVIATION AUSTRALIA

CREATING GREAT PLACES FOR PEOPLE

Contents

Application Summary

Application details	
Proposal	Air Services and Caretaker's Accommodation
Applicant	Morris Aviation Australia
Property Owner	Marano Enterprises (Miallo) Pty Ltd as Trustee for the Marano Family Unit Trust
Address	35-39 Port Street, Port Douglas
Real Property Description	Lot 11 SP273000 Easement C SP273000 (Access)
Lot Size	Lot 11 4,915m^2 Easement C 1,568m^2
Zone	Industry
Current Use	Vacant
Level of Assessment	Impact
Referral Triggers	Not required

1 PROPOSED DEVELOPMENT

1.1 Nature of the Proposal

This application for a Development Permit for a Material Change of Use – *Air Services (Helipad)* and *Caretaker's Accommodation* on Lot 11 SP273000 at 35-39 Port Street, Port Douglas with access via Easement C SP273000. The 4,915m^2 site is located in the Industry zone and the use of Air Services is Impact Assessable development. The Caretaker's Accommodation is Accepted development subject to requirements.

The uses of Air Services and Caretaker's Accommodation are defined as:

> ***Air Services**: Premises used for any of the following:*
> *(a) the arrival and departure of aircraft;*
> *(b) the housing, servicing, refuelling, maintenance and repair of aircraft;*
> *(c) the assembly and dispersal of passengers or goods on or from an aircraft;*
> *(d) any ancillary activities directly serving the needs of passengers and visitors to the use;*
> *(e) associated training and education facilities;*
> *(f) aviation facilities*
> *The use includes Airport, airstrip, helipad, public or private airfield.*
>
> ***Caretaker's Accommodation**: A dwelling provided for a caretaker of a non-residential use on the same premises.*

Specifically, the applicant proposes to develop an Aviation Facility at the subject site for the purpose of providing passenger transport including connections from the Cairns Airport to support the local tourism sector. Associated uses including medical transfers, aerial firefighting and search and rescue operations will also be undertaken on an as required basis. The proposed development will comprise of the following:

- 2 Helipads
- Hangar (448m^2)
- Office (100m^2)
- Caretaker's Accommodation (58m^2)
- Aviation refuelling tanks (2 x 5000L)
- 9 Parking Spaces (includes Caretaker)
- 2 Bus Set Down spaces
- 12.32% Site Coverage
- 39.91% Landscaped area

Council is requested to approve the application subject to reasonable conditions. Key points demonstrating that the proposal meets the requirements of the Planning Scheme are summarised below:

Noise testing of helicopter movements was undertaken by Renzo Tonin, using a similar assessment methodology outlined in a recent judgement from the Planning and Environment Court [Court Reference: No. 34 of 2021, dated 28 February 2022, Mission Beach].

Renzo Tonin found helicopter noise measurements indicate up to one (1) Airbus H130 and up to one (1) Robinson R44 helicopter may land and take off each hour between the hours of 8am to 6pm. Alternatively, up to three (3) Robinson R44 helicopters may land and take off each hour between the hours of 8am to 6pm.

The proposed development is of an appropriate scale and can be managed so that it advances the purpose of the planning scheme and supports the achievement of the Strategic Framework, in particular:

- The proposed development aligns with the strategic intent for future Industry areas is to be locate in Mossman, with Port Douglas being primarily for tourism industries.
- ***3.4.2* Element – *Urban settlement***
  (1) The urban area is intended to include residential areas, business areas, community and recreational facilities and other services and facilities necessary to provide for the Shire's urban population.
- ***3.4.3* Element – *Activity centres***
  - ***3.4.3.1 Specific outcomes***
    (9) Community services and facilities are provided close to the communities they serve and public transport routes.
- ***3.4.4* Element – *Industry areas and activities***
  (1) Growth in manufacturing, property and business services and transport and storage will continue to contribute to Douglas Shire's economy. The infrastructure required to support industry and business development will continue to be planned and provided.
  (2) Any future expansion of industry is encouraged in Mossman rather than Port Douglas having regard to the high demand for land for tourism and residential purposes at Port Douglas and the role of Mossman as a commercial centre.
  - ***3.4.4.1 Specific outcomes***
    (1) Sufficient land and infrastructure is supplied in Industry areas such as Craiglie and Mossman South to accommodate new and expanding enterprises.
- **3.5.6 Element – Air and acoustic protection and hazardous materials**
  (1) Other than the Mossman Sugar Mill and some of the marine industries in Dickson Inlet at Port Douglas, there are no areas of land devoted to the heavier forms of industry that would generate significant air or acoustic problems. As a result, it is possible that new industrial development may *present* future challenges. The key management approach in planning is to separate sensitive land

uses from generators of nuisance. Given the historical development of the Shire (i.e. the Mossman sugar mill and port industries), this is not always practical and mitigation measures need to be implemented as an alternative.

- 3.5.6.1 Specific outcomes

  (1) The air and acoustic environment and hazardous materials are carefully managed to maintain the health and well-being of the community and the natural environment.
  (2) Industries that have the potential to cause greater air and acoustic impacts and/or that include hazardous materials are separated from sensitive land uses.
  (3) New noisy recreational activities such as major motorsport activities are not likely to be compatible with the amenity of the Shire. Impacts on sensitive receiving environments, including environmental habitats is to be avoided.

The proposed development:

- contributes to the range of industrial and tourist uses to support the economy of Port Douglas and the greater region
- can operate without alteration to the landscape
- avoids areas containing matters of state environmental significance
- has sufficient vehicle parking on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, residents and short-term delivery vehicles
- has been designed to minimise or avoid adverse impact on amenity of adjacent and surrounding land, or environmental harm through location, design and operation

Figure 1: Site location

Figure 2: DSC zone mapping

1.2 Proposed operation

The site will be used by Nautilus Aviation. The proposed development will provide a facility that can store and refuel helicopters, lounge / waiting area for passengers and onsite security via the Caretaker's accommodation.

For safety reasons aircraft, including helicopters take off and land into the wind. Prevailing winds are from the south-east and accordingly the typical take-off flight path over the sewerage treatment plant. When the wind is from the north, the flight path for landing is typically over the Inlet. A typical helicopter tour provides sightseeing over the Great Barrier Reef, the Daintree National Park, and rainforest covered peaks (**figure 3**).

There will be 4 staff onsite (2 pilots and 2 administration) that will facilitate the operation of the helicopters in accordance with the *Noise Testing Report* by Renzo Tonin & Associates (13 July 2022) which finds that:

- *one (1) Airbus H130 and up to one (1) Robinson R44 helicopter may land and take off each hour between the hours of 8am to 6pm.*

- *Alternatively, up to three (3) Robinson R44 helicopters may land and take off each hour between the hours of 8am to 6pm".*

** other flights for safety and emergencies may occur as required.

All flights are pre-booked and the maintenance and repair of the helicopters will be undertaken offsite.

There will be 2 x 5000L storage tanks for the storage of Aviation Fuel located on the northern side of the hangar which will be bunded and roofed. The hangar will store the 2 helicopters overnight, and if required an emergency helicopter will be stored on the helipad which will only operate in an emergency situation.

The applicant provides 1 bus for pickup/drop-off services that transfer guests to and from the proposed site (including from/to Cairns Airport) and provides parking onsite for self-drive guests.

There is a long history of helicopter flights from the general locality (including the Sheraton and the Marina) the site is an appropriate location for the use. The applicant has a well-established business and a very good understanding of the weather conditions, flight paths, operating hours. The development is not anticipated to have any change on the social or environmental impacts in the locality. The site:

- Will continue to be operated in a manner that is compatible with the Port Douglas Community
- Will not result in unacceptable impacts on the amenity and tranquillity of Port Douglas
- Will not pose risks associated with proposed on site fuel storage arrangements – noting that the adjoining site is a service station also storing fuel
- Will be consistent with the Region's existing aviation facilities.

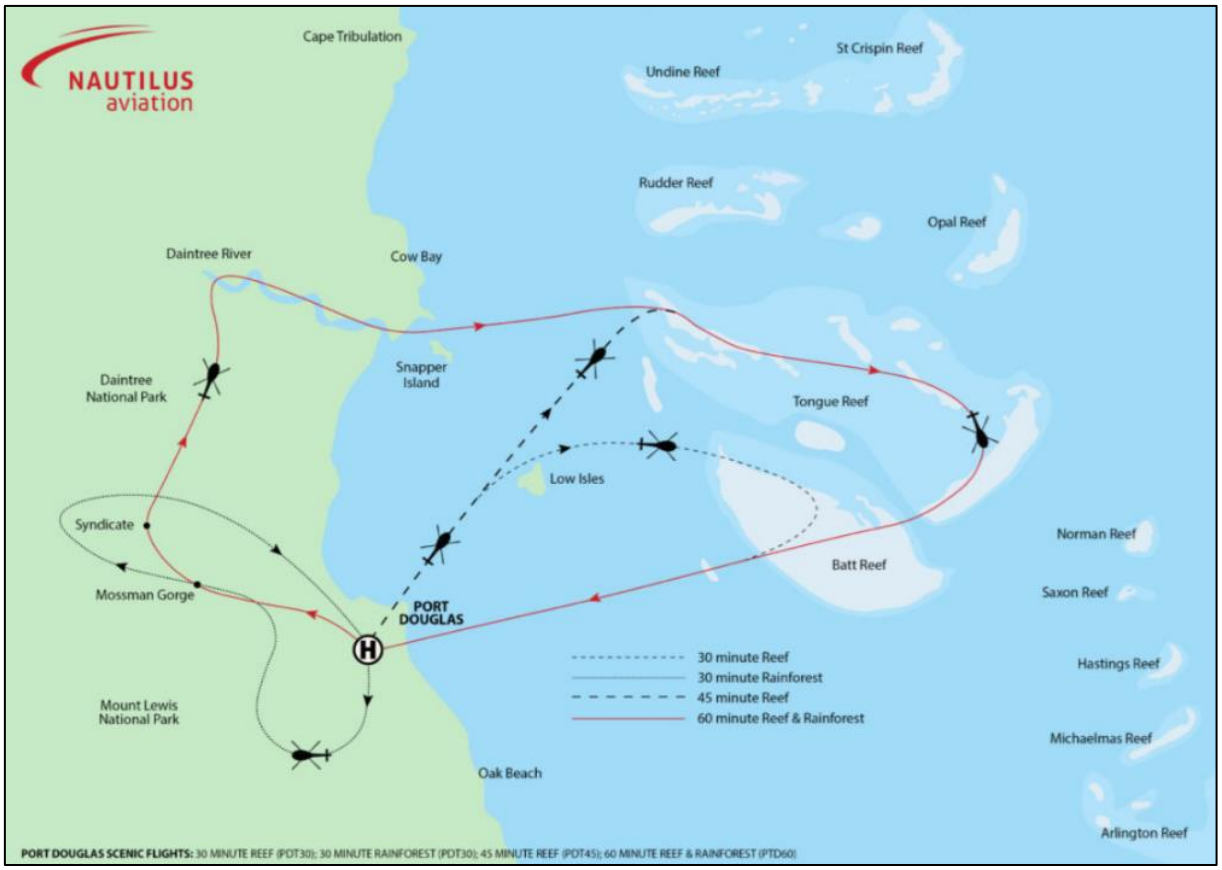


Figure 3: Current tours out of Port Douglas

1.3 The Site

The 4,915m^2 site is located is located in Port Douglas approximately 1km to the south of Macrossan Street (**figure 4**) and 1.4km north of the Sheraton Helipad. The site was established as a refuelling depot circa 1980, to service the marina that was developing at the same time (**photo 1**).

The site has been clear of vegetation since the 1980s and is accessed from Port Street which services adjoining Lot 12 SP273000 to the south through Marano's Fuel Station which was established in early 2000 (**photos 2 and 3**). The site is separated from Dickson Inlet to the west by Lot 3 SP262338 which has a pontoon for boats (**figure 5**).

The helipad is located a minimum of 240m from the nearest sensitive land uses (located in Port Street), which is similar to the current site at the Sheraton, where the helipad is located 270m from the nearest sensitive land use.

A ground survey was conducted by *Biotropica Australia* in December 2021 which aimed to identify and classify any environmental matters present. The *Environmental Constraints Report (**Appendix 4**)*

report concludes that there are no ecological values on Lot 11SP273000. However, to remove any doubt about the boundaries to the property and the site was surveyed in August 2022 and with the site's boundary pegs in place, a *Biotropica* botanist re-visited in September 2022 and confirmed that no marine plants are present. The final report (January 31st, 2023 **Appendix 4**) to the original re-survey report and provides additional detail on the grasses that were present in September 2022.

The site is raised above the adjacent water and vegetation by approximately 4-5m using compacted, engineered fill. Vegetation on the site is mostly low groundcover dominated by exotic species, with the remainder of the site composed of bare earth/ gravel. There is no important habitat for native fauna species due to the lack of native woody vegetation and the absence of sand / mud wading bird habitat. The site does not provide suitable habitat for protected fauna or flora species.

All other vegetation on Lot 11 is comprised of exotic species and there are no marine plants present. A number of exotic grasses are present on the Lot and its immediate surrounds. Apart from the very tall-growing Guinea grass (Megathyrsus maximus var. maximus), the other exotic and naturalised grasses present include Rhodes grass (Chloris gayana*), crows-foot grass (Eleusine indica*), couch grass (Cynodon dactylon), sour grass (Paspalum conjugatum*), carpet grass (Axonopus compressus) and awn-less barnyard grass (Echinochloa colona).

The following was also noted:

- listed weed species *Sphagneticola trilobata* (Singapore daisy) was recorded within the site and care must be taken to ensure that the distribution of this species is not increased as a result of the proposed works;
- care should be taken to ensure that stormwater and any potential spills are treated appropriately so that the water quality in the adjacent watercourses and mangroves is not affected.

The following recommendation is proposed to be conditioned appropriately:

- listed weed species Sphagneticola *trilobata* (Singapore daisy) was recorded within the site and care must be taken to ensure that the distribution of this species is not increased as a result of the proposed works.

Photo 1: Aerial image of Port Douglas in 1981 – Site location

Photo 2: Adjoining site - Marano's Fuel

Photo 3: Adjoining site - Marano's Fuel

Figure 4: Site location relative to Port Douglas Centre

Figure 5: Access to Lot 11 SP2730000 via Easement C SP273000

2 NOISE TESTING

2.1 Context

Renzo Tonin & Associates prepared a noise impact assessment for the proposed HLS (QC416-01F02 Noise Report (r2)) dated 14th March 2022 using a similar assessment methodology outlined in a recent judgement from the Planning and Environment Court [Court Reference: No. 34 of 2021, dated 28 February 2022, Mission Beach]. However as the noise testing was undertaken on Tuesday 28th September 2021, before the Mission Beach Court Decision, supplementary noise testing of helicopter movements at the proposed Helicopter Landing Site (HLS) was undertaken on Tuesday 17th May 2022 to provide certainty to all parties of the outcomes of the noise testing. **Appendix 3** contains the two *Noise Testing Reports* by Renzo Tonin & Associates.

2.2 Conditions to include in any approval

The validity of the study and its conclusions depend on an adherence of the operational parameters of the *Noise Reports*. It is therefore considered appropriate to set the following conditions for the use of the proposed facility having regard to the Renzo Tonin Noise Report (QC416-01F02 Noise Report (r2) page iv) and similar conditions imposed on the Air Services (Helicopter Facility) that was approved in the recent judgement from the Planning and Environment Court [Court Reference: No. 34 of 2021, dated 28 February 2022, Mission Beach]:

Hours of Operation and Maximum Flight Movements

a. The hours of operation (including the take-off, flight and landing of helicopters) are limited to 8:00am – 6:00pm.
b. The maximum number of helicopter movements must comply with section 6.3 of the Noise Testing Report, as follows:
   i. Robinson 44:
      - up to three (3) take offs per hour and up to three (3) landings per hour, and Idle for 120 seconds at flat pitch idle.
   ii. Airbus H130 (also identified as an Eurocopter EC130B4 & T2 helicopter) and Robinson 44:
      - up to one (1) take off per hour (for each helicopter type) and up to one (1) landing per hour (for each helicopter type), and Idle for 120 seconds at flat pitch idle.

Helipad Take Off and Landing

a. Operating of the landing site is to be operated as a "one way" pad in accordance with approved plan – Indicative Flight Paths.

b. The applicant/owner must ensure that the place of take-off and landing meets the Standards in the Civil Aviation Advisory Publication CAAP 92-2(2) dated February 2014.
c. Landing and take-off must be undertaken in accordance with section 4.3 Noise Testing Report.

Helicopter Operations – Flight Path

a. Helicopter movements to the site must approach from the south-west in accordance with the approved plan - Indicative Flight Paths.
b. Helicopter movements from the site must depart to the south south-west in accordance with the approved plan - Indicative Flight Paths.

Helicopter Operations – Type of Helicopters

The applicant must ensure that the only helicopters taking off and landing at the site are:

a. Airbus H130 (also identified as an Eurocopter EC130B4 & T2 helicopter);
b. Robinson 44; or
c. Other type/model of helicopters with certified lower noise levels.

Noise

a. The applicant/owner is to ensure that noise (other than noise arising from the take-off, flight or landing of helicopters) must not emanate from the site to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regards to the provision of the Environmental Protection Act 1994, Environmental Protection Regulations 2019 and Environmental Protection (Noise) Policy 2019.
b. Noise arising from take-off, flight or landing of helicopters on the site must comply with the noise level criteria specified in section 3 of the Noise Testing Report.

General

1. All on-site helicopter activities including ground running of aircraft shall occur only between the hours of 7am to 7pm;
2. Pilots shall adhere to the recommendations contained within the Fly Neighborly Guide and employ all noise abatement recommendations specific to the Airbus H130 and Robinson 44 helicopters; and
3. Landing and Departure approaches follow the path generally shown in drawing 21-055 WD01 Issue D Locality Plan & Indicative Flight Paths (**figure 6**).

Figure 6: Landing and Departure approaches follow the path generally shown in drawing 21-055 WD01 Issue D Locality Plan & Indicative Flight Paths

3 PLANNING CONSIDERATIONS

3.1 State Interest

The Planning Regulations and State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment (**figures 7a & 7b**). The site is mapped as having the Coastal protection state interests. Referral is not required for this application, as the proposed development does not involve operational work that requires excavation and fill to exceed 1,000m^3, and does not involve building work that increases the total gross floor area on the premise by 1,000m^2. A referral trigger for Marine Plants also applies, however pre-lodgement advice from SARA confirms referral is not required as there are no marine plants on the site.

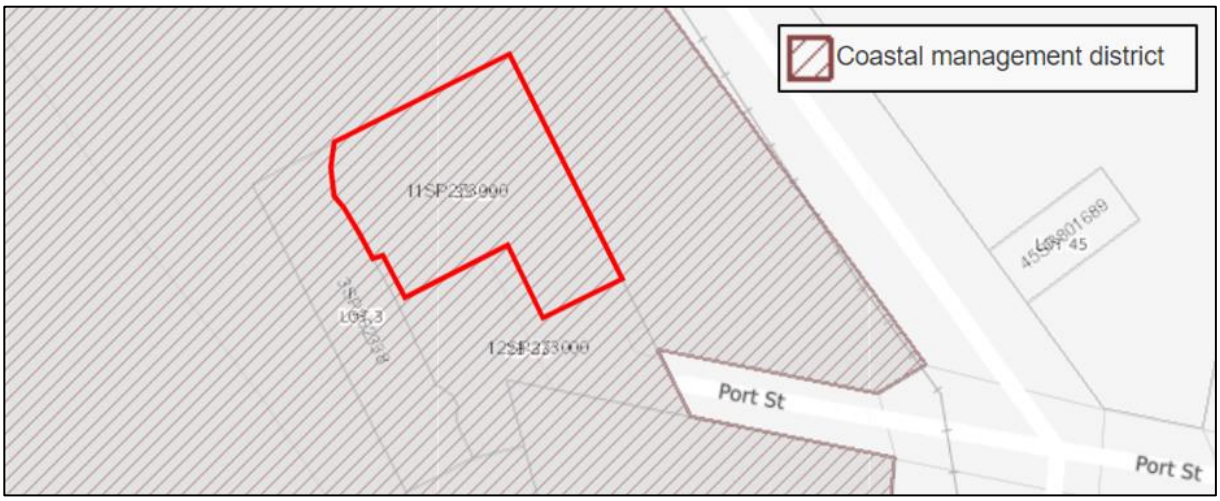


Figure 7a: SARA DA Mapping

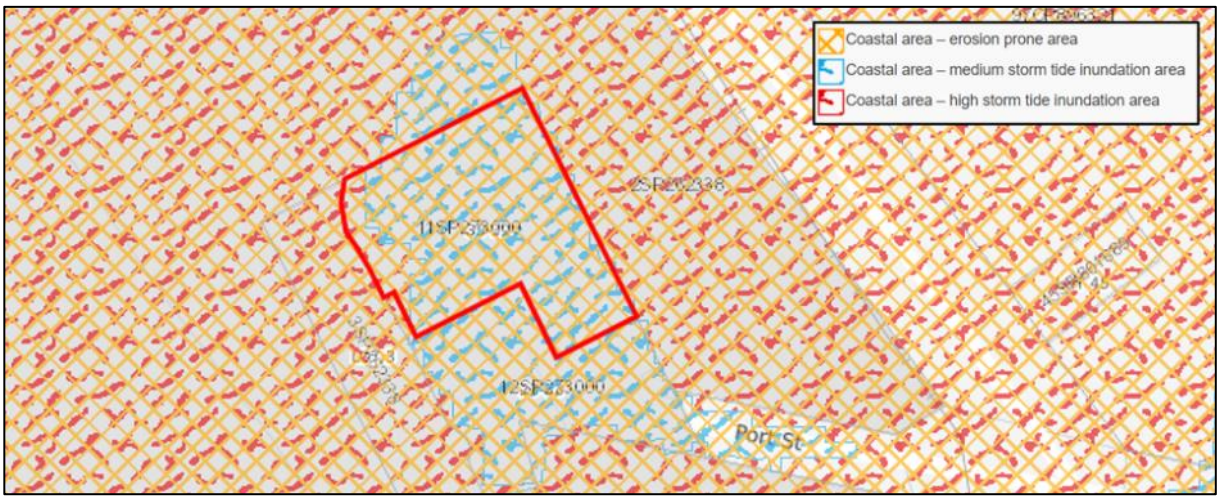


Figure 7b: SARA DA Mapping

3.2 Matters of State Environmental Significance

The site is mapped as having Category R and Category X vegetation (**Figure 8a**). Category X vegetation areas, these are areas not generally regulated by the vegetation management laws. Category R

vegetation is native woody vegetation located within 50 metres of a watercourse in the Wet Tropics Great Barrier Reef catchment.

While Category R regrowth vegetation is not regulated, a self-assessable vegetation clearing code applies for the following clearing purposes:

- general
- public safety
- necessary infrastructure
- control of non-native plants and declared pests
- thinning of thickened regrowth vegetation
- extractive industry
- necessary environmental clearing.

The development meets the requirements of the regulated, a self-assessable vegetation clearing code. The site is cleared of all native woody vegetation located within 50 metres of a watercourse. The site has been cleared for decades and it is assumed that site was lawfully cleared in accordance with the relevant laws of the day.

The site is not mapped as having Category A or B areas of vegetation of concern (MSES) (**Figure 8b**).

Figure 8b does show the site is mapped as possibly having MSES - Wildlife habitat (endangered or vulnerable) i.e. One or more critically endangered/endangered/vulnerable taxa recorded in the locality.
Figure 8b does show the site is mapped as possibly having MSES - Wildlife habitat (special least concern animal) i.e. One or more special least concern taxa recorded in locality.

That something is mapped, does not mean that the site contains that mapped value, it is merely a trigger for an assessment. The Environmental Constraints Report (**Appendix 4**) prepared in response to this mapping trigger concludes that there are no ecological values on Lot 11SP273000. This is self-evident in that the site has been cleared for decades and it is assumed that site was lawfully cleared in accordance with the relevant laws of the day.

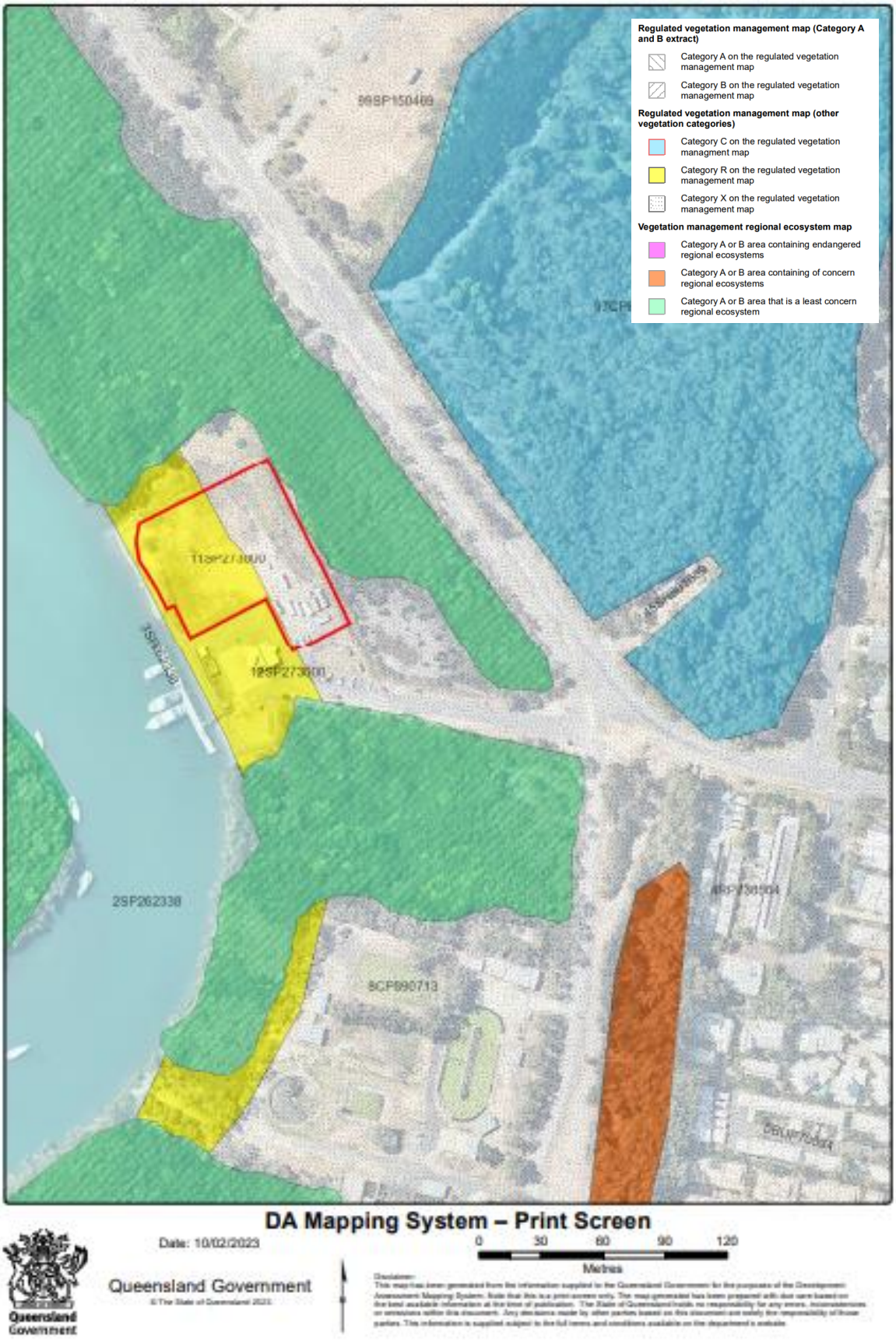


Figure 8a: Vegetation – Regulated Vegetation Mapping

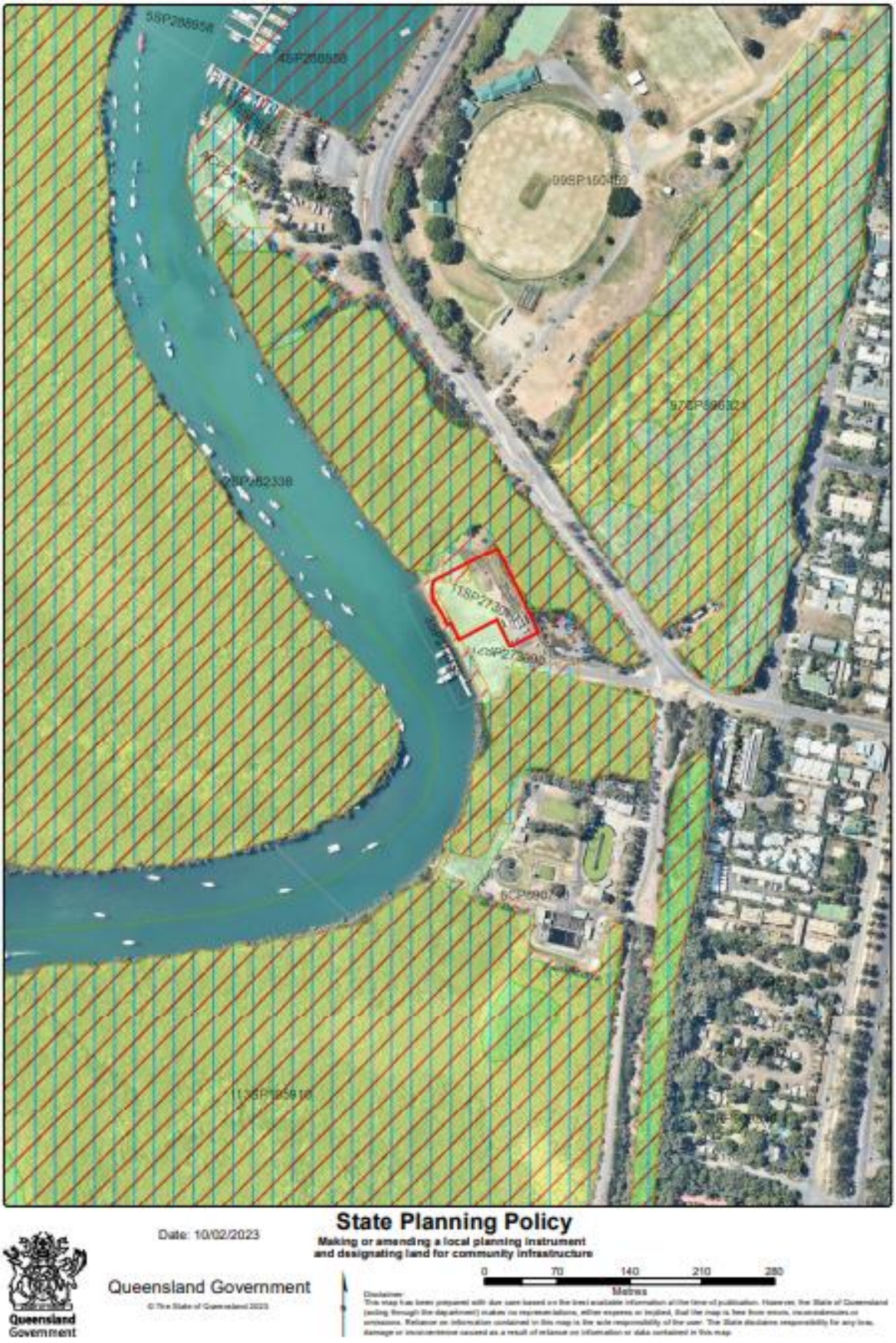


Figure 8b: Vegetation – Matters of State Environmental Significance

3.3 Planning Scheme Assessment

The proposed use is Impact Assessable Development against the *Douglas Shire Council Planning Scheme 2018*. In considering the proposal against the relevant codes, there are Performance Outcomes and Acceptable Outcomes which are to be considered:

1. Assessable development must demonstrate that the Performance Outcomes can be achieved.
2. The Acceptable Outcomes that are nominated in the Codes are just one means by which the Performance Outcomes may be achieved.

The proposal satisfies the Purpose and Overall Outcomes of the Planning Scheme Codes, as identified in **Appendix 1**. The assessment and compliance table for this development is shown below.

Planning Scheme Assessment Table Codes		Applicability
Zone Code	6.2.5 Industry zone	✓
Local Plan	7.2.4 Port Douglas/Craiglie	✓
Overlay Codes	8.2.1 Acid Sulfate Soils	✓
	8.2.2 Bushfire Hazard	N/A
	8.2.3 Coastal Environment	✓
	8.2.4 Flood and storm tide hazard	✓
	8.2.5 Hillslopes	N/A
	8.2.6 Landscape values	✓
	8.2.7 Natural areas	✓
	8.2.8 Places of significance o	N/A
	8.2.9 Potential landslide	N/A
	8.2.10 Transport network	N/A
Use Codes	9.3.2 Caretaker's Accommodation	✓
Development Codes	9.4.1 Access, parking and servicing	✓
	9.4.2 Advertising devices	✓
	9.4.3 Environmental performance	✓
	9.4.4 Filling and Excavation	✓
	9.4.5 Infrastructure works	✓
	9.4.6 Landscaping	✓
	9.4.7 Reconfiguring a lot	N/A
	9.4.8 Ship-sourced pollutants reception facilities in marinas	N/A
	9.4.9 Vegetation management	✓

The use of an *Air Service* is an Impact Assessable development within the Douglas Shire Council, as the *Planning Scheme 2018* does not provide a zone for the use to be Code or Accepted development (note: the use is permitted in a resort complex, however the Sheraton's Integrated Resort Development Scheme deed of agreement does not allow for a hangar or refuelling at the helipad – this is an historical oversite, the process to amend the Integrated Resort Development Scheme has been extensively researched and discussed with the State Government and is incredibly complicated and essentially an unviable option).

Impact assessable development allows the Council to consider the ability of the proposed development contribute to the wider Shire vision as outlined in the Strategic Framework as demonstrated in **Appendix 1**. Furthermore, the site is appropriately located for the use:

1. the proposed development is separated from sensitive land uses - approx. 240m away from tourist accommodation zone to the east (**figure 9**);
2. the associated impacts with helicopter take-offs, and landings are naturally mitigated through:
    a. the operation of the use
        i. is during the day (besides emergency services in an emergency situation i.e., medivac)
        ii. impacts are only temporary as the helicopters move away from the site
        iii. only operate if needed (i.e., while tourists are booked)
        iv. helicopter does not fly over urban areas (usually departs to the south and approaches from the north-west over Dickson Inlet)
    b. location, siting, and design of the development
        i. Dickson Inlet is to the west
        ii. lot size is sufficient for the proposed use
        iii. adjoining owner to the south is supportive of the proposed development
3. The site is located in Precinct 1c Waterfront South of the Port Douglas/Craiglie local plan area which allows for development that provide services to the Port Douglas tourism industry
4. Is co-located with existing marine and tourism infrastructure.

Figure 9: Approx. 240 metres to closest potential sensitive land use

4.0 CONCLUSION

This report provides a detailed assessment of the relevant matters within the Planning Scheme and demonstrates that there are no relevant State Development Assessment Provisions.

This report demonstrates that the proposed development supports the achievement of the Strategic Framework including:

- Theme 1: Settlement pattern.
- Theme 2: Environment and landscape values
- Theme 5: Economy
- Theme 6: Infrastructure and transport

The development is able to adequately comply with the purpose of the relevant codes and applicable Performance Outcomes and the development is of a minor built form and scale.

Statement of Compliance with *Douglas Shire Planning Scheme 2018*

1. The proposed development complies with the purpose of the Port Douglas/Craiglie local plan code including:
    - the provision of a platform for investment and prosperity
    - supporting the implementation of the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront
    - Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle
    - The site is located in Precinct 1c Waterfront South which allows for development that provide services to the Port Douglas tourism industry and encourages tourism uses to be co-located with existing marine and tourism infrastructure.
2. The proposed development complies with the purpose of the Industry zone code to provide for a range of service, low or medium impact industrial uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes. Furthermore:
    - The scale, character and built form of development is appropriate.
    - Development has access to appropriate infrastructure and essential services.

- The viability of both existing and future industrial activities, including the heliport is protected from the intrusion of incompatible uses.
- The site and the helipad are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

The proposed development provides adequate on-site parking;

3. The proposed development is appropriate for the site and compliance with the relevant assessment benchmarks of the Douglas Shire Planning Scheme 2018 can be met.

APPENDIX 1: ASSESSMENT AGAINST THE PLANNING SCHEME

Strategic Framework

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

Council's vision for Douglas Shire is described in the six themes which set the policy direction in this framework. These themes are as follows:

(i) settlement pattern;
(ii) environment and landscape values
(iii) natural resource management;
(iv) strong communities and identity;
(v) economy;
(vi) infrastructure and transport.

The Strategic Framework covers a variety of outcomes. The most relevant to the development are discussed below.

3.4 Theme 1 - Settlement pattern

3.4.2 Element – Urban settlement

(1) The urban area is intended to include residential areas, business areas, community and recreational facilities and other services and facilities necessary to provide for the Shire's urban population.

3.4.3 Element – Activity centres

3.4.3.1 Specific outcomes

(9) Community services and facilities are provided close to the communities they serve and public transport routes.

3.4.4 Element – Industry areas and activities

(1) Growth in manufacturing, property and business services and transport and storage will continue to contribute to Douglas Shire's economy. The infrastructure required to support industry and business development will continue to be planned and provided.

(2) Any future expansion of industry is encouraged in Mossman rather than Port Douglas having regard to the high demand for land for tourism and residential purposes at Port Douglas and the role of Mossman as a commercial centre.

3.4.4.1 Specific outcomes

(1) Sufficient land and infrastructure is supplied in Industry areas such as Craiglie and Mossman South to accommodate new and expanding enterprises.

Comment
The proposed development is located in Port Douglas in an area that is appropriate to service to the Tourism industry. The use of *Air Service* is included as *Community Infrastructure,* and can serve the community by providing an accessible facility that allows Emergency Services to use in an emergency situation (i.e. medivac). The proposed development aligns with the strategic intention for future Industry areas is to be locate in Mossman, with Port Douglas being primarily for tourism industries. The proposed use of Air Services (Helipad), although not an Industry use, has impacts that are consistent with an Industry use. Therefore, the use is considered to be desirable on the site, is consistent with the current zoned area, and strategic direction of Port Douglas being for tourism purposes.

3.5 Theme 2 - Environment and landscape values

3.5.6 Element – Air and acoustic protection and hazardous materials

(1) *Other than the Mossman Sugar Mill and some of the marine industries in Dickson Inlet at Port Douglas, there are no areas of land devoted to the heavier forms of industry that would generate significant air or acoustic problems. As a result, it is possible that new industrial development may present future challenges. The key management approach in planning is to separate sensitive land uses from generators of nuisance. Given the historical development of the Shire (i.e. the Mossman sugar mill and port industries), this is not always practical and mitigation measures need to be implemented as an alternative.*

3.5.6.1 Specific outcomes

(1) *The air and acoustic environment and hazardous materials are carefully managed to maintain the health and well-being of the community and the natural environment.*

(2) *Industries that have the potential to cause greater air and acoustic impacts and/or that include hazardous materials are separated from sensitive land uses.*

(3) *New noisy recreational activities such as major motorsport activities are not likely to be compatible with the amenity of the Shire. Impacts on sensitive receiving environments, including environmental habitats is to be avoided.*

Comment
As discussed in Section 2 of this report, Renzo Tonin prepared 2 separate noise reports have been prepared (Appendix 3). Noise testing of helicopter movements was undertaken by Renzo Tonin, using a similar assessment methodology outlined in a recent judgement from the Planning and Environment Court [Court Reference: No. 34 of 2021, dated 28 February 2022, Mission Beach]. Renzo Tonin found helicopter noise measurements indicate up to one (1) Airbus H130 and up to one (1) Robinson R44 helicopter may land and take off each hour between the hours of 8am to 6pm. Alternatively, up to three (3) Robinson R44 helicopters may land and take off each hour between the hours of 8am to 6pm. This application demonstrates that the acoustic environment can be managed to maintain the health and well-being of the community and the natural environment, and that the potential acoustic impacts are adequately separated from sensitive land uses i.e. the 240m between the site and nearest residential accommodation includes a petrol station, sewerage treatment plant, and a tram line.

3.7 Theme 4 - Strong communities and identity

3.7.1 Strategic outcomes

(2) The distinctive character and unique sense of place of the Shire's towns, villages and other settlement areas are maintained, promoting community pride and well-being and community safety and prosperity.

(4) Development is managed to enhance the character and identity of existing and future communities, providing services, facilities, parks, recreation areas, places to work, live and play and to celebrate culture, history and identity

3.7.4 Element – Sense of place, community and identity

(1) Sense of place is the dual characteristic that derives from certain distinctive features of a place and the feelings and perceptions that people hold with respect to that place. Fostering a good sense of place promotes community attachment. New development in the Shire should avoid the delivery of homogeneous development consisting of identical communities. In growth areas, gated enclave communities will not be encouraged. The larger new developments will be supplied with a range of facilities to support new residents and to ensure that these new developments are a good place to live.

(3) New development will not be characterised by off-the-shelf corporate designs that have little regard for the Shire's unique communities and sense of place, in order to ensure the experience of living and visiting the Shire is not diminished.

3.7.4.1 Specific outcomes

(1) The distinctive character and unique sense of place of towns and villages and other communities, including Aboriginal communities, throughout the Shire is maintained, promoting community pride and well-being and community safety and prosperity

(3) Through site specific tropical design, franchise corporate designs are adapted to integrate with established urban qualities that make the Shire's local communities unique and distinct from other places.

Comment
The proposed development enhances the sense of place, unique character, and community identity of Port Douglas. The development is not homogenous development as the development provides for purpose-built buildings that will service the proposed use. The use serves the Port Douglas tourism industry and caters for a distinct and unique tourist operation that specifically shows-off the Port Douglas landscapes. The Air Service (defined as *Community Infrastructure*) can serve the wider community by providing an accessible facility that allows Emergency Services to use in an emergency situation (i.e. medivac).

3.8 Theme 5 – Economy

3.8.1 Strategic outcomes

(1) A prosperous community with a strong rural sector, a dynamic tourism industry and commercial and industrial activities offering a diverse range of employment opportunities is supported by the sustainable use and management of the Shire's natural resources

(3) Economic benefits are maximised through the promotion of appropriate land uses, minimisation of land use conflicts and the protection of strategic economic infrastructure

3.8.2.1 Specific outcomes

(1) Economic growth that supports clean, green businesses and resilient communities is encouraged throughout the Shire. In particular a range of economic initiatives is facilitated in appropriate locations, including:

- *(a) the growth of new and traditional industries;*
- *(b) further development of Port Douglas as a premium tourist destination;*
- *(c) establishing Douglas Shire as a player in the global tropical tourist market;*
- *(d) targeting infrastructure that strengthens Douglas Shire as a tourist destination and a gateway to the region;*
- *(e) promoting the Shire's marine industries;*
- *(f) providing for higher value jobs, particularly for young people;*
- *(g) focussing on education and knowledge-based industries;*
- *(h) taking advantage of the digital age and associated digital economy;*
- *(i) protecting the assets on which existing and future business relies, such as agricultural land resources and the beautiful natural environment;*
- *(j) enhanced economic opportunities through appropriate development of Aboriginal Freehold Land.*

(2) Business development and innovation are supported in appropriate settings, particularly within the Shire's activity centres and employment clusters.

3.8.3 Element – Tourism

(1) Tourism is a significant employer and generator of economic activity within the Shire. The Shire boasts two of the State's major icons, the World Heritage Wet Tropics and the Great Barrier Reef. The quality of the Shire's natural and rural landscapes, spectacular mountains, dramatic bluffs, outstanding scenic coastal areas and environmental features, and numerous historic and culturally significant sites are a major tourism drawcard.

(2) *The extent, range and configuration of tourist accommodation, facilities and services is based on the intrinsic and distinctive qualities of the Shire which promotes an efficient and sustainable tourism industry, and the well-being of the resident population.*

3.8.3.1 Specific outcomes

(1) *Development that contributes to the tourism industry and complements and promotes the Shire's natural assets is facilitated. In particular, tourism development is consistent with, and sensitive to, the nature of tourism appropriate in different parts of the Shire.*

Applicant Comment
The proposed development is a purpose-built facility that enhances the sense of place, unique character, and community identity of Port Douglas Tourism industry. The proposed development contributes to Port Douglas being a unique tourist destination and provides a tourism venture that compliments the Douglas regions strategic intent of being "*a player in the global tropical tourist market",* specifically in the Port Douglas area as the "*premium tourism destination*". The proposed development provides specialised industrial employment via the operation and maintenance of helicopters, as well in the tourism industry associated with the scenic flights showing off the World Heritage Wet Tropics and Great Barrier Reef. The development provides specialised tourism infrastructure and growth to the existing tourism industry in Port Douglas.

3.9 Theme 6 - Infrastructure and transport

3.9.1 Strategic outcomes

(1) *Development is facilitated through the provision of physical infrastructure which complements the economy of the Shire in an efficient, equitable and environmentally safe manner, as well as circulation networks which provide for the efficient movement of people and goods without compromising the Captain Cook Highway as a scenic corridor in the Shire.*

(2) *Infrastructure and services are provided to Douglas Shire's communities in a planned, timely, economical and efficient manner in order to support community needs.*

(8) *Infrastructure is located and designed and sited to respect the visual amenity of the shire.*

3.9.4 Element – Transport

(4) *There are no commercially operating airfields within Douglas Shire. However there are a number of smaller scale airstrips. Careful planning is needed to ensure that the distribution of such air strips does not compromise the safety of their function.*

3.9.4.1 Specific outcomes

(3) *Dickson's Inlet close to the Port Douglas Town Centre continues to function as the main passenger terminal for the reef.*

Comment
The proposed development is for a purpose-built facility that facilitates the transportation of guests to the surrounding World Heritage Wet Tropics and Great Barrier Reef via helicopter scenic tours. The proposed development also facilitates the transport of passengers from/to Cairns which compliments the Port Douglas area intended for tourism. The use of Air Service is considered to be *Community infrastructure* and is able provide for emergency services in emergency events. The site is located appropriately away from residential areas and other sensitive land uses and does not impact the visual amenity of the area. The site is located at the end of Port Street and adjoins Lot 3 SP262338 which has a Pontoon (*Landing*) for boats in Dickson Inlet, and within proximity of the Port Douglas Town Centre (1.2km from Macrossan Street). The use contributes to the intended function of the area being the main passenger terminal to the reef.

6.2.5 Industry Zone code

Purpose

The purpose of the Industry zone code is to provide for a range of service, low or medium impact industrial uses. It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

The local government purpose of the code is to:

(a) implement the policy direction set in the Strategic Framework, in particular:
  (i) Theme 1: Settlement pattern, Element 3.4.4 – Industry areas and activities.
  (ii) Theme 2: Environment and landscape values, Element 3.5.6 – Air and acoustic protection and hazardous materials.
  (iii) Theme 5: Economy, Element 5.8.2 – Economic growth and diversification, Element 5.8.5 – Innovation and technology.

(b) provide and protect land that is accessible and serviced for the location of industry;

(c) manage development to maintain an industrial amenity and provide adequate separation to sensitive land use activities.

(d) ensure the long term dominance of the Mossman Mill as an industrial activity on Industry zoned land in Mossman will continue to contribute to the development and prosperity of the town.

(e) recognise the opportunity to consolidate further industrial development around the Mossman Mill site to create a low /medium impact industry precinct in Mossman.

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

(a) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.

(b) The scale, character and built form of development contributes to a high standard of amenity.

(c) Development has access to development infrastructure and essential services.

(d) The viability of both existing and future industrial activities is protected from the intrusion of incompatible uses.

(e) Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring.

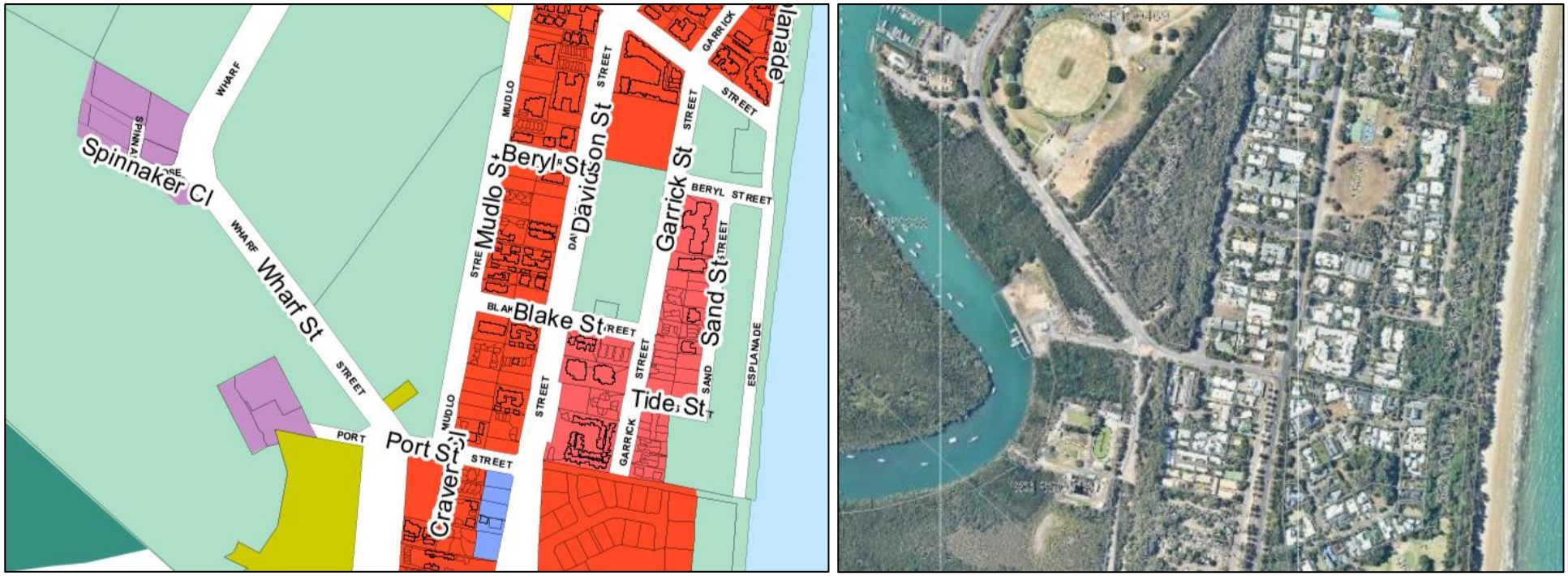


Figure 10a & 10b The site will remain separated from residential areas by the Sewerage Treatment Plant (zoned special purpose) and land zoned recreation and open space.

Table 6.2.5.3.a – Industry zone code – assessable development

Performance Outcomes	Acceptable Outcomes	Applicant Response
For self-assessable and assessable Development		
PO1 The height of buildings and structures is consistent with those of nearby buildings	**AO1** Buildings and structures are not more than 10 metres in height.	**Complies with acceptable outcome** Proposed development has a maximum height of 6.78m.
PO2	**AO2.1**	**Complies with acceptable outcome**

Performance Outcomes	Acceptable Outcomes	Applicant Response
Buildings and structures are setback to contribute to an attractive and consistent streetscape appearance and to protect the amenity of other land uses.	Buildings, structures, display and storage areas are set back a minimum of: (a) 8 metres to a State-Controlled Road (b) 6 metres from any other road frontage(s).	Access to the site is via Easement CSP273000. Site has no road frontage.
	AO2.2 Where a site has a common boundary with land in an Industry zone, the buildings are setback either: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, which ever if the greater; and (c) not any distance between 0 metres and 2.5 metres. *Note – Building Code requirements must be satisfied.*	**Complies with performance outcome** The site adjoins: • *Recreation and Open space* zone to the north and east; and • *Industry* zone to the south and west. The proposed Hangar complies with A02.1. The proposed caretaker's accommodation is setback 2.4m from the east and south side boundaries. The adjoining land to the south is easement C SP273000 which is used to access Lot 11. There is also Easement B SP262350 which is an Electricity Padmount setback 17m from this common boundary. Additionally, the proposed development provides landscaping along southern common boundary. In the 240m between the site and nearest residential accommodation includes a petrol station, sewerage treatment plant, and a tram line. The proposed caretaker's accommodation is setback sufficiently that protects the amenity of the surrounding land uses.
	AO2.3 Where a site has a common boundary with land not in an Industry zone, the buildings, structures, display areas and storage are setback 2.5 metres or ¼ of the	**Complies with performance outcome** The site adjoins: • *Recreation and Open space* zone to the north and east; and

Performance Outcomes	Acceptable Outcomes	Applicant Response
	height of the building, whichever is the greater from the common boundary. *Note – Building Code requirements must be satisfied.*	• *Industry* zone to the south and west. The proposed Hangar is setback 3m from the eastern side boundary and 15m from the northern side boundary (Complies with AO2.3). The proposed caretaker's accommodation is setback 2.4m from the east and south side boundaries. The adjoining lot to the east has dense vegetation. In the 240m between the site and nearest residential accommodation includes a petrol station, sewerage treatment plant, and a tram line. The proposed caretaker's accommodation is setback sufficiently that protects the amenity of the surrounding land uses.
PO3 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and the on-site parking and manoeuvring of vehicles.	**AO3** The site coverage of buildings does not exceed 60%.	**Complies with acceptable outcome** Site coverage is 12.32%
PO4 Development provides a quality workplace.	**AO4.1** Pedestrian entrances to buildings are: (a) easy to identify from the street and on-site car parking areas; (b) provided with sun and rain protection consisting of a minimum width of 900mm and positioned immediately above the entry way.	**Complies with acceptable outcome**
	AO4.2 Any office or sales spaces are orientated toward the street and are provided with human scale elements	**Not applicable**

Performance Outcomes	Acceptable Outcomes	Applicant Response
	(including, but not limited to, windows, doors, shading devices and variations in construction materials, colours etc.).	
	AO4.3 Customer parking is located at the front of the building between the building and the street or to the side of the building with clear visibility to the street.	**Complies with acceptable outcome**
	AO4.4 Any gates are sliding, or alternatively, open inward to the site so that the adjoining footpath reserve is not blocked when gates are open.	**Complies with acceptable outcome**
	AO4.5 Car parking surfaces are constructed or coated with glare-reducing materials	**Complies with acceptable outcome**
PO5 The appearance and amenity of development is enhanced through landscaping works. *Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.*	**AO5.1** A minimum of 20% of the site is provided with space available for landscape planting.	**Complies with acceptable outcome** There is 39.91% of space available for landscape planting.
	AO5.2 A 2-metre landscape planting strip for dense planting is provided along the road frontage(s), except that a 3-metre strip is provided along any frontage to the Captain Cook Highway.	**Not applicable** Access to the site is via Easement CSP273000. Site has no road frontage.
	AO5.3 Landscape planting beds adjacent to parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical kerb edge or similar durable obstruction.	**Not applicable** Planting beds not proposed.

Performance Outcomes	Acceptable Outcomes	Applicant Response
	AO5.4 Landscape planting consists of hardy tropical species suited to Douglas Shire's climatic conditions.	**Complies with acceptable outcome**
PO6 The movement of traffic on roads is not compromised by the loading and unloading of goods.	**AO6** All delivery/pick up vehicles are situated entirely within the site when being loaded and/or unloaded with goods.	**Not applicable**
PO7 The movement of traffic on roads is not compromised by access and egress to the site.	**AO7.1** Site access for vehicles is limited to one point per road frontage. or	**Not applicable** Access to the site is via Easement CSP273000. Site has no direct road frontage.
	AO7.2 If needed, two access points separated by a minimum of 10 metres to facilitate on-site vehicular manoeuvring for large vehicles.	**Not applicable**
	AO7.3 Sufficient space is available for vehicles to manoeuvre within the site so as to enter and leave the site in forward gear.	**Complies with acceptable outcome**
PO8 Development collects and disposes of waste materials and caters for spillages in a manner that prevents contamination of land or water.	**AO8.1** Sources of potential contaminants are roofed and sealed with impervious surfaces and provided with 110% storage capacity bund for spillage containment.	**Complies with acceptable outcome**
	AO8.2 Roof and storm water are directed away from areas of potential contamination.	**Complies with acceptable outcome**
	AO8.3	**Will be complied with**

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Contaminating materials are stored at levels above the defined flood / storm tide event, whichever is the highest.	
For assessable development		
PO9 The establishment of uses is consistent with the outcomes sought for the Industry Zone and protects the zone from the intrusion of inconsistent uses.	**AO9** Uses identified in Table 6.2.5.3.b are not established in the Industry Zone.	**Complies with performance outcome** The sites adjoining to the south and west are zoned Industry and have the following uses: 1. Lots 12SP273000 has a Marano's Fuel (Service Station); and 2. 3SP262338 has a jetty for boats (Landing) Marano's Fuel is the landowner and has given consent. The use is consistent with the outcomes sought for the industry zone and is considered non-intrusive. The Douglas Shire Planning Scheme 2018 Section 1.5 Hierarchy of assessment criteria states that where there is inconsistency between provisions within the planning scheme, the following rules apply: (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency; (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency.

Performance Outcomes	Acceptable Outcomes	Applicant Response
		PO54 Additional Requirements for Sub-precinct 1c – Waterfront South sub-precinct of the Port Douglas/Craiglie Local Plan Code states that: "Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry". The site is one of 3 properties at the end of Port Street. The existing development includes a fuel station and landing to service the Port Douglas Marine and Tourism industries. The proposed helipad will complement the existing marine tourism facilities and does not compromise their operation. The helipad supports the Port Douglas Tourism industry. Whilst the Douglas Shire Planning Scheme 2018 does not provide a zone for the use of an Air Service to be Code or Accepted development, means that the use is an incompatible use in any zone within the Douglas Shire Council local government area. Provisions of PO54 of the Local Plan supports the use in this location.
PO10 Development does not lower the standards of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the:	**AO10** No acceptable outcomes are prescribed.	**Complies with performance outcome** The proposed helicopters are sited on the western side of the site. The proposed design of the development provides buildings to be built along the eastern boundary. The development mitigates

Performance Outcomes	Acceptable Outcomes	Applicant Response
(a) the Accommodation activity group, located outside the Industry Zone; (b) the Sensitive land use activity group, located outside the Industry Zone.		impacts associated with the take-off and landing of helicopters through the following: 1. up to one (1) Airbus H130 and up to one (1) Robinson R44 helicopter may land and take off each hour between the hours of 8am to 6pm. Alternatively, up to three (3) Robinson R44 helicopters may land and take off each hour between the hours of 8am to 6pm. 2. All on-site helicopter activities including ground running of aircraft shall occur only between the hours of 7am to 7pm; 3. The site shall be used by an Airbus H130 (formerly Eurocopter EC130B4 & T2) helicopter and Robinson 44 helicopter, or by aircraft with certified lower noise levels; 4. Pilots shall adhere to the recommendations contained within the Fly Neighborly Guide and employ all noise abatement recommendations specific to the Airbus H130 and Robinson 44 helicopters; 5. Landing and Departure approaches follow the path generally shown in drawing 21-055 WD01 Issue D Locality Plan & Indicative Flight Paths (**figure 6**). 6. helicopters are located approx. 240m away from closest accommodation to the east. The proposed development will not have an unacceptable level impact on the amenity in terms of air, noise, odour, electrical interference and vibrations associated with the use.

Performance Outcomes	Acceptable Outcomes	Applicant Response
		This application demonstrates that the acoustic environment can be managed to maintain the health and well-being of the community and that the potential acoustic impacts are adequately separated from sensitive land uses i.e. the 240m between the site and nearest residential accommodation includes a petrol station, sewerage treatment plant, and a tram line.
PO11 New lots contain a minimum area of 1000m2.	**AO11** No acceptable outcomes are prescribed.	**Not applicable**
PO12 New lots have a minimum road frontage of 20 metres.	**AO12** No acceptable outcomes are prescribed.	**Not applicable**
PO13 New lots contain a 20 metre x 40 metre rectangle.	**AO13** No acceptable outcomes are prescribed.	**Not applicable**

7.2.4 Port Douglas/Craiglie Local Plan Code

Purpose

The purpose of the Port Douglas/Craiglie local plan code is to facilitate development outcomes consistent with community values, the local tropical built-form and protection of the natural environment within the Port Douglas/Craiglie local plan area, while providing a platform for investment and prosperity.

(a) In addition, the purpose of the code is supported by the Port Douglas Waterfront Master Plan which provides a clear strategic direction for the incremental transformation of the Port Douglas Waterfront, including the following objectives:

(b) To set out a vision for revitalisation of the waterfront;

(c) To protect and enhance the environmental attributes; and

To provide a flexible framework, expressed through several key strategies that will assist the Council and community in managing change.

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

(a) Port Douglas will continue to develop as the premium destination for international and domestic tourists in the Far North Queensland Region, while also acting for permanent residents attracted to the associated lifestyle.

(b) Major tourist, retail, dining and entertainment facilities will consolidate in the Town Centre and the Waterfront North sub-precincts, with improved pedestrian connections between the town centre and the waterfront.

(c) Craiglie will develop as an integrated residential community with some low scale tourism development opportunities in appropriate locations. Craiglie will also function as small-scale commercial and light industry node, providing employment opportunities for the Shire's permanent resident population.

(d) All forms of development will complement the tropical image of the town through distinctive tropical vernacular, urban design and landscaping.

(e) Character will be enhanced through the identification of gateway sites, landmarks, main approach routes and pedestrian thoroughfares and view corridors;

(f) The Flagstaff Hill, Dickson Inlet, Four Mile Beach and other areas of scenic and environmental significance will be protected from development. Vegetation cover will dominate over built form.

(g) Vegetation, iconic to the character of Port Douglas, including the avenues of Oil Palms, is retained and where appropriate supplemented.

(h) Development will be indistinguishable from view from Four Mile Beach. In addition, any development on Flagstaff Hill will be indistinguishable when viewed from vantage points in Port Douglas.

(i) Residential areas are designed as pleasant, functional and distinctive, in visually well-defined areas.

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

(a) Precinct 1 – Port Douglas precinct

(iii) Sub-precinct 1c – Waterfront South sub-precinct

Precinct 1 – Port Douglas

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

(a) development will contribute to the incremental transformation of the township, preserving and enhancing maritime activities and environmental areas, delivering tropical open spaces and a high quality public realm, and allowing for tourism opportunities and investment.

(b) development contributes to the enhancement of the Port Douglas precinct through the following development outcomes:

(i) access and connectivity throughout the township is enhanced through a series of improvements to circulation and mobility, including:.

(A) access to, and connectivity along, the waterfront and foreshore areas is maintained and, where appropriate, enhanced;

(B) reducing reliance on the waterfront as a car parking resource.

(ii) the use of land in the Port Douglas precinct improves the cohesive layout of the township through:

(A) the establishment of distinct sub-precincts that reinforce the character and built form of the Port Douglas local plan area including:

- Port Douglas centre sub-precinct 1a – Town Centre sub-precinct;
- Port Douglas centre sub-precinct 1b – Waterfront North sub-precinct;
- Port Douglas centre sub-precinct 1c – Waterfront South sub-precinct;
- Port Douglas centre sub-precinct 1d – Limited development subprecinct;
- Port Douglas centre sub-precinct 1e – Community and recreation precinct;
- Port Douglas centre sub-precinct 1f – Flagstaff Hill sub-precinct;

(B) facilitating marina facilities and supporting marine industry uses as a key part of the local economy;

(C) reducing conflict between industry, community and commercial activities in the waterfront, without diminishing the marine industry capacity in the Port Douglas precinct;

(iii) environment and sustainability is integrated into the township through:

(A) preservation and enhancement of the qualities and characteristics of environmental areas of the township;

(B) water sensitive urban design is considered as a means of water quality improvement and management of overland flow to ensure hard infrastructure solutions in Warner Street can be mitigated;

(C) design of buildings and access way improvements prioritises walking and cycling modes of transport.

(iv) the tropical character of the Port Douglas precinct is enhanced by ensuring development:

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

Sub-precinct 1c – Waterfront South sub-precinct

In addition to all other overall development outcomes, development in the Waterfront South sub precinct facilitates the following development outcomes:

(a) any use of land in the precinct does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land;
(b) marine-based industries are established on appropriate land having regard to site suitability, accessibility, surrounding land uses, and location of utilities and services;
(c) marine-based industry achieves appropriate environmental standards;
(d) industrial buildings have a high standard of layout and building design;
(e) landscaping provides an attractive streetscape and screens utility, storage and car parking from the street and other public areas;
(f) the precinct is protected from encroachment of incompatible land use activities.

Comment

Overall development outcome (f) of the Waterfront South sub-precinct as the precinct is not protected from encroachment of incompatible land use activities:

In terms of amenity:

- **This site will remain separated from residential areas by the Sewerage Treatment Plant (zoned special purpose), a service station, the tramline and land zoned recreation and open space.**
- **Encroachment of residential or incompatible uses towards the site is highly unlikely.**

Furthermore, PO54 Additional Requirements for Sub-precinct 1c – Waterfront South sub-precinct of the Port Douglas/Craiglie Local Plan Code states that:

> **"Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry".**

The site is one of 3 properties at the end of Port Street. The existing development includes a fuel station and landing to service the Port Douglas Marine and Tourism industries. The proposed helipad will complement the existing marine tourism facilities and does not compromise their operation. The helipad supports the Port Douglas Tourism industry.

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

Performance Outcomes	Acceptable Outcomes	Applicant Response
For self-assessable and assessable development		
Development in the Port Douglas / Craiglie local plan area generally		
PO1 Pedestrians, cyclists, motorists and public transport users can easily move into and through the precinct along planned connectivity routes, identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	**AO1** A pedestrian and cycle movement network is integrated and delivered through development	**Not applicable to this scale of development**
PO2	**AO2.1**	**Complies with acceptable outcome**

Performance Outcomes	Acceptable Outcomes	Applicant Response
Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Port Douglas / Craiglie (as identified on the Port Douglas/ Craiglie Townscape Plan map contained in Schedule 2).	Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: (a) the tree covered backdrop of Flagstaff Hill; (b) natural vegetation along watercourses, in particular the Mowbray River, Beor Creek and Dickson Inlet; (c) the tidal vegetation along the foreshore; (d) beachfront vegetation along Four Mile Beach, including the fringe of Coconut Palms; (e) the oil palm avenues along the major roads; (f) the lush landscaping within major roundabouts at key nodes; (g) Macrossan Street and Warner Street; (h) Port Douglas waterfront.	Site has been clear of vegetation since circa 1980s. The proposed development provides 39.91% of the site for landscaping.
	AO2.2 Development protects and does not intrude into important views and vistas as identified on the Port Douglas Townscape Plan map contained in Schedule 2, in particular: (a) Flagstaff Hill; (b) Four Mile Beach; (c) Across to the ranges over Dickson Inlet; (d) Mowbray Valley.	**Complies with acceptable outcome**
	AO2.3 Important landmarks, memorials and monuments are retained.	**Not applicable**
PO3	**AO3**	**Not applicable**

Performance Outcomes	Acceptable Outcomes	Applicant Response
Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2.	Development adjacent to the gateways and nodes as identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	
PO4 Landscaping of development sites complements the existing tropical character of Port Douglas and Craiglie.	**AO4.1** Landscaping incorporates the requirements of Planning scheme policy SC6.7 – Landscaping, in particular landscaping should be capable of achieving a 60% screening of development within 5 years and predominantly consists of endemic	**Complies with acceptable outcome** Site is naturally screened.
PO5 Development does not compromise the safety and efficiency of the State-Controlled Road network.	**AO5** Direct access is not provided to a State-Controlled Road where legal and practical access from another road is available.	**Complies with acceptable outcome**
For assessable development		
Additional requirements in Precinct 1 – Port Douglas precinct		
PO6 The views and vistas identified on the Port Douglas / Craiglie local plan maps contained in Schedule 2 are maintained.	**AO6.1** Development does not impede continued views to scenic vistas and key streetscapes within the local plan area.	**Complies with acceptable outcome**
	AO6.2 Unless otherwise specified within this Local Plan, buildings are set back not less than 6 metres from the primary street frontage.	**Not applicable** Access to the site is via Easement C SP273000. Site has no road frontage.
PO7 Vehicle access, parking and service areas:	**AO7.1** For all buildings, parking is:	**Complies with acceptable outcome**

Performance Outcomes	Acceptable Outcomes	Applicant Response
(a) do not undermine the relationship between buildings and street or dominate the streetscape; (b) are designed to minimise pedestrian vehicle conflict; (c) are clearly identified and maintain ease of access at all times.	(a) to the side of buildings and recessed behind the main building line; or (b) behind buildings; or (c) wrapped by the building façade, and not visible from the street.	
	AO7.2 Ground level parking incorporates clearly defined pedestrian routes.	**Complies with acceptable outcome**
	AO7.3 Any porte-cocheres, disabled and pedestrian accesses are accommodated within the boundary of new or refurbished development.	**Complies with acceptable outcome**
	AO7.4 Where the development is an integrated mixed-use development incorporating short term accommodation or multiple dwellings and either food and drink outlet or hotel or shop or shopping centre or office, on-site parking spaces are provided as per the number prescribed in the Parking and access code with a relaxation of 30% of spaces required for the non-residential uses.	**Not applicable**
	AO7.5 On-site car parking available for public use is clearly signed at the site frontage.	**Complies with acceptable outcome**
	AO7.6 Boom gates, pay machines or other regulatory devices to control access to a publicly available car parking area are not constructed or installed.	**Not applicable**
PO8	**AO8**	**Complies with performance outcome**

Performance Outcomes	Acceptable Outcomes	Applicant Response
Precinct 1 – Port Douglas precinct is not characterised by a proliferation of advertising signs	No acceptable outcomes are prescribed.	Advertising signs will only be erected as necessary and will not have a proliferation of advertising signs in Precinct 1.
PO9 – PO51 is not applicable to this development as the site is located in Sub-precinct 1c – Waterfront South sub-precinct		
Additional Requirements for Sub-precinct 1c – Waterfront South sub-precinct		
PO52 The establishment of uses is consistent with the outcomes sought for Precinct 1c – Waterfront South.	**AO52** Uses identified as inconsistent uses Table 7.2.4.4.c are not established in Precinct 1c – Waterfront South.	**Complies with performance outcome** The site has been clear of vegetation since circa 1980s. The proposed development does not affect the environmental, habitat, conservation or scenic values of Dickson Inlet and surrounding land. The design of the hangar and caretaker's accommodation are of a high standard and provide landscaping on site that provides an attractive layout. The proposed development is consistent with the outcomes sought for Precinct 1c – Waterfront South.
PO53 Development does not adversely impact on the natural environment, natural vegetation or watercourses.	**AO53.1** An Ecological assessment report is prepared identifying the environmental qualities of the surrounding natural and built features which are to be managed. *Note - Planning scheme policy SC6.8 – Natural environment provides guidance on preparing an ecological assessment report.*	**Complies with performance outcome** The Environmental Constraints Report (**Appendix 4**) report concludes that there are no ecological values on Lot 11SP273000.
	AO53.2 An Environmental Management Plan is prepared to manage potential impacts of the operation of the development on surrounding natural areas.	**Complies with performance outcome** The site has been clear of vegetation since circa 1980s. The site does not have direct access to Dickson Inlet. The proposed development has been

Performance Outcomes	Acceptable Outcomes	Applicant Response
	Note - Planning scheme policy SC6.4 – Environmental management plans contains information to demonstrate compliance and guidance on preparing an Environmental Management Plan.	designed and will be operated to not have an adverse impact on the natural environment, natural vegetation, or watercourses.
PO54 Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry.	**AO54** A master plan for the development is provided and implemented to demonstrate the integration of the slipway, or an alternative functioning facility, with other supporting service industry activities that service the marine and tourism industry of Port Douglas.	**Complies with the performance outcome** The site is one of 3 properties at the end of Port Street. The existing development includes a fuel station and landing to service the Port Douglas Marine and Tourism industries. The proposed helipad will complement the existing marine tourism facilities and does not compromise their operation. The helipad supports the Port Douglas Tourism industry.
PO55 Buildings and structures are of a height, and are set back from side boundaries and other sensitive areas to ensure the scenic amenity and environmental qualities of the adjacent area are not adversely affected.	**AO55.1** Development has a height of not more than 10 metres.	**Complies with acceptable outcome** Proposed development has a maximum height of 6.78m.
	AO55.2 Development is setback from all property boundaries not less than 3 metres.	**Complies with performance outcome** The proposed Hangar is setback 3m from the eastern side boundary and 15m from the northern side boundary (Complies with AO55.2). The proposed caretaker's accommodation is setback 2.4m from the east and south side boundaries. The development can comply and can be conditioned appropriately, if required. The Caretaker's *Accommodation* is self-assessable development. The 3m requirement is not assessable against the Caretaker's accommodation as the use can comply with the acceptable outcomes of the self

Performance Outcomes	Acceptable Outcomes	Applicant Response
		assessable provisions of the Caretaker's accommodation code (AO1-AO5).
PO56 The site coverage of all buildings and structures ensures development: (a) is sited in an existing cleared area or in an area approved for clearing; (b) has sufficient area for the provision of services; (c) development does not have an adverse effect on the environmental, habitat, conservation or landscape values of the on-site and surrounding sensitive areas.	**AO56** No acceptable outcomes are prescribed.	**Complies with performance outcome** The site has been clear of vegetation since circa 1980s. The site does not have direct access to Dickson Inlet and does not have environmental habitat, conservation or landscape values onsite. The site is 4,915m^2 which is sufficient for the provision of services for the proposed development. The proposed development will not have an adverse effect on the surrounding environmental, habitat, conservation, and landscape values.
PO57 Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to: (a) be accommodated on-site; (b) maximise safety and efficiency of loading; (c) protect the visual and acoustic amenity of sensitive land use activities; (d) minimise adverse impacts on natural characteristics of adjacent areas.	**AO57.1** Sufficient manoeuvring area is provided on-site to allow a Medium Rigid Vehicle to enter and leave the site in a forward gear.	**Complies with performance outcome** There is sufficient vehicle manoeuvring area to accommodate the likely vehicular demand that services the site.
	AO57.2 Development is designed to ensure all service vehicles are contained within the site when being loaded/unloaded.	**Complies with acceptable outcome**
	AO57.3 Driveways, parking and manoeuvring areas are constructed and maintained to: (a) minimise erosion from storm water runoff; (b) retain all existing vegetation.	**Complies with acceptable outcome**
PO58	**AO58** No acceptable outcomes are prescribed.	**Complies with performance outcome** The site is located at the end of Port Street and does not have direct road frontage. The site is accessed

Performance Outcomes	Acceptable Outcomes	Applicant Response
Development ensures adverse impacts from service vehicles on the road network, external to the site, are minimised.		via Easement CSP273000. The proposed development will not have an adverse impact on the road network.
PO59 Entry to the site is landscaped to enhance the amenity of the area and provide a pleasant working environment.	**AO59** Areas used for loading and unloading, storage, utilities and car parking are screened from public view: (a) by a combination of landscaping and screen fencing; (b) dense planting along any road frontage is a minimum width of 3 metres.	**Complies with acceptable outcome**
PO60 Landscaping is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development.	**AO60** For any development landscaping is in accordance with the Plant species schedule in Planning scheme policy SC6.7– Landscaping.	**Complies with acceptable outcome**
PO61 – PO68 is not applicable to this development as the site is located in Sub-precinct 1c – Waterfront South sub-precinct		

8.2.1 Acid sulfate soils overlay code

Purpose

The purpose of the acid sulfate soils overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:
  (i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.
  (ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

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

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

(a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;

(b) Development ensures that disturbed acid sulfate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	**AO1.1** No excavation or filling occurs on the site. Or **AO1.2** An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	**Complies with acceptable outcome** **Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	**AO2.1** The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. Or **AO2.2** The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: (f) neutralising existing acidity and preventing the generation of acid and metal contaminants; (g) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (h) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (i) appropriately treating acid sulfate soils before	**Complies with acceptable outcome** **Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	disposal occurs on or off site; (j) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.	
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	**AO3** No acceptable outcomes are prescribed.	**Complies with performance outcome** No environmental harm will be causes as a result of the development in relation to acid sulfate soils.

8.2.3 Coastal Environment Overlay Code

Purpose

The purpose of the Coastal environment overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:
  (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
  (ii) Theme 2 Environment and landscape values: Element 3.5.4 Coastal zones;
  (iii) Theme 3 Natural resource management: Element 3.6.2 Land and catchment management.
(b) enable an assessment of whether development is suitable on land within the Coastal processes sub-categories.

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

(a) facilitate the protection of both coastal processes and coastal resources;
(b) facilitating coastal dependent development on the foreshore over other development;
(c) public access to the foreshore protects public safety;
(d) maintain the erosion prone area as a development free buffer zone (other than for coastal dependent, temporary or relocatable development);
(e) require redevelopment of existing permanent buildings or structures in an erosion prone area to avoid coastal erosion risks, manage coastal erosion risks through a strategy of planned retreat or mitigate coastal erosion risks;
(f) require development to maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with coastal erosion;
(g) locate and design community infrastructure to maintain the required level of functionality during and immediately after a coastal hazard event.

Table 8.2.3.3.a – Coastal environment overlay code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 No works other than coastal protection works extend seaward of the coastal building line.	**AO1.1** Development (including all buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line. Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection.	**Not applicable** There is no coastal building line.
	AO1.2 Coastal protection works are only undertaken as a last resort where coastal erosion presents an immediate threat to public safety or existing buildings or structures and the property cannot be relocated or abandoned.	**Not applicable**
	AO1.3 Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable.	**Not applicable**
	AO1.4 Coastal protection work mitigates any increase in the coastal hazard.	**Not applicable**
PO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast,	**AO2** Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast,	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
development is setback to maintain the amenity and use of the coastal resource.	development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.	**The site does not front the coast or a reserve adjoining the coast.**
For assessable development		
Erosion prone areas		
PO3 Development identifies erosion prone areas (coastal hazards).	**AO3** No acceptable outcomes are prescribed.	**Complies with performance outcome** **The site along with all of Port Douglas is identified as erosion prone land refer to Figure 6b.**
PO4 Erosion prone areas are free from development to allow for natural coastal processes.	**AO4.1** Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)	**Not applicable** The site is in the Industry zone and has been cleared of vegetation since 1980.
	AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: (a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
Coastal management districts		
PO5 Natural processes and protective functions of landforms and vegetation are maintained.	**PO5.1** Development within the coastal management district: (a) maintains vegetation on coastal land forms where its removal or damage may: (i) destabilise the area and increase the potential for coastal erosion, or (ii) interrupt the natural sediment trapping processes or dune or land building processes; (b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards; (c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards; (d) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast; (e) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the maximum extent feasible in the case of erosion control structures. **PO5.2**	**Complies with performance outcome** The site is in the Industry zone and is clear of vegetation and the site has been filled. The operational works permit for the fill ensured that this matter was adequately responded to. There is no change to the existing landform. **Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	Where development proposes the construction of an erosion control structure: (a) it is demonstrated that it is the only feasible option for protecting permanent structures from coastal erosion; and (b) those permanent structures cannot be abandoned or relocated in the event of coastal erosion occurring **PO5.3** Development involving reclamation: (a) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability; (b) is located outside active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state; (c) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water run-off erosion.	**Not applicable**
PO6 Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.	**AO6.1** Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality, or natural values within or neighbouring the proposed placement site.	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	And **AO6.2** Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure; and **AO6.3** Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009. and **AO6.4** Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources. and **AO6.4** Design and siting of development protects and retains identified ecological values and underlying	 **Complies with acceptable outcome** The proposed development is co-located with existing marine infrastructure. **Will be complied with** **Will be complied with** **Will be complied with**

Performance outcomes	Acceptable outcomes	Applicant response
	ecosystem processes within the development site to the greatest extent practicable.	**The site has been clear of vegetations circa 1980.**
PO7 Development is to maintain access to and along the foreshore for general public access.	**AO7.1** Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms. and **AO7.2** Development provides for regular access points for vehicles including approved roads and tracks. or **AO7.3** Development demonstrates an alternative solution to achieve an equivalent standard of performance.	**Not applicable** **Not applicable** **Not applicable**
PO8 Public access to the coast is appropriately located, designed and operated.	**AO8.1** Development maintains or enhances public access to the coast. or **AO8.2** Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres. or	**Not applicable** **Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	AO8.3 Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access	**Not applicable**
PO9 Development adjacent to state coastal land or tidal water is located, designed and operated to: (a) maintain existing access to and along the foreshore; (b) minimise any loss of access to and along the foreshore, or (c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location.	**AO9.1** Development adjacent to state coastal land or tidal water: (a) demonstrates that restrictions to public access are necessary for: (i) the safe and secure operation of development; (ii) the maintenance of coastal landforms and coastal habitat; or (b) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for: (i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms; (ii) vehicles via access points including approved roads or tracks.	**Not applicable**
	AO9.2 Development adjacent to state coastal land or tidal water: (a) is located and designed to: (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, for example through the provision of	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	esplanades or easement corridors to preserve future access; (ii) ensure emergency vehicles can access the area near the development. or (b) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to: (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and (ii) ensure emergency vehicles can access the area near the development.	
AO10 Development that involves reconfiguring a lot for urban purposes adjacent to the coast is designed to ensure public access to the coast in consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat.	**AO10.1** Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken. or **AO10.2** Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.	**Not applicable** **Not applicable**
PO11 Development maintains public access to State coastal land by avoiding private marine	**AO11** Private marine access structures and other structures such as decks or boardwalks for private	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
development attaching to, or extending across, non-tidal State coastal land.	use do not attach to or extend across State coastal land that is situated above high water mark	
PO12 Development in connection with an artificial waterway enhances public access to coastal waters.	**AO12** The artificial waterway avoids intersecting with or connection to inundated land or leased land where the passage, use or movement of vessels in water on the land could be restricted or prohibited by the registered proprietor of the inundated land or leased land.	**Not applicable**
Coastal landscapes, views and vistas		
PO13 Development maintains and / or enhances natural coastal landscapes, views and vistas.	**AO13** No acceptable outcomes are prescribed.	**Complies with performance outcome** The site has been clear of vegetation since circa 1980. The proposed development will not have an adverse effect on the natural coastal landscapes, views and vistas
PO14 Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.	**AO14** No acceptable outcomes are prescribed.	**Complies with performance outcome** The proposed development is within an urban area and is infill development.
Private marine development		
PO15 Private marine development is to avoid attaching to, or extending across, non-tidal State coastal land.	**AO15** Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across, State coastal land that is situated above high water mark. Note – For occupation permits or allocations of State land, refer to the *Land Act 1994*.	**Not applicable**
PO16	**AO16**	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
The location and design of private marine development does not adversely affect the safety of members of the public access to the foreshore.	Private marine development does not involve the erection or placement of any physical barrier preventing existing access, along a public access way to the foreshores.	
PO17 Private marine development is of a height and scale and size compatible with the character and amenity of the location.	**AO17** Private marine development has regard to: (a) the height, scale and size of the natural features of the immediate surroundings and locality; (b) the height, scale and size of existing buildings or other structures in the immediate surroundings and the locality; (c) if the relevant planning scheme states that desired height, scale or size of buildings or other structures in the immediate surroundings or locality – the stated desired height, scale or size. Note – The prescribed tidal works code in the *Coastal Protection and Management Regulation 2003* outlines design and construction requirements that must be complied with.	**Not applicable**
PO18 Private marine development avoids adverse impacts on coastal landforms and coastal processes.	**AO18** Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.	**Not applicable**
For dry land marinas and artificial waterways		
PO19 Dry land marinas and artificial waterways: (a) avoid impacts on coastal resources; (b) do not contribute to the degradation of water quality; (c) do not increase the risk of flooding; (d) do not result in the degradation or loss of MSES;	**AO19** No acceptable solutions are prescribed.	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
(e) do not result in an adverse change to the tidal prism of the natural waterway to which development is connected. (f) does not involve reclamation of tidal land other than for the purpose of: (i) coastal dependent development, public marine development; or (ii) community infrastructure, where there is no feasible alternative; or (iii) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or (iv) coastal protection works or works necessary to protect coastal resources and processes.		

8.2.4 Flood and Storm Tide Hazard Overlay Code

Purpose

The purpose of the Flood and storm tide hazard overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:
  (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
  (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy. (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.

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

(a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
(b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
(c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
(d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
(e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
(f) the development avoids the release of hazardous materials as a result of a natural hazard event;
(g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
(h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Development is located and designed to: (a) ensure the safety of all persons; (b) minimise damage to the development and contents of buildings; (c) provide suitable amenity; (d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	**AO1.1** Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or **For dwelling houses,** **AO1.2** Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 82.4.3.b **Error! Reference s ource not found.**plus a freeboard of 300mm. **AO1.3** New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. **AO1.4** In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to	**Complies with performance outcome** Development is designed to ensure the safety of persons that is anticipated to be onsite, minimise damage to the contents of new buildings and structures, and suitable amenity. **Complies** The development includes a caretaker's residence which will have appropriate flood impunity. **Complies with performance outcome** Development is designed to ensure the safety of persons that is anticipated to be onsite, minimise damage to the contents of new buildings and structures, and suitable amenity. **Not applicable** Site is in an urban area in the Industry zone.

Performance outcomes	Acceptable outcomes	Applicant response
	maintain their natural function of reducing velocity of floodwaters.	
For assessable development		
PO2 The development is compatible with the level of risk associated with the natural hazard.	**AO2** The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	**Complies with acceptable outcome**
PO3 Development siting and layout responds to flooding potential and maintains personal safety	**For Material change of use** **AO3.1** New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. or **AO3.2** The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated. or **AO3.3**	**Not applicable** **Complies with acceptable outcome** The location of the proposed buildings and structure are located on areas mapped as Medium Storm Tide Hazard area. Development is sited on the highest point of the site. **Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m^2 gross floor area. Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings. **For Reconfiguring a lot** **AO3.4** Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site. Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots). Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the *Building Act 1975*. **AO3.5** Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path: (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and	**Not applicable** **Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	(b) by direct and simple routes to main carriageways.	
	AO3.6 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves. or	**Not applicable**
	AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.	**Not applicable**
	For Material change of use (Residential uses) **AO3.8** The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, non-habitable uses at ground level; Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.	**Complies**

Performance outcomes	Acceptable outcomes	Applicant response
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	**For Material change of use (Non-residential uses)** **AO4.2** Non residential buildings and structures allow for the flow through of flood waters on the ground floor. Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Note - The relevant building assessment provisions under the *Building Act 1975* apply to all building work within the Hazard Area and need to take into account the flood potential within the area. **AO4.3** Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Notes - (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	**Not applicable** The location of the proposed buildings and structure are located on areas are not mapped.. **Complies with acceptable outcome**
PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood	**For Operational works** **AO5.1**	**Complies**

Performance outcomes	Acceptable outcomes	Applicant response
level and does not increase the potential flood damage either on site or on other properties. Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds).	The site has been filled as part of the service station redevelopment circa 2000. The appropriate development permits were obtained. The development does not physically alter the site and does not change the existing site having regard to watercourses or floodway and vegetation. The development does not directly, indirectly and cumulatively increase in water flow velocity or flood level and does not change the potential flood damage either on site or on other properties.
	AO5.2 Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than $50m^3$; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.	**Not applicable**
	For Material change of use	**As above**

Performance outcomes	Acceptable outcomes	Applicant response
	AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and (a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site. **For Material change of use and Reconfiguring a lot** **AO5.4** In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters. Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.	**Not applicable**
PO6 Development avoids the release of hazardous materials into floodwaters.	**For Material change of use** **AO6.1** Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that	**Complies with performance outcome** There will be 2 x 5000L aviation fuel tanks that will be located above ground along the northern side of the Hangar. The tanks will be roofed and bunded as

Performance outcomes	Acceptable outcomes	Applicant response
	may cause a detrimental effect on the environment if discharged in a flood event; or **AO6.2** If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters. **AO6.3** Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE. **AO6.4** If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters. Note – Refer to *Work Health and Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous materials.	to avoid and not release hazard materials into potential floodwaters. **Not applicable** **Complies with acceptable outcome** **Complies with acceptable outcome**
PO7	**AO7** Development does not:	**Complies with acceptable outcome**

Performance outcomes	Acceptable outcomes	Applicant response
The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	(a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	**AO8.1** The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). or **AO8.2** The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the *Child Care Act 2002* is conducted, (b) community centres;	**Complies with acceptable outcome** **Complies with acceptable outcome**

Performance outcomes	Acceptable outcomes	Applicant response
	(c) meeting halls; (d) galleries; (e) libraries. The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. and/or	
	AO8.3 The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c: (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants.	**Not applicable**
	AO8.4	**Complies with acceptable outcome**

Performance outcomes	Acceptable outcomes	Applicant response
	Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration. **AO8.5** Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	**Complies with acceptable outcome**

8.2.6 Landscape Values Overlay Code

Purpose

The purpose of the Landscape values overlay code is to:

(a) implement the policy direction of the Strategic Framework, in particular:
  (i) Theme 2: Environment and landscape values Element 3.5.5 Scenic amenity;
  (ii) Theme 3: Natural resource management Element 3.6.4 – Resource extraction.

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

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

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

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

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

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

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

(f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region's diverse character and distinctive tropical image, in particular:
  (i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;
  (ii) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character
  (iii) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are maintained;
  (iv) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.

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

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Development in a High landscape value area		
PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls	**AO1.1** Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of roof height. **AO1.2** Buildings and structures are setback not less than 50 metres from ridgelines or peaks. **AO1.3** Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer. **AO1.4** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.	**Not applicable** Site is not located in a High landscape value area. **Not applicable** **Not applicable** **Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO1.5** The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow. **AO1.6** No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%). **AO1.7** Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values. Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required. **AO1.8** Advertising devices do not occur.	**Not applicable** **Not applicable** **Not applicable** **Not applicable**
Development within the Medium landscape value area		
PO2 Development within Medium landscape value areas	**AO2.1** Buildings and structures are not more than 8.5	**Complies with acceptable outcome**

Performance outcomes	Acceptable outcomes	Applicant response
identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall	metres and two storeys in height. Note - Height is inclusive of the roof height. **AO2.2** Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer. **AO2.3** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs. **AO2.4** The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow. **AO2.5**	**Complies with acceptable outcome** **Not applicable** Site is relatively flat. **Complies with acceptable outcome** The site plan – elevations show the external colours which are subdued and non-reflective that complement the Medium landscape values (**refer to Appendix 2**).

Performance outcomes	Acceptable outcomes	Applicant response
infrastructure; (g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes	No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%). **AO2.6** Advertising devices do not occur.	**Complies with acceptable outcome** **Complies with acceptable outcome** Advertising devices are located outside the mapped Medium Impact landscape value area.
Development within a Scenic route buffer / view corridor area		
PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2: (a) retains visual access to views of the surrounding landscape, the sea and other water bodies; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; (d) minimises visual impacts on the setting and views in terms of: (i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; (iii) the scale, extent and visual prominence	**AO3.1** Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code. **AO3.2** No clearing of native vegetation is undertaken within a Scenic route buffer area. **AO3.3** Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code. **AO3.4** Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.	**Not applicable** Site is not located in a Scenic route buffer/view corridor area. **Not applicable** **Not applicable** **Not applicable**

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

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

8.2.7 Natural Areas Overlay Code

Purpose

The purpose of the Natural areas overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:
  (i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;
  (ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

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

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

(a) development is avoided within:
  (i) areas containing matters of state environmental significance (MSES);
  (ii) other natural areas;
  (iii) wetlands and wetland buffers;
  (iv) waterways and waterway corridors.

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

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

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	**AO1.1** Development avoids significant impact on the relevant environmental values. Or	**Complies with acceptable outcome** The site is mapped as having MSES - Regulated Vegetation along the western half of the site. Historical air photos confirm the site has been clear of vegetation since circa 1980 and it is assumed that site was lawfully cleared in accordance with the relevant laws of the day. Refer to **Section 3.2**. The Environmental Constraints Report (Appendix 4) concludes that there are no ecological values on Lot 11SP273000. Proposed buildings are located along the eastern boundary and outside the mapped Natural areas overlay and will avoid impacts on relevant environmental values. 

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. Or	**Complies** A ground survey was conducted by Biotropica Australia in December 2021 which aimed to identify and classify any environmental matters present. The Environmental Constraints Report (**Appendix 4**) report concludes that there are no ecological values on Lot 11SP273000. However, to remove any doubt about the boundaries to the property and the site was surveyed in August 2022 and with the site's boundary pegs in place, a Biotropica botanist re-visited in September 2022 and confirmed that no marine plants are present. The final report (January 31st, 2023 **Appendix 4**) to the original re-survey report and provides additional detail on the grasses that were present in September 2022.
	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.	**Not applicable** The site does not have environmental values.
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	**AO2** The design and layout of development minimises adverse impacts on ecologically important areas by:	**Not applicable** Site not mapped as having Ecologically important areas.

Performance outcomes	Acceptable outcomes	Applicant response
	(a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.	
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	**AO3.1** A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. or **AO3.2** A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of	**Not applicable** Site is not mapped as having wetland protection area. **Complies with acceptable outcome** The site is incorrectly mapped as having MSES - Regulated Vegetation along the western half of the site, however the site has been clear of vegetation

Performance outcomes	Acceptable outcomes	Applicant response
	environmental values, including the function and threats to matters of environmental significance.	since circa 1980. The proposed buildings are located along the eastern boundary and outside the mapped Natural areas overlay and will avoid impacts on relevant environmental values.
PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	**AO4.1** Native vegetation within wetlands and wetland buffer areas is retained. **AO4.2** Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	**Not applicable** Site and surrounding is not mapped as having wetlands and wetland buffers areas. **Not applicable**
PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	**AO5.1** Development avoids the introduction of non-native pest species. **AO5.2** The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	**Will be complied with** **Not applicable**
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	**AO6.1** Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. And	**Complies with acceptable outcome**

Performance outcomes	Acceptable outcomes	Applicant response
	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** **Not applicable**
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.	**Complies** The site is not mapped as having Category A or B areas of vegetation of concern (MSES) (**Figure 8b**). **Figure 8b** does show the site is mapped as possibly having MSES - Wildlife habitat (endangered or vulnerable) i.e. One or more critically endangered/endangered/vulnerable taxa recorded in the locality. **Figure 8b** does show the site is mapped as possibly having MSES - Wildlife habitat (special least concern animal) i.e. One or more special least concern taxa recorded in locality. That something is mapped, does not mean that the site contains that mapped value, it is merely a trigger for an assessment. The Environmental Constraints Report (**Appendix 4**) prepared in response to this mapping trigger concludes that

Performance outcomes	Acceptable outcomes	Applicant response
	and **AO7.2** Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	there are no ecological values on Lot 11SP273000. This is self-evident in that the site has been cleared for decades and it is assumed that site was lawfully cleared in accordance with the relevant laws of the day. **Complies** The water course is the inlet. All buildings are setback from the inlet. The proposed caretaker's accommodation is setback 2.4m from the east and south side boundaries. The adjoining land to the south is easement C SP273000 which is used to access Lot 11. The proposed caretaker's accommodation is setback sufficiently. A greater setback can be conditioned if required.
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration	**AO8.1** Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; Or **AO8.2** Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	**Not applicable** **Complies with acceptable outcome**
Waterways in a non-urban area		

Performance outcomes	Acceptable outcomes	Applicant response
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	**AO9** Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	**Complies with acceptable outcome**

9.3.2 Caretaker's accommodation code

Purpose

The purpose of the Caretaker's accommodation code is to assess the suitability of development to which this code applies.

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

(a) caretaker's accommodation is used for genuine caretaking or property management purposes;

(b) an acceptable level of amenity is provided to the caretaker.

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The caretaker's accommodation is of a small scale.	**AO1** The gross floor area of the caretaker's accommodation is not greater than: (a) 120m^2 in a Rural zone; (b) 80m^2 in any other zone.	**Complies with acceptable outcome** Gross floor area of Caretaker's accommodation is 58m^2.
PO2 The caretaker's accommodation provides sufficient outdoor private open space for the reasonable recreation and domestic needs of the resident(s)	**AO2.1** Development: (a) at ground-level provides private open space of at least 30m^2 with a minimum dimension of 3 metres that is screened from other activities on site; or (a) located entirely above ground floor level provides a private open space comprising a balcony or deck or open roof space, with a minimum horizontal dimension of at least 8m2 and minimum dimension of 2 metres, which is directly accessible to a living area.	**Complies with performance outcome** There is sufficient outdoor/open space private area that is screened from the proposed Air Service use on site. **Not applicable** See above

Performance outcomes	Acceptable outcomes	Applicant response
	AO2.2 The caretaker's accommodation is provided with: (a) an outdoor service court with a minimum area of $5m^2$ to facilitate clothes drying; (b) an area for general storage; (c) an area for the storage of a garbage receptacle; (d) a designated covered car parking space; (e) separate occupant access, independent from access to any non-residential building on the site.	**Complies with performance outcome** The proposed Caretaker's Accommodation has sufficient outdoor private open space fenced from the primary Air Service use. The design allows for a reasonable amount of domestic area to serve the residential needs.
PO3 The caretaker's accommodation is necessary for the operation of the primary use of the site.	**AO3.1** Only one caretaker's accommodation is established per site. **AO3.2** The caretaker's accommodation is occupied only by the proprietor, manager or caretaker of the use where located in an Industry or Centre zone or **AO3.3** The caretaker's accommodation is occupied only by the proprietor, manager or caretaker of the use where located in any other zone together with any immediate family of that person. **AO3.4** The caretaker's accommodation is located on the same lot as the primary use.	**Complies with acceptable outcome** **Complies with acceptable outcome** **Not applicable** The site is located in the Industry zone and complies with AO3.2 above. **Complies with acceptable outcome**

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements in a Rural zone		
PO4 The site for a caretaker's accommodation is of a sufficient area to be consistent with the nature of its intended function.	**AO4** The site has a minimum area of 4.0ha and the caretaker's accommodation is located within 500 metres of the primary dwelling.	**Not applicable** The site is not located in the Rural zone.

9.4.1 Access, Parking and Servicing code

Purpose

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

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

(a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;
(b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;
(c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;
(d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;
(e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;
(f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	**AO1.1** The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.	**Complies with acceptable outcome** The proposed development requires 8 parking spaces and 2 bus parking spaces: • 100m^2 Office area requires 5 parking spaces (1 per 20m^2) • Caretaker's requires 1 parking space (min 1 space) • 4 staff members requires 2 parking spaces (1 per 2 staff). Proposed development provides 9 carparking areas (including 1 PWD and 1 caretaker's), and 2 bus parking spaces.
	AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.	**Complies with acceptable outcome**
	AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	**Not applicable**
	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** Parking area does not exceed 50 spaces.

Performance outcomes	Acceptable outcomes	Applicant response
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 acceptable outcome**
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).	**AO3.1** Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers.	**Complies with acceptable outcome** Access to the site is existing via Easement C SP273000.
	AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1.	**Complies with acceptable outcome** Access to the site is existing via Easement C SP273000.
	AO3.3 Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the	**Complies with acceptable outcome** Access to the site is existing via Easement C SP273000.

Performance outcomes	Acceptable outcomes	Applicant response
	gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.	
	AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	**Will be complied with** Surface construction materials will be consistent with the existing character of the area.
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	**AO4** The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	**Complies with acceptable outcome** The proposed development has 1 PWD parking space.
PO5	**AO5**	**Will be complied with**

Performance outcomes	Acceptable outcomes	Applicant response
Access for people with disabilities is provided to the building from the parking area and from the street.	Access for people with disabilities is provided in accordance with the relevant Australian Standard.	
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	**AO6** The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	**Not applicable** Bicycle parking is not required as the office is less than 200m^2.
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	**AO7.1** Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); **AO7.2** Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. **AO7.3** Development provides visitor bicycle parking which does not impede pedestrian movement.	**Not applicable** Bicycle parking is not required as the office is less than 200m^2. **Not applicable** Bicycle parking is not required as the office is less than 200m^2. **Not applicable** Bicycle parking is not required as the office is less than 200m^2.
PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	**AO8** Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	**Not applicable to this scale of development**

Performance outcomes	Acceptable outcomes	Applicant response
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	**AO9.1** Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	**Complies with acceptable outcome**
	AO9.2 Service and loading areas are contained fully within the site.	**Complies with acceptable outcome**
	AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	**Complies with performance outcome** Service vehicles can be managed to not interfere with the amenity of the surrounding area, and so they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles onsite. The proposed development supplies 1 extra parking space and it is assumed that service vehicle onsite will not be an issue.
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	**AO10.1** Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drivethrough facility;	**Not applicable** Vehicle queuing is not required.

Performance outcomes	Acceptable outcomes	Applicant response
	(e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	**Will be complied with** Proposed development provides 2 bus set down areas.

Table 9.4.1.3.b – Access, parking and servicing requirements

Land Use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service
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
Caretaker's Accommodation	A minimum of 1 space	n/a	n/a	n/a
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.	SRV

9.4.2 Advertising devices code

Purpose

The purpose of the Advertising devices code is to ensure that advertising devices are established in a manner which is consistent with the desired character and amenity of Douglas Shire.

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

(a) an advertising device complements, and does not detract from the desirable characteristics of the natural and built environment in which the advertising device is exhibited;
(b) Third party advertising devices are not encouraged to establish in the Shire, being contrary to the unique character, lifestyle and environmental attributes of the Shire;
(c) an advertising device is designed and integrated into the built form so as to minimise visual clutter;
(d) an advertising device does not adversely impact on visual amenity of a scenic route, heritage building or public open space;
(e) an advertising device does not adversely impact on rural, rural residential, residential, environmental management or conservation areas;
(f) an advertising device does not pose a hazard for pedestrians, cyclists or drivers of motor vehicles.

Note - For billboards and/or other devices on a State-controlled road, contact the Department of Transport and Main Roads for further information about obtaining an 'Ancillary Works and Encroachment (AWE) Permit' under the Transport Infrastructure Act 1994.

Table 9.4.2.3.a – Advertising devices code – self assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
Requirements for all Advertising devices regulated by this planning scheme		
For assessable development		
PO1 An advertising device: (a) is compatible with the existing and future planned character of the locality in which it is erected; (b) is compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscapes and other advertising devices on the site; (c) is of a scale, proportion and form that is appropriate to the streetscape or other setting in which it is located; (d) is sited designed to be compatible with the nature and extent of development and advertising devices on adjoining sites and does not interfere with the reasonable enjoyment of those sites; (e) is sited and designed to: (i) not unduly dominate the visual landscape; (ii) maintain views and vistas of public value; and (iii) protect the visual amenity of scenic routes; (f) is designed to achieve a high standard of architectural, urban and landscape design, or at least does not detract from the architectural, urban or landscape design standards of a locality; and (g) is designed and sited so as to not contribute to	**AO1** Self-assessable development For self-assessable development, the advertising device complies with the requirements specified in Column 2 of Table 9.4.2.3.b. Assessable development For assessable development, in partial fulfilment of Performance Outcome P1 – the advertising device substantially complies with the requirements specified in Column 2 of Table 9.4.2.3.b – Specific requirements for types of advertising devices. Note – Third party advertising devices, fly-posters, inflatable signs, blimps, bunting/streamers and standing vehicle signs are not encouraged to establish in Douglas Shire. In most circumstances, these forms of advertising device would: (a) be contrary to Performance Outcome PO1 and the applicable specific requirements for advertising devices in this code; and (b) risk compromising the character, lifestyle and environmental attributes of the Shire as defined in the Part 3 (Strategic Framework). Note – A planning report and streetscape or landscape analysis prepared by a competent person may be required in support of a develop	**Not applicable** **Complies with acceptable outcome** There are two signs associated with this development. One entrance sign located along the southern boundary, and one wall sign attached to the hangar (see attached plans *Sheet No: WD04, & Sheet No: WD05)* The proposed signs: 1. is compatible character of the locality; 2. is of a scale, proportion and form that is appropriate to surrounding location; 4. is designed to be compatible with the nature and extent of development; 5. is sited and designed to not unduly dominate the landscape; 6. is designed to achieve a high standard of architectural, urban and landscape design; and 7. is not a proliferation of visual clutter

Performance outcomes	Acceptable outcomes	Applicant response
the proliferation of visual clutter.		
Illumination, lighting and movement		
PO2 An advertising device only incorporates illumination and lighting where it: (a) is appropriate to its setting and is compatible with the amenity of the local area; (b) does not cause nuisance or distraction; (c) does not create glare, reflecting or flaring of colours; and (d) will not create a potential safety hazard, including a potential traffic safety hazard.	**AO2.1** The advertising device is only illuminated where it is: (a) located in a Centre zone or an Industry zone, or a Recreation and Open Space zone; and (b) associated with a business that operates at night. **AO2.2** Where an advertising device is illuminated, it: (a) it has a maximum luminance of 350 candelas per m2; (b) does not incorporate flashing lights or digital displays; and (c) is switched off between 11.00pm and 5.00am the following day or at any time the business is not operating between these hours	**Not applicable** Illumination signs are not proposed as part of this development. **Not applicable**
Safety of pedestrians and vehicles		
PO4 An advertising device is designed so as not to create a traffic or pedestrian safety hazard.	**AO4.1** The advertising device does not physically obstruct the passage of pedestrians or vehicles. **AO4.2** The advertising device does not mimic, and is not able to be confused with, a traffic control device. **AO4.3** The advertising device does not restrict sight lines at intersections or site access points.	**Complies with acceptable outcome** **Complies with acceptable outcome** **Complies with acceptable outcome**

Performance outcomes	Acceptable outcomes	Applicant response
	Note - Refer to Figure 9.4.2.3.a for details. **AO4.4** The advertising device is: (a) appropriately secured and supported so as to cause no injury or damage to persons or property; (b) not on or attached to a tree, telegraph and/or electricity poles, traffic or safety signs.	**Complies with acceptable outcome**
Maintenance		
PO5 A high quality appearance of advertising devices is established, and is maintained.	**AO5** Advertising devices (a) are constructed of high quality materials selected for easy maintenance, durability and an ability not to readily stain, discolour or deteriorate; (b) that have stained, discoloured or deteriorated are either: (i) remedied; or (ii) removed.	**Complies with acceptable outcome** Advertising devices will be constructed of high quality materials.
Additional requirements for Advertising devices in the Conservation zone, the Environmental management zone and the Rural zone north of the Daintree River		
PO6 is not applicable as the site is not located in in the Conservation zone, the Environmental management zone and the Rural zone north of the Daintree River		

9.4.3 Environmental performance code

Purpose

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

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

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

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

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

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

Comment
overall outcome a: activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development. Response: as demonstrated within this application: • This site will remain separated from residential areas by the Sewerage Treatment Plant (zoned special purpose) and land zoned recreation and open space. • Encroachment of residential or incompatible uses towards the site is highly unlikely. • Section 1.5 of the Planning Scheme states that Local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency, in this regard: - The development satisfies the purpose of the Port Douglas/Craiglie Local Plan - PO54 of the Port Douglas/Craiglie Local Plan Code states that "Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry". **overall outcome b:** sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development.

Response:
- PO54 of the Port Douglas/Craiglie Local Plan Code states that "Development of land at the end of Port Street adjacent to Dickson Inlet incorporates a slipway, or an alternative functioning facility, with capacity to service the Port Douglas marine and tourism industry".
- This site will remain separated (approx. 240m) from residential areas by the Sewerage Treatment Plant (zoned special purpose) and land zoned recreation and open space.

Furthermore, the development can readily comply with the overall outcomes:
(c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;
(d) development contributes to the removal and ongoing management of weed species

Table 9.4.3.3.a – Environmental performance code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
Lighting		
PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	**AO1.1** Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	**Complies with acceptable outcome**
	AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	**Complies with acceptable outcome**
	AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	**Complies with acceptable outcome** Residential areas in the surrounding vicinity are shielded by the existing vegetation surrounding the site.
Noise		

Performance outcomes	Acceptable outcomes	Applicant response
PO2 Potential noise generated from the development is avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	**AO2.1** Development does not involve activities that would cause noise related environmental harm or nuisance **Or**	**Complies** Noise Testing Report by Renzo Tonin & Associates (13 July 2022) which finds that: o One (1) Airbus H130 and up to one (1) Robinson R44 helicopter may land and take off each hour between the hours of 8am to 6pm. o Alternatively, up to three (3) Robinson R44 helicopters may land and take off each hour between the hours of 8am to 6pm". Note: other flights for safety and emergencies may occur as required. The proposal does comply with P02 of the Environmental Performance code as potential noise generated from the development can be mitigated through design, location, and operation of the activity. **Refer to Section 1.2 and Section 2 for further discussion.**
	AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.	**Not applicable**
	AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent	**Complies with acceptable outcome** Car parking areas avoid impacts to sensitive land uses that are located approx. 200m away. Site is naturally screened via vegetation on the adjoining lot to the east.

Performance outcomes	Acceptable outcomes	Applicant response
	sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping. Editor's note - *The Environmental Protection (Noise) Policy 2008*, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.	
Airborne particles and other emissions		
PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	**AO3.1** Development does not involve activities that will result in airborne particles or emissions being generated **Or** **AO3.2** The design, layout and operation of the	**Complies with performance outcome** The proposed use is designed to mitigate potential airborne particles and emissions via the impervious surface that the helicopter take-off/land on. The operation of the use will also mitigate adverse environmental harm or nuisance via keeping the area clean of foreign objects. The design of the proposed development also includes buildings along the eastern boundary to mitigate impacts encroaching from the site. The helicopter landing area will be imperviously sealed to reduce airborne particles. **Refer to Section 1.2 and Section 2 for further discussion.** **Complies with performance criteria** As above.

Performance outcomes	Acceptable outcomes	Applicant response
	development activity ensures that no airborne particles or emissions cause environmental harm or nuisance. Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities. Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion. The *Environmental Protection (Air) Policy 2008*, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.	
Odours		
PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	**AO4.1** The development does not involve activities that create odorous emissions **Or** **AO4.2** The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	**Complies with acceptable outcome** The site adjoins a petrol station. The proposed development does not create odorous emissions. **Not applicable**
Waste and recyclable material storage		
PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse	**AO5.1** The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is	**Will be complied with**

Performance outcomes	Acceptable outcomes	Applicant response
impacts on adjacent uses. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	disposed of at regular intervals. **AO5.2** Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments. Editor's note - the *Environmental Protection (Waste Management) Policy 2008* provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.	**Will be complied with**
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**

Performance outcomes	Acceptable outcomes	Applicant response
	Or **AO6.2** Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	**Complies with acceptable outcome** The proposed development includes a Caretaker's accommodation on the site. The caretaker will be employed to look after the site and the patron will be aware of the amenity impacts associated with the site. Additionally, the Caretaker's accommodation is appropriated designed and located that mitigate adverse amenity impacts due to the following: • is a sufficient size for the private recreation and domestic needs of the resident; • is fenced from the Air service section of the site; • located as far away practical from the Helipads Note: Caretaker's accommodation is self-assessable development and this response is additional information
Stormwater quality		
PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to: (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures.	**AO7.1** Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge.	**Complies with acceptable outcome** Stormwater will be directed to a lawful point of discharge.
	AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.	**Will be complied with** Proposed development will ensure stormwater will not be directed through potentially polluting activity.
	AO7.3	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters. Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the *Environmental Protection Act 1994*. During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	Soil and water control measures is not anticipated for this development.
Pest plants (for material change of use on vacant land over 1,000m^2)		
PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites. Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the *Land Protection (Pest and Stock Route Management) Act 2002*.	**AO8.1** The land is free of declared pest plants before development establishes new buildings, structures and practices; or **AO8.2** Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks. Note - A declaration from an appropriately qualified person validates the land being free from pest plants.	**Complies with acceptable outcome** Land is free of pest plants. **Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	Declared pest plants include locally declared and State declared pest plants.	

9.4.4 Filling and excavation code

Purpose

The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.

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

(a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;
(b) filling and excavation does not adversely impact on the environment;
(c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;
(d) filling and excavation is designed to be fit for purpose and does not create land stability issues;
(e) filling and excavation works do not involve complex engineering solutions.

Applicant response
Fill has previously been taken on the site. No further excavation and fill are required for this development.

9.4.5 Infrastructure works code

Purpose

The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.

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

(a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
(b) development maintains high environmental standards;
(c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;
(d) the integrity of existing infrastructure is maintained;
(e) development does not detract from environmental values or the desired character and amenity of an area.

Table 9.4.5.3.a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	**AO1.1** Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Not applicable** Proposed development does not require works on a local government road.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	**Not applicable** Footpaths do not exist.
	AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement. Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.	**Not applicable**
	AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	**Not applicable**
Accessibility structures		
PO2 Development is designed to ensure it is accessible	**AO2.1** Accessibility structures are not located within the	**Complies with acceptable outcome** The proposed development does not require

Performance outcomes	Acceptable outcomes	Applicant response
for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	road reserve.	accessibility structure to be located within the road reserve.
	AO2.2 Accessibility structures are designed in accordance with AS1428.3.	**Will be complied with where necessary** The site is located at the end of Port Street. The proposed development is designed to be accessible.
	AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	**Not applicable** There are no existing buildings onsite.
Water supply		
PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	**AO3.1** The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or **AO3.2** Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the 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	**Complies with acceptable outcome** **Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	**AO4.1** The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or **AO4.2** Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of *the Environmental Protection Policy (Water) 1997* and the proposed on site effluent disposal system is designed in accordance with the *Plumbing and Drainage Act (2002).*	**Complies with acceptable outcome** **Not applicable**
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on	**AO5.1** A connection is provided from the premises to Council's drainage system;	**Complies with acceptable outcome**

Performance outcomes	Acceptable outcomes	Applicant response
stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	or **AO5.2** 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.	**Not applicable**
	AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity.	**Not applicable for this scale of development**
	AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	**Not applicable to this scale of development**
	AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	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. Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the *Environmental Protection Act 1994*. Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	
Non-tidal artificial waterways		
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	**AO6.1** Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included.	**Not applicable** Development does not involve non-tidal artificial waterways.
	AO6.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments.	**Not applicable**
	AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	**Not applicable**
	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**
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	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**
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (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.	**AO7.1** A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management.	**Not applicable** The site is connected to council sewerage system.
	AO7.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	**Not applicable** The site is connected to council sewerage system.
	AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.	**Not applicable** The site is connected to council sewerage system.

Performance outcomes	Acceptable outcomes	Applicant response
	AO7.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	**Not applicable** The site is connected to council sewerage system.
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	**AO8.1** A connection is provided from the premises to the electricity distribution network; or	**Complies with acceptable outcome**

Performance outcomes	Acceptable outcomes	Applicant response
	AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	**Not applicable**
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.	**Not applicable**
	AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	**Not applicable**
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 acceptable outcome**

Performance outcomes	Acceptable outcomes	Applicant response
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	**AO11** Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Will be complied with where necessary**
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (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** There is no road frontage to the site. Access to the site is via easement C SP273000 which has road frontage to Port Street.
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	**Not applicable** There is no road frontage to the site. Access to the site is via easement C SP273000 which has road frontage to Port Street.
	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.	**Complies with acceptable outcome**
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 acceptable outcome**
PO14 Development and works do not affect the efficient	**AO14.1** Public utility mains, services and installations are	**Complies with acceptable outcome** Public utility main will not be altered.

Performance outcomes	Acceptable outcomes	Applicant response
functioning of public utility mains, services or installations.	not required to be altered or repaired as a result of the development; or **AO14.2** Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Not applicable**
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: (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.	**Will be complied with**
PO16 Existing infrastructure is not damaged by construction activities.	**AO16** Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Will be complied with where necessary**

Performance outcomes	Acceptable outcomes	Applicant response
	Note - Construction, alterations and any repairs to Statecontrolled roads and rail corridors are undertaken in accordance with the *Transport Infrastructure Act 1994.*	
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	**AO17** No acceptable outcomes are prescribed.	**Not applicable to this scale of development**
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	**AO18** No acceptable outcomes are prescribed.	**Complies with performance outcome** Development is capable of providing storage, collection treatment and disposal of trade waste if required.
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO19.1** Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	**Not applicable** Site is not accessed via common private title.

Performance outcomes	Acceptable outcomes	Applicant response
	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** Site is not accessed via common private title.
PO20 Hydrants are suitably identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	**AO20** No acceptable outcomes are prescribed.	**Not applicable** Site is not accessed via common private title.

9.4.6 Landscaping code

Purpose

The purpose of the Landscaping code is to assess the landscaping aspects of a development.

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

(a) The tropical, lush landscape character of the region is retained, promoted and enhanced through high quality landscape works;
(b) The natural environment of the region is enhanced;
(c) The visual quality, amenity and identity of the region is enhanced;
(d) Attractive streetscapes and public places are created through landscape design;
(e) As far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
(f) Landscaping is provided to enhance the tropical landscape character of development and the region;
(g) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
(h) Landscaping takes into account utility service protection;
(i) Weed species and invasive species are eliminated from development sites;
(j) Landscape design enhances personal safety and incorporates CPTED principles.

Table 9.4.6.3.a – Landscaping code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Landscape design		
PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: (a) promoting the Shire's character as a tropical environment;	**AO1** Development provides landscaping: (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	**Complies with acceptable outcome** Industry zone requires 20% site area available for landscaping. The proposed development has 39.91% of the site available for landscaping.

Performance outcomes	Acceptable outcomes	Applicant response
(b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and pedestrian sightlines and road safety.	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. Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.	
For assessable development		
PO2 Landscaping contributes to a sense of place, is	**AO2.1** No acceptable outcomes are specified.	**Complies with performance outcome** The site is naturally screened to the north and east.

Performance outcomes	Acceptable outcomes	Applicant response
functional to the surroundings and enhances the streetscape and visual appearance of the development.	Note - Landscaping is in accordance with the requirements specified in Planning scheme policy SC6.7 – Landscaping.	There is a landscaped strip along the southern boundary of the site which contributes to a sense of place and enhances the visual appearance of the development.
	AO2.2 Tropical urbanism is incorporated into building design. Note – 'Tropical urbanism' includes many things such as green walls, green roofs, podium planting and vegetation incorporated into the design of a building.	**Complies with performance outcome** The site is naturally screened to the north and east. There is a landscaped strip along the southern boundary of the site which contributes to a sense of place and enhances the visual appearance of the development.
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.	**Not applicable** The site has been clear of vegetation since circa 1980.
	AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.	**Not applicable** The site has been clear of vegetation since circa 1980.
	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 acceptable outcome** The site is naturally screened to the north and east. There is a landscaped strip along the southern boundary of the site which contributes aesthetically and to the character of the area.
	AO3.4 Street trees are species which enhance the	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.	
PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	**AO4** Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	**Will be complied with**
PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.	**AO5** Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	**Will be complied with**
PO6 Landscaped areas are designed in order to allow for efficient maintenance.	**AO6.1** A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.	**Complies with performance outcome** Landscaping is designed to allow for efficient maintenance.
	AO6.2 Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE). Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.	**Complies with performance outcome** Landscaping is designed to allow for efficient maintenance.
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** Podium planting not proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	**Not applicable** Podium planting not proposed.
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.	**Will be complied with** The site has been clear of vegetation circa 1980.
PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	**AO9** No acceptable outcomes are specified. Note - Planning scheme policy SC6.3 – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	**Complies with performance outcome** Landscaping is designed to enhance personal safety on the site.
PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	**AO10** Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.	**Will be complied with**

9.4.9 Vegetation management code

Purpose

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

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

(a) vegetation is protected from inappropriate damage;
(b) where vegetation damage does occur it is undertaken in a sustainable manner;
(c) significant trees are maintained and protected;
(d) biodiversity and ecological values are protected and maintained;
(e) habitats for rare, threatened and endemic species of flora and fauna are protected and maintained;
(f) landscape character and scenic amenity is protected and maintained;
(g) heritage values are protected and maintained.

Applicant response
Vegetation damage is not required for this development as the site has been clear of vegetation since circa 1980.

APPENDIX 2: PROPOSAL PLANS

Drawing or Document	Reference	Date
Locality Plan & Indicative Flight Paths	Job No: 21-055 Sheet No: WD01 Issue: B	17/06/2021
Site Plan	Job No: 21-055 Sheet No: WD02 Issue: B	25/06/2021
Floor Plan – Office / Hangar	Job No: 21-055 Sheet No: WD03 Issue: B	25/06/2021
Elevations (East and South)	Job No: 21-055 Sheet No: WD04 Issue: B	25/06/2021
Elevations (North and West)	Job No: 21-055 Sheet No: WD05 Issue: B	25/06/2021
Caretakers Residence (Ground Floor)	Job No: 21-055 Sheet No: WD06 Issue: B	25/06/2021
Caretakers - Elevations	Job No: 21-055 Sheet No: WD07	25/06/2021
3D	Job No: 21-055 Sheet No: WD08 Issue: B	25/06/2021

NORTH

FLIGHT APPROACH AND DEPARTURE PATHS ARE INDICATIVE AND SUBJECT TO WEATHER AND OTHER CONDITIONS

1 WD01 Locality Plan & Indicative Flight Paths
1 : 10000

Locality Plan & Indicative Flight Paths

MCU Air Services | 35-39 Port St, Port Douglas | Morris Aviation Australia

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Job No: 21-055
Date: 17/06/2021
Scale: @A3 1 : 10000
Sheet No: WD01
Issue: D

1 WD02 Site
1 : 500

NORTH

Town Planning Information

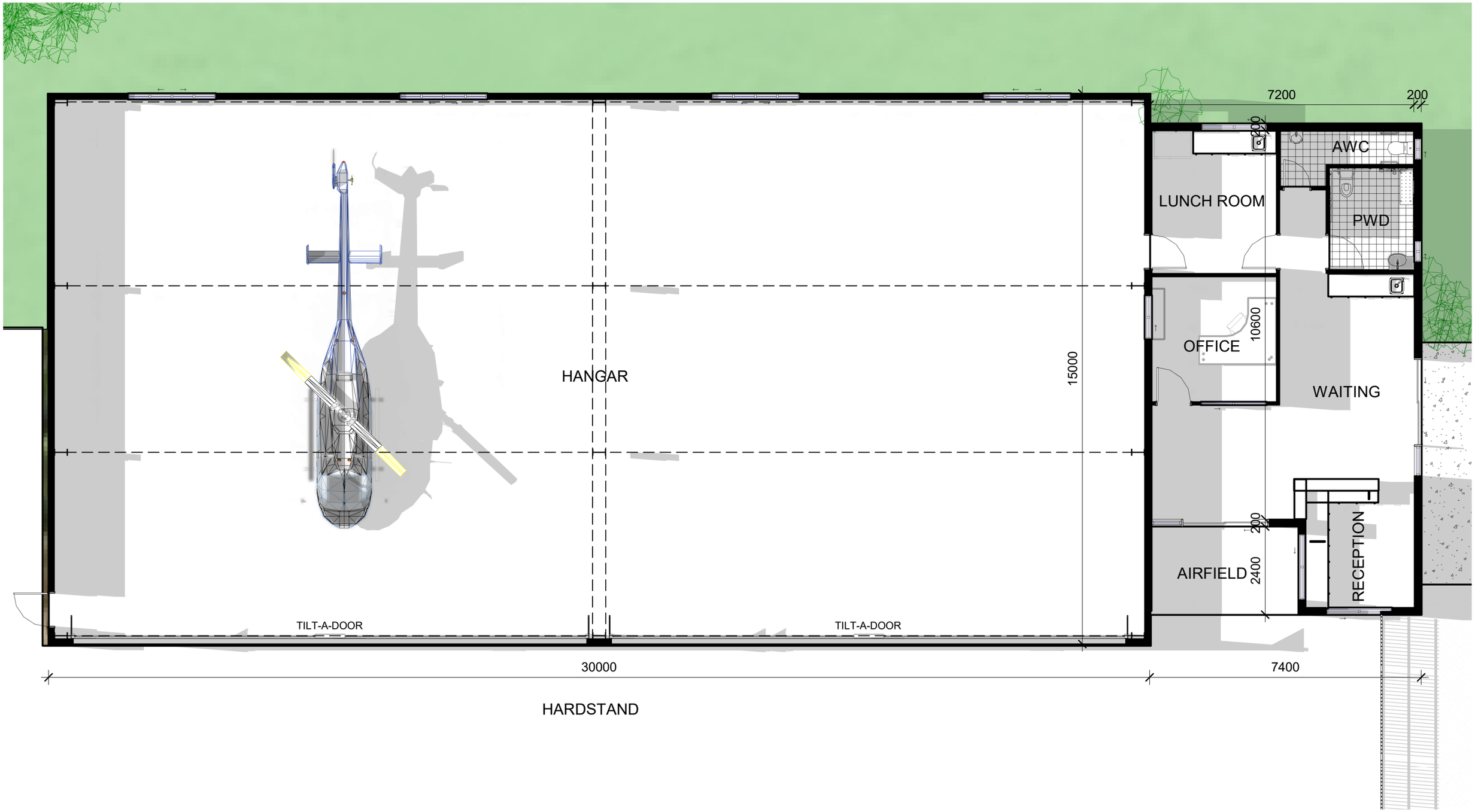
Property Description:	LOT 11 RP273000 35-39 PORT STREET PORT DOUGLAS
Proposal:	HANGAR, OFFICE, CARETAKERS AND HELICOPTER OPERATIONS
Planning Area:	DOUGLAS SHIRE COUNCIL
Land Use:	INDUSTRY
Site Area:	4915m²
Gross Floor Area:	HANGAR - 448m² OFFICE - 100m² CARETAKERS - 58m² TOTAL - 606m²
Site Coverage:	606M2 OR 12.32%
Car Parking Required:	1 PER 20m² OFFICE - 5 SPACES 1 PER 2 STAFF (4 STAFF) - 2 SPACES BUS SETDOWN - 2 SPACES
Car Parking Provided:	CAR PARKS - 8 SPACES BUS SETDOWN - 2 SPACES
Landscaping Required:	20% - 983m²
Landscaping Provided:	31.73% OR 1560m²

Site Plan

MCU Air Services | 35-39 Port St, Prot Douglas | Morris Aviation Australia

J B DESIGN CAIRNS PTY LTD
ABN 056 308 153 - QBCC 67805
ADDRESS 192 Mulgrave Road, Cairns 4870, Australia
Tel +61 7 40440500
www.jbdesign.com.au

Job No: 21-055
Date: 30/06/2021
Scale: @A3 As indicated
Sheet No: WD02
Issue: C



1 Ground Floor
WD03

1 : 100

Floor Plan - Office / Hangar

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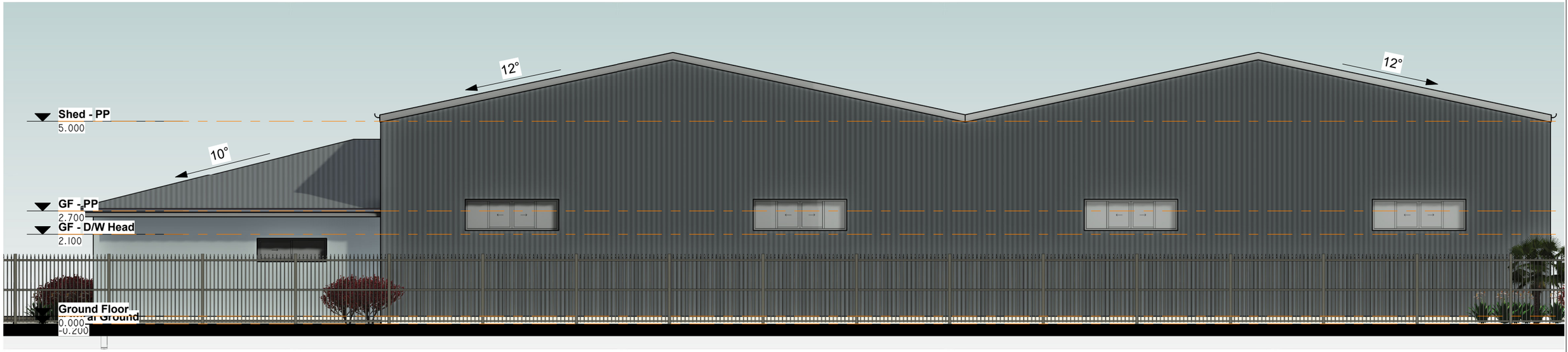
Job No: 21-055
Date: 25/06/2021
Scale: @A3 1 : 100
Sheet No: WD03
Issue: B



2 WD04 East
1 : 100

1 WD04 South
1 : 100

Elevations

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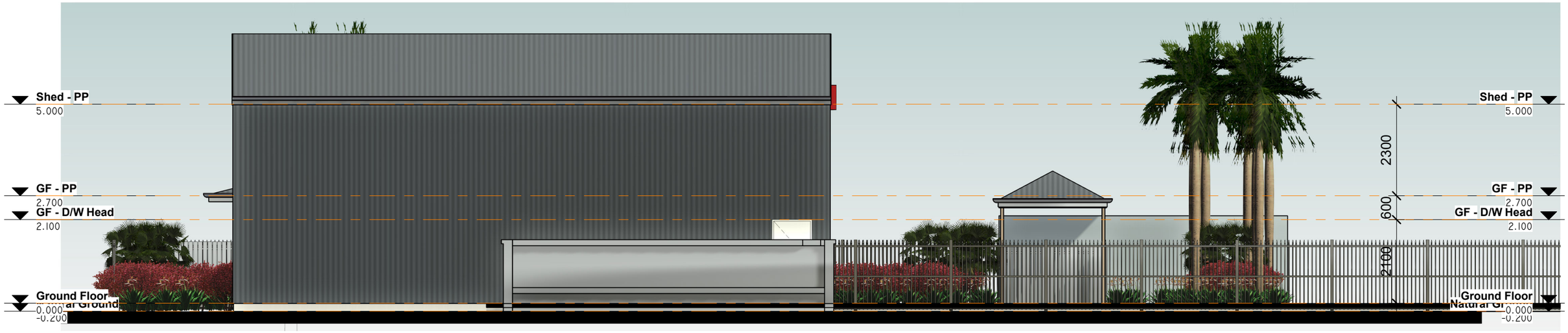
Job No: 21-055
Date: 25/06/2021
Scale: @A3 1 : 100
Sheet No: WD04
Issue: B



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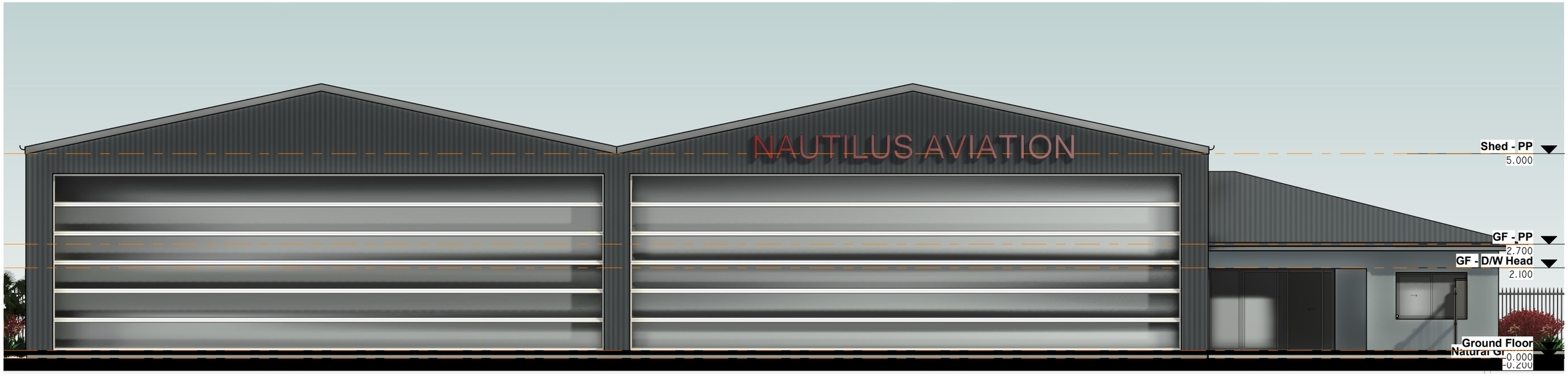

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1 : 100

Elevations

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Job No: 21-055
Date: 30/06/2021
Scale: @A3 1 : 100
Sheet No: WD05
Issue: C

1 Ground Floor - Caretakers
WD06

1 : 100

Caretakers Residence

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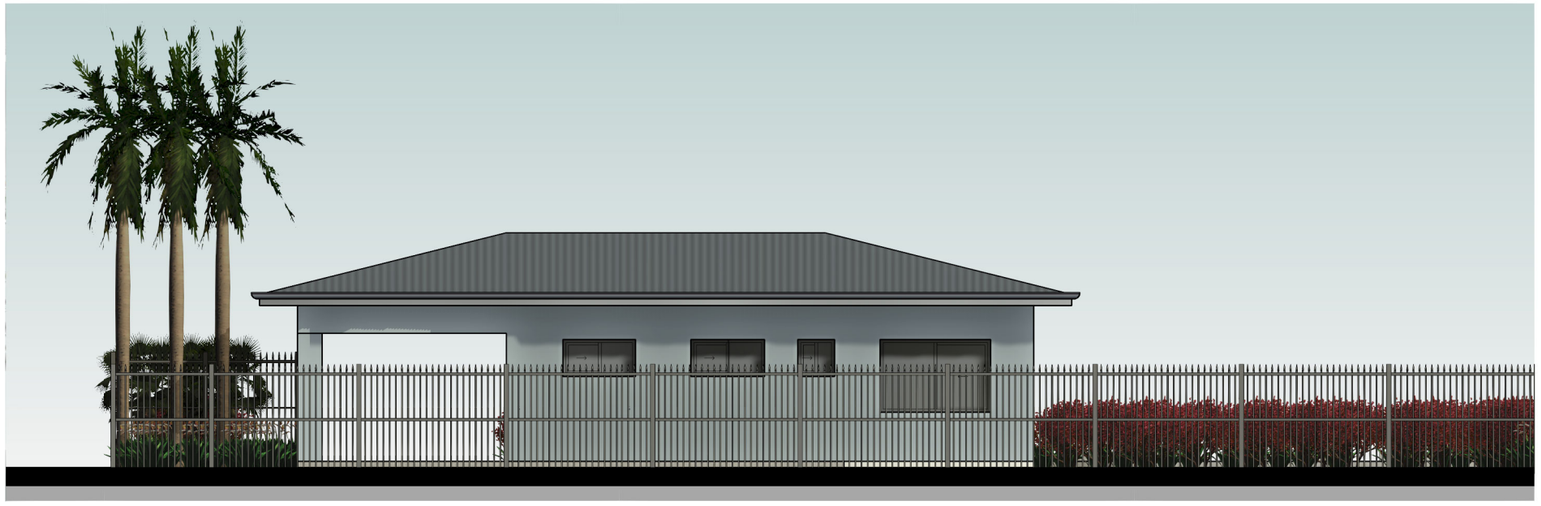
MCU Air Services | 35-39 Port St, Prot Douglas | Morris Aviation Australia

Job No: 21-055
Date: 25/06/2021
Scale: @A3 1 : 100
Sheet No: WD06
Issue: B

3 WD07 CT - South
1 : 100

4 WD07 CT- West
1 : 100

1 WD07 CT - North
1 : 100



2 WD07 CT - East
1 : 100

Caretakers - Elevations

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Job No: 21-055
Date: 25/06/2021
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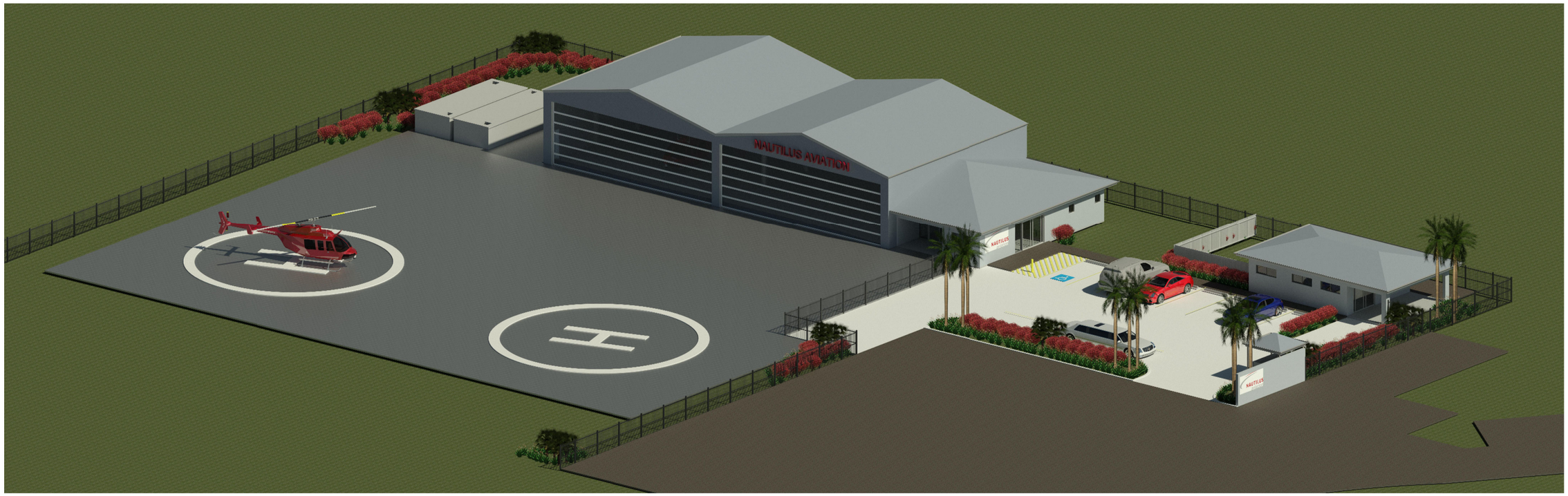
Sheet No: WD07
Issue: B



3D

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ADDRESS 192 Mulgrave Road, Cairns 4870, Australia
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Job No: 21-055
Date: 30/06/2021
Scale: @A3 1 : 1
Sheet No: WD08
Issue: C

APPENDIX 3: RENZO TONIN NOISE REPORTS

RENZO TONIN & ASSOCIATES
inspired to achieve

Acoustics
Vibration
Structural Dynamics

PROPOSED HELICOPTER LANDING FACILITY, 35 - 39 PORT STREET, PORT DOUGLAS (LOT 11 SP273000)

Helicopter Noise Testing - Tuesday 17th May 2022

13 July 2022

Planz Town Planning

QC416-02F02 Noise Testing Report (r1)

35 1982-2017 ACOUSTIC ENGINEERING EXCELLENCE

Brisbane Sydney Melbourne Gold Coast Kuwait Singapore
Renzo Tonin & Associates ABN 16 123 509 884
U14, 205 Montague Road, West End QLD 4101 | PO Box 820 SPRING HILL QLD 4004
P (07) 3367 3131 F (07) 3367 3121 brisbane@renzotonin.com.au www.renzotonin.com.au

Document details

Detail	Reference
Doc reference:	QC416-02F02 Noise Testing Report (r1)
Prepared for:	Planz Town Planning
Address:	PO Box 181 Edge Hill, QLD 4870
Attention:	Nikki Huddy

Document control

Date	Revision history	Non-issued revision	Issued revision	Prepared	Instructed	Reviewed / Authorised
28.06.2022	Report issued to Planz		r0	PJ	-	PJ
13.07.2022	Revised report issued to Planz		r1	PJ	-	PJ

File Path: Q:\AssocBrisProjects\QC401-QC450\QC416 pj Port Douglas helicopter\Task 2\1 Docs\QC416-02F02 Noise Testing Report (r1).docx

Executive summary

Morris Aviation Australia (Nautilus Aviation) proposes to construct a Helicopter Landing Site (HLS) at 35 – 39 Port Street, Port Douglas. The Real Property Description is Lot 11 on SP273000. The total area of the site is 4,915m^2 and located in an Industry zone. The location is shown in Figures 1 and 2.

Douglas Shire Council is the local regulatory authority. An application for this development has been lodged with Council [Reference MCUI2021_4231/1]. As part of the development application, Renzo Tonin & Associates prepared a noise impact assessment for the proposed HLS [Report Reference: QC416-01F02 Noise Report (r2)] dated 14th March 2022.

Douglas Shire Council have requested supplementary noise testing of helicopter movements at the proposed Helicopter Landing Site (HLS). This report summarises supplementary noise testing of helicopter movements using a similar assessment methodology outlined in a recent judgement from the Planning and Environment Court [Court Reference: No. 34 of 2021, dated 28 February 2022, Mission Beach].

The helicopter models proposed for use onsite include an Airbus H130 capable of carrying the pilot and up to six passengers and Robinson R44 helicopter carrying the pilot and up to two passengers.

The assessment levels are summarized in the table below and apply externally to the façade of the nearest noise sensitive receivers to the subject site.

Summary of assessment levels

Item	dB LAFeq, 10hr (Hel)	dB LAFeq, 1hr (Hel)	dB LAFmax (Hel)
Helicopter activity and operations	55	50	82

Noise measurements of the Airbus H130 and Robinson R44 were conducted at the proposed HLS between 12pm and 3.30pm on Tuesday 17th May 2022.

Two pilots were utilised for testing purposes (Luke and Kord from Nautilus Aviation). The helicopters were fully fuelled and loaded with passengers.

Discrete samples of the four operational modes (ie approach, hover, idle and departure) were recorded for the proposed corridor flight path. Each discrete sample was repeated five (5) times by each pilot and each helicopter. In total 80 discrete samples were recorded concurrently at six (6) measurement locations, labelled S1 to S6.

Location S2 was considered the nearest noise sensitive location, close to Coral Beach Lodge (1 - 7 Craven Close) and approximately 245m ESE of the proposed HLS. If operational noise levels comply at Location S2 then operational noise levels are expected to comply with the assessment levels shown in the table above at all other noise sensitive locations located further away from the proposed HLS.

Assessment of LAFmax (Hel)

The sample results show the measured $L_{AFmax\ (Hel)}$ are below the nominated maximum level limt, 82 dB $L_{AFmax\ (Hel)}$ at the nearest noise sensitive measurement Locations S2, S3, S4, S5 and S6. Location S1 was a close up observation location only, to observe and confirm helicopter movements during testing.

Assessment of LAFeq 10hr (Hel)

The sample results and calculated levels show operational noise levels of the Airbus H130 and Robinson R44 helicopters are predicted to comply with the nominated maximum level limt, 55 dB $L_{Aeq,\ 0800\ –\ 1800\ (Hel)}$ at the nearest noise sensitive measurement Locations S2, S3, S4, S5 and S6. The calculations are based on up to 30 takeoffs, 30 landings and 60 idles of each helciopter type.

Assessment of LAFeq 1hr (Hel)

The sample results and calculated levels show operational noise levels of the Airbus H130 include up to one (1) take off per hour and up to one (1) landing per hour to comply with nominated maximum level limt, 50 dB $L_{Aeq,\ 1\ hr\ (Hel)}$ at the nearest noise sensitive measurement Location S2.

The sample results and calculated levels show operational noise levels of the Robinson R44 include up to three (3) take offs per hour and up to three (3) landings per hour to comply with nominated maximum level limt, 50 dB $L_{Aeq,\ 1\ hr\ (Hel)}$ at the nearest noise sensitive measurement Location S2.

The sample results and calculated levels show operational noise levels of the both the Airbus H130 and Robinson R44 include up to one (1) take off per hour (for each helicopter type) and up to one (1) landing per hour (for each helicopter type) to comply with nominated maximum level limt, 50 dB $L_{Aeq,\ 1\ hr\ (Hel)}$ at the nearest noise sensitive measurement Location S2.

In summary, helicopter measurements indicate up to one (1) Airbus H130 and up to one (1) Robinson R44 helicopter may land and take off each hour between the hours of 8am to 6pm. Alternatively, up to three (3) Robinson R44 helicopters may land and take off each hour between the hours of 8am to 6pm.

Contents

List of tables

List of figures

1 Introduction

Morris Aviation Australia (Nautilus Aviation) proposes to construct a Helicopter Landing Site (HLS) at 35 – 39 Port Street, Port Douglas. The Real Property Description is Lot 11 on SP273000.

Douglas Shire Council (DSC) is the local regulatory authority. An application for this development has been lodged with Council [Reference MCUI2021_4231/1]. As part of the development application, Renzo Tonin & Associates prepared a noise impact assessment for the proposed HLS [Report Reference: QC416-01F02 Noise Report (r2)] dated 14th March 2022.

Douglas Shire Council have requested supplementary noise testing of helicopter movements at the proposed HLS. This report summarises supplementary noise testing of helicopter movements using a similar assessment methodology outlined in a recent judgement from the Planning and Environment Court [Court Reference: No. 34 of 2021, dated 28 February 2022, Mission Beach].

The helicopter models proposed for use onsite include an Airbus H130 capable of carrying the pilot and up to six passengers and Robinson R44 helicopter carrying the pilot and up to two passengers.

The work documented in this report was carried out in accordance with the Renzo Tonin & Associates Quality Assurance System, which is based on Australian Standard / NZS ISO 9001. Appendix A contains a glossary of acoustic terms used in this report.

2 Background Information

Figures 1, 2 and 3 present the site location and surrounding area.

Figure 1 – Proposed Helipad Landing Facility location (35 – 39 Port Street Port Douglas Lot 11 SP273000)

Figure 2 – Proposed Helicopter Landing Site location (35 – 39 Port Street Port Douglas Lot 11 SP273000)

Figure 3 – Proposed Helipad Landing Facility location (35 – 39 Port Street Port Douglas Lot 11 SP273000)

Figure 4 presents the proposed helipad landing facility layout.

Figure 4 – Proposed Helipad Landing Facility layout

Table 1 below presents GPS coordinates of the proposed Helicopter Landing Sites (HLS).

Table 1: Location of the Proposed HLS

HLS Site Location	GPS Locations (UTM co-ordinates, Zone 55K)
Proposed HLS	Easting: 335666.00mE Northing: 8176098.00mS

Figure 5 presents the proposed helicopter Approach and Departure flight paths.

Figure 5 – Proposed Approach & Departure Flight Paths

3 Noise Level Criteria

There is no legislation or other mandatory requirement which sets objective criteria for the assessment of noise from helicopter landing sites in Queensland.

The assessment levels for proposed helicopter operations at the subject site have been derived from Victorian EPA Publication 1254.2 which specifically details objective noise levels targets to be achieved from helicopter landing sites and also reference acoustic quality objectives set out in the Queensland Environmental Protection (Noise) Policy 2019.

For this assessment, noise levels associated with the proposed helicopter operations are to be considered in terms of the following noise metrics, as described in Australian Standard 2363 *Acoustics – Measurement of noise from helicopter operations* (AS 2363):

- The A-weighted, Fast time (F) weighted, equivalent from combined movements over the proposed operating hours in a single day between proposed hours of operation 8am to 6pm ($L_{AFeq,\ 10hr}$ (Hel));
- The A-weighted, Fast time (F) weighted, equivalent from combined movements over a single operating hour ($L_{AFeq,\ 1hr}$ (Hel)); and
- The A-weighted, Fast time (F) weighted, maximum noise level (L_{AFmax} (Event)) from an individual movement.

The assessment levels are summarized in Table 2 and apply externally to the façade of the nearest noise sensitive receivers to the subject site.

Table 2: Summary of assessment levels

Item	dB LAFeq, 10hr (Hel)	dB LAFeq, 1hr (Hel)	dB LAFmax (Hel)
Helicopter activity and operations	55	50	82

4 Measurement Methodology

4.1 Measurement Standards

Noise measurements shall be undertaken by suitable qualified persons(s), deemed to have sufficient experience in acoustics and who is eligible for membership (full member) of the Australian Acoustical Society.

Noise measurements shall be conducted using instrumentation that is certified to Class 1 standards (highest standard of instrumentation for field measurements) in accordance with IEC 61672-1:2013 *Electroacoustics – Sound level meters – Part 1: Specifications*. The instrumentation shall include the capability to undertake wave file recording for post processing.

The independent (laboratory) calibration date of the sound level measurement instrumentation must be within 2 years of the measurement period, as specified in Section 5.5 of Australian Standard *AS 1055:2018 Acoustics – Description and measurement of environment noise (AS 1055).*

4.2 Measurement Locations

Noise measurements during helicopter operations shall be conducted simultaneously at the locations shown in Figures 6 and 7, corresponding to receivers R2, R3, R4, R5 and R6. These have been selected to be representative of the nearest locations where helicopter operational noise levels would be greatest. Noise levels at other locations in the vicinity would therefore be similar to those measured or lower.

The microphone shall be positioned in the vicinity of the dwelling at each of the noise measurement locations, as follows:

- At a height of 1.5m above ground level
- The measurement shall not occur within 3.5m of a vertical reflecting surface
- The measurements shall occur within 20m of the dwelling
- Free from extraneous noise influence

The sound level measurement instrumentation is to be configured to obtain the sound exposure level and maximum noise level for each discrete event.

The sound level measurement equipment shall continuously monitor sound pressure levels (fast response) recorded in 0.1s intervals for the duration of the test flights, to enable an analysis of the rise and fall associated with helicopter noise.

Figures 6, 7, 8, 9 and 10 present six (6) measurement locations selected around the temporary HLS.

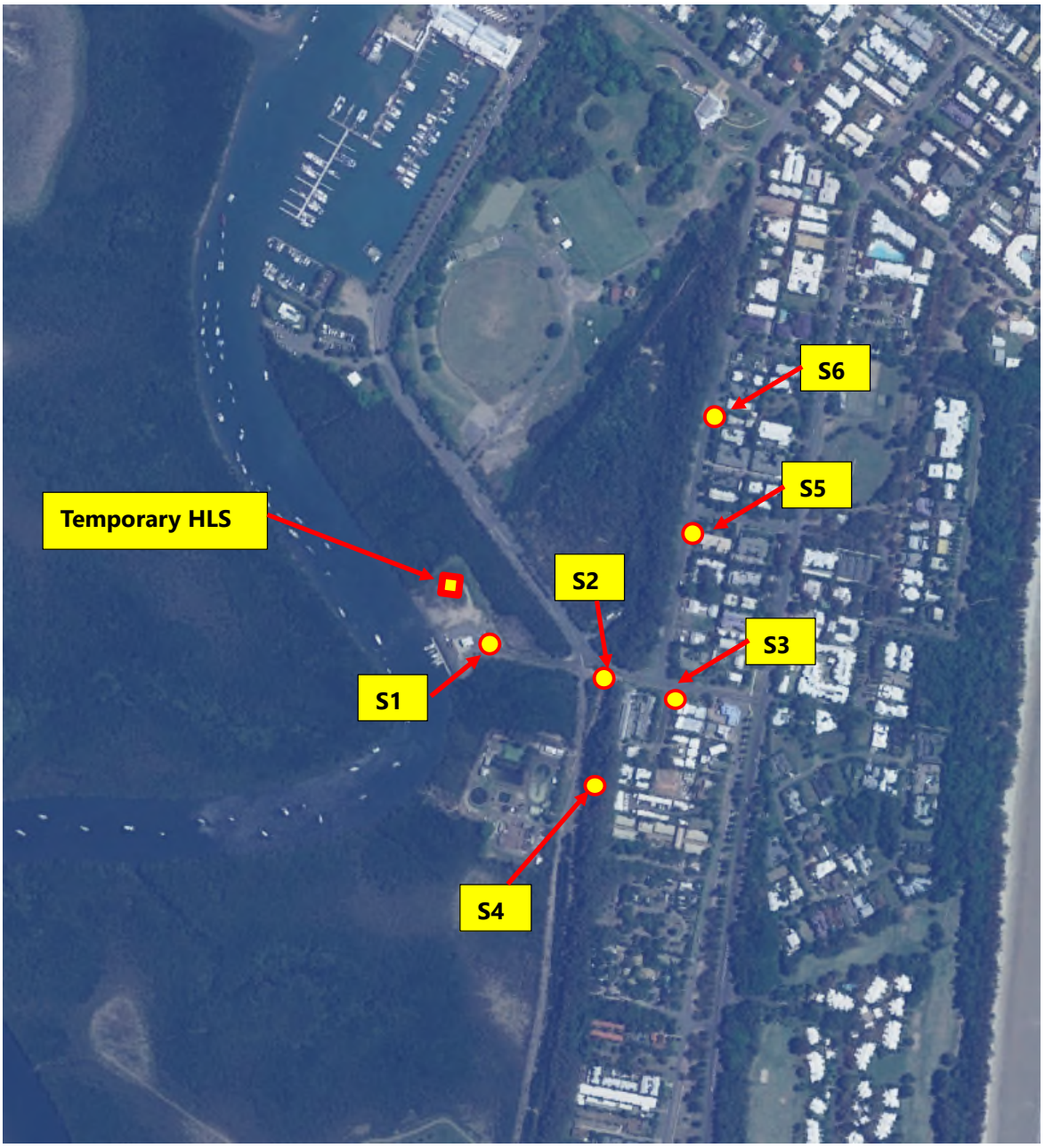

Figure 6 – Noise Measurement Locations around temporary HLS

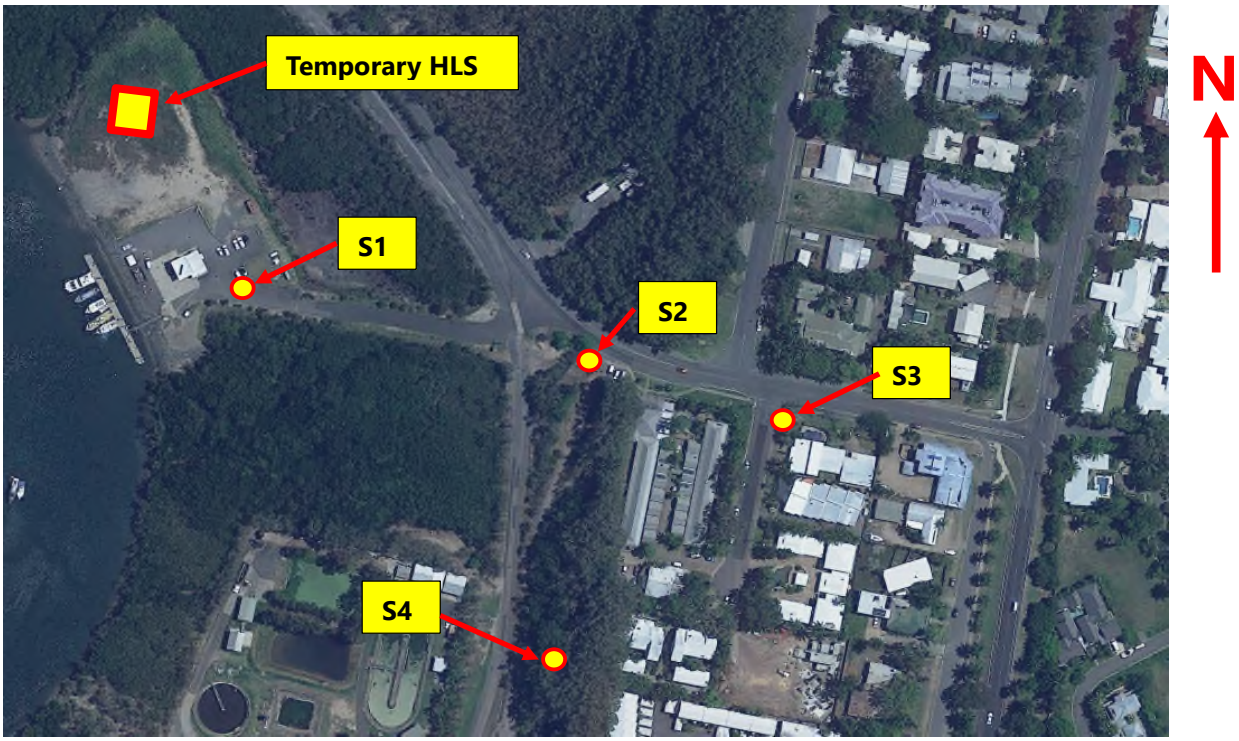

Figure 7 – Noise Measurement Locations around temporary HLS

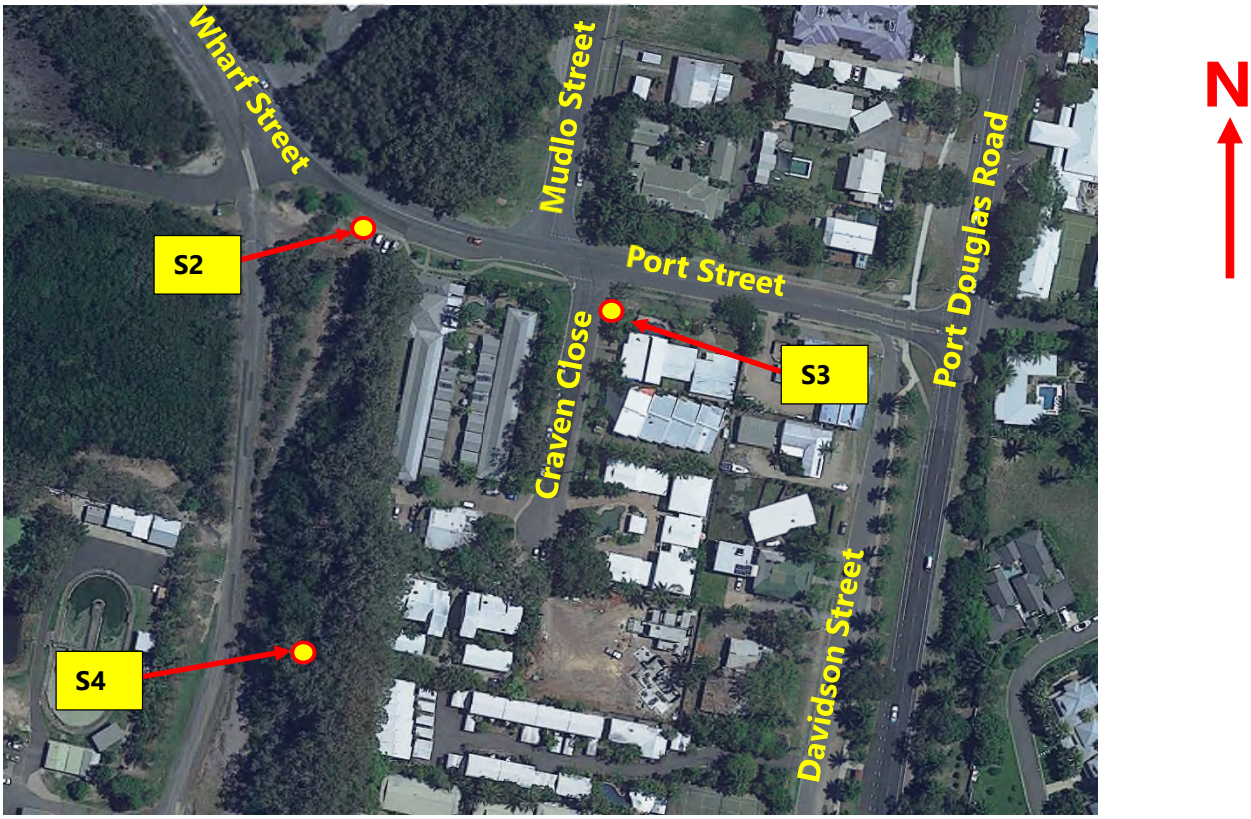

Figure 8 – Noise Measurement Locations S2, S3 and S4

Figure 9– Noise Measurement Location S5

Figure 10 – Noise Measurement Locations S5 and S6

4.3 Measurement Survey

The measurement of noise levels from helicopter operations is to be undertaken in general accordance with Australian Standard 2362 Acoustics – Measurement of noise from helicopter operations (AS 2363).

Although technically withdrawn, AS 2363 provides appropriate methods for the measurement of noise from existing or proposed helicopter operations on the surrounding community and considers the noise generated by helicopters on the ground, on approach and departure from the landing site.

Measurements are required to be obtained for the helicopter types proposed to be used on site and under full load conditions.

Measurements are required for Landing and Take off.

For the subject one-way helipad, Landing involves the helicopter leaving cruise altitude and completing the landing procedure to hover above the helipad, conducting a pedal turn to face the departure track, then land on the ground and reduced power to flat pitch idle for 60 seconds.

For the subject helipad, The Take off involves bringing into a hover and departing along the flight track until reaching cruise altitude.

The rates of climb and descent of the helicopter operation shall be according to usual commercial helicopter practice, suited for the subject site condition under consideration.

The helicopter shall be loaded to the envisaged maximum weight that could occur for normal operations to or from the subject helipad. It is noted that the helicopter(s) will depart the existing helipad landing site with passengers on board and fuel to the maximum all up weight (MAUW) and fly to the proposed site for the noise testing. The testing will be conducted at or near MAUW as reasonably practical.

Each operating mode shall be measured as a discrete event, with a minimum of four (4) separate measurements of each mode designated Landing and Take off.

The A-weighted, Fast time (F) weighted sound exposure level (L_{AE}) and A-weighted, Fast time (F) weighted, maximum noise level (L_{Amax}) is to be measured for each discrete event.

The general test flight method for measuring operating modes is as follows:

1. Approach on the designated flight path and bring into hover, then conduct a 180 degree pedal turn, then land on the helipad
2. Idle for 60 seconds at flat pitch idle
3. Take off on the designated flight path to cruise altitude to a point not less than 4km from the helipad
4. Conduct a gentle (teardrop) turn at cruise altitude and no closer than 4km from the helipad
5. Repeat steps 1 to 4 a minimum three (3) more times
6. Repeat steps 1 to 5 for the second helicopter type to be used on site.

Measurements shall be undertaken under suitable weather conditions, generally considered to be:

- Wind speeds below 5m/s at the microphone location
- Little or no rainfall
- Times when ambient noise influence is expected to be low.

4.4 Reporting

A report is to be prepared that summarises the measured helicopter noise levels and compared with the assessment levels in Table 2 to confirm acceptability.

The report shall confirm the measurement conditions, helicopter types for which noise level measurements were obtained.

The L_{AE} (Event) and L_{Amax} (Event) for each Landing, Take off and Flat pitch idle shall be reported.

The L_{Amax} (Hel) being the logarithmic average of the L_{Amax} (Event) for each operating mode is to be determined for each helicopter type.

The L_{Amax} (Hel) reported levels should be compared with the assessment level in Table 2.

The L_{AE} (Hel) being the energy average of the L_{AE} (Event) for each operating mode is to be determined for each helicopter type.

The L_{AE} (Hel) reported levels will be used to confirm the allowable number of helicopter movements per day to satisfy the $L_{Aeq,}$ T (Hel) assessment levels in Table 2.

5 Helicopter Noise Measurements

5.1 Helicopter Models

Nautilus Aviation propose to operate the following two helicopters from the proposed HLS:

- Airbus H130 (also identified as an Eurocopter EC130B4 & T2 helicopter) described as a light turbine engine aircraft capable of carrying the pilot and up to six passengers, and;
- Robinson 44 carrying the pilot and up to two passengers.

Figures 11 and 12 present photographs of the two helicopters at the temporary HLS.

Figure 11 – Current Fleet - Airbus H130 (shown at temporary HLS)

Figure 12 – Current Helicopter Fleet – Robinson R44 (shown at temporary HLS)

5.2 Noise Measurement Equipment

The equipment used for the noise measurements included NTi XL2 precision sound level analysers. Statistical noise levels were acquired in both overall and one third octave band frequencies.

A noise logger consists of a sound level meter and a computer housed in a weather resistant enclosure. Ambient noise levels were recorded at a rate of 10 samples per second. Every 15 minutes, the data is processed statistically and stored in memory.

The equipment used for noise measurements were class 1 instruments having accuracy suitable for field and laboratory use.

The instrument was calibrated prior and subsequent to measurements using a Larson Davis / NTi Type CAL200 calibrator. No significant drift in calibration was observed. All instrumentation complies with AS/NZS International Electrotechnical Commission (IEC) 61672.1:2019 *Electroacoustics – Sound Level Meters* and carries current National Association of Testing Authorities, Australia (NATA) certification (or if less than 2 years old, manufacturer's certification).

All noise monitoring was conducted in accordance with Australian Standard AS1055-2018 "*Acoustics – Description and Measurement of Environmental Noise"* and the Department Environment and Science *Noise Measurement Manual March 2020.*

5.3 Noise Measurements at Proposed HLS

Noise measurements of the Airbus H130 and Robinson R44 were conducted at the proposed HLS between 12pm and 3.30pm on Tuesday 17th May 2022. For the purposes of this report will be referred to as the Temporary HLS.

Noise measurements were selected close to noise sensitive receivers, away from the take-off / landing position in order to minimise effects of downwash drafts.

Table 3 presents noise measurement locations around the temporary HLS.

Table 3: Noise Monitoring Locations around the Temporary HLS

Monitoring Location	Sound Level Meter	Monitoring Position (UTM co-ordinates, Zone 55K)
Location S1	NTi XL2 logger S/N 18877	Easting: 335708.83mE Northing: 8176020.62mS
Location S2	NTi XL2 logger S/N 13505	Easting: 335877.29mE Northing: 8175981.24mS
Location S3	NTi XL2 logger S/N 15804	Easting: 335959.88mE Northing: 8175954.67mS
Location S4	NTi XL2 logger S/N 05714	Easting: 335854.89mE Northing: 8175837.66mS
Location S5	NTi XL2 logger S/N 02422	Easting: 335984.67mE Northing: 817.65mS
Location S6	NTi XL2 logger S/N 03909	Easting: 336017.37mE Northing: 8176332.37mS

The microphones were positioned 1.5m above ground level, on relatively flat ground and where possible greater than 3.5m away from any reflective surfaces (ie free field).

The weather conditions were calm wind conditions and no cloud cover. There was no rain. The weather conditions during the survey were conducive for measuring noise under typical environmental conditions.

The following measurement locations were selected:

Location S1 – ~ 90m SSE of the temporary HLS, operator attended location, measure operational modes (landing, hovering, idling and take-off operations). Located carpark of existing fuel station. Clear visual observations of all operational modes;

Location S2 – ~ 245m ESE of the temporary HLS, unattended noise logger, measure operational modes (landing, hovering, idling and take-off operations). Located close to Coral Beach Lodge (1 - 7 Craven Close;

Location S3 – ~ 325m ESE of the temporary HLS operator attended location, measure operational modes (landing, hovering, idling and take-off operations). Located close to 3 Craven Close;

Location S4 – ~ 320m SSE of the temporary HLS, unattended noise logger, measure operational modes (landing, hovering, idling and take-off operations). Located close to 91 to 93 Davidson Street;

Location S5 – ~ 325m ENE of the temporary HLS, unattended noise logger, measure operational modes (landing, hovering, idling and take-off operations). Located close to 42 to 44 Mudlo Street;

Location S6 – ~ 420m NE of the temporary HLS, unattended noise logger, measure operational modes (landing, hovering, idling and take-off operations). Located close to 30 Mudlo Street.

Figures 13 to 18 show the six noise measurement locations S1 to S6.

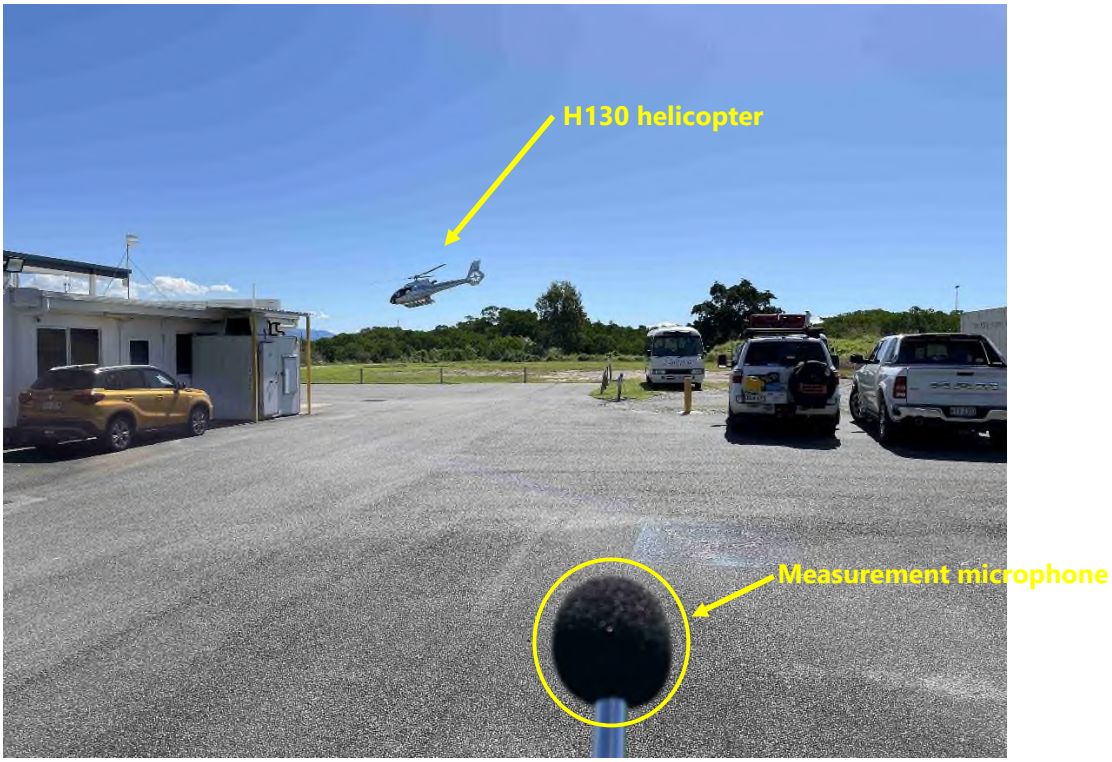

Figure 13– Noise Monitoring Location S1 (view towards Temporary HLS)

Figure 14– Noise Monitoring Location S2

Figure 15– Noise Monitoring Location S3

Figure 16 – Noise Monitoring Location S4

Figure 17– Noise Monitoring Location S5

Figure 18– Noise Monitoring Location S6

5.4 Measurement Results

The following tables present noise measurements from operational modes conducted at the six spot locations around the temporary HLS. Discrete samples of the four operational modes (ie approach, hover, idle and departure) were recorded for the proposed corridor flight path.

Two helicopter models (Airbus H130 and Robinson R44) and two pilots were utilised for testing purposes (Luke and Kord).

Tables 4 to 19 present L_{FAmax} and L_{AE} noise levels measured at Locations S1 to S6 during helicopter operational movements. Refer to Figures 6 to 10 for an aerial view of Locations S1 to S6 in relation to the temporary HLS.

Table 4 – Airbus H130 Approach L_{AFmax} noise levels measured at Locations S1 to S6, dB

Test No.	Pilot	S1	S2	S3	S4	S5	S6
Sample 1	Luke	91	64	68	59	52	54
Sample 2	Luke	89	65	67	57	53	51
Sample 3	Luke	88	69	69	61	60	51
Sample 4	Luke	89	71	69	62	57	50
Sample 5	Luke	90	65	72	65	57	54
Sample 6	Kord	85	72	69	63	66	61
Sample 7	Kord	86	75	70	63	60	62
Sample 8	Kord	87	72	71	62	62	58
Sample 9	Kord	91	73	69	64	61	58
Sample 10	Kord	92	72	67	62	63	61
LAmax (Hel) Energy Average		89	71	69	62	61	58
Max LpA (Event)		92	75	72	65	66	62

Table 5 – Airbus H130 Hover at 3m L_{AFmax} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 1	Luke	88	63	*	63	49	58
Sample 2	Luke	88	67	*	62	48	45
Sample 3	Luke	90	68	64	62	61	52
Sample 4	Luke	91	66	66	62	56	48
Sample 5	Luke	92	66	62	64	53	44
Sample 6	Kord	84	64	63	60	51	48
Sample 7	Kord	86	68	61	61	52	46
Sample 8	Kord	89	73	61	60	54	46
Sample 9	Kord	92	64	62	56	50	45
Sample 10	Kord	86	66	61	58	53	48
LAmax (Hel) Energy Average		89	67	62	61	55	50
Max LpA (Event)		92	73	66	64	61	58

Table 6 – Airbus H130 Idling L_{AFmax} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 1	Luke	80	61	63	53	44	49
Sample 2	Luke	81	55	68	52	45	42
Sample 3	Luke	80	52	64	51	48	43
Sample 4	Luke	80	52	66	49	48	51
Sample 5	Luke	83	58	66	53	44	42
Sample 6	Kord	72	59	66	50	47	47
Sample 7	Kord	79	57	*	49	48	44
Sample 8	Kord	80	55	70	51	57	50

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 9	Kord	80	52	69	58	49	45
Sample 10	Kord	80	55	63	47	50	44
LAmax (Hel) Energy Average		80	56	66	53	50	47
Max LpA (Event)		83	61	70	58	57	51

Table 7 – Airbus H130 Departure L_{AFmax} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 1	Luke	91	79	59	70	57	54
Sample 2	Luke	89	80	64	70	53	53
Sample 3	Luke	89	77	*	71	54	48
Sample 4	Luke	92	76	71	71	58	51
Sample 5	Luke	89	78	71	70	57	49
Sample 6	Kord	92	72	66	70	56	51
Sample 7	Kord	93	69	60	72	57	53
Sample 8	Kord	91	75	67	71	59	49
Sample 9	Kord	91	77	*	68	55	51
Sample 10	Kord	89	74	62	66	56	49
LAmax (Hel) Energy Average		91	78	66	70	57	51
Max LpA (Event)		93	80	71	72	59	54

Table 8 – Robinson R44 Approach L_{AFmax} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 11	Luke	85	72	65	59	58	53
Sample 12	Luke	84	64	62	62	53	50
Sample 13	Luke	85	68	66	59	56	49
Sample 14	Luke	85	76	65	65	54	51
Sample 15	Luke	84	74	66	60	55	50
Sample 16	Kord	83	69	65	57	58	54
Sample 17	Kord	86	71	67	59	57	50
Sample 18	Kord	83	68	64	57	54	52
Sample 19	Kord	83	71	68	59	59	54
Sample 20	Kord	84	66	66	59	63	57
LAmax (Hel) Energy Average		84	71	66	60	58	54
Max LpA (Event)		86	76	68	65	63	57

Table 9 – Robinson R44 Hover at 3m L_{AFmax} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 11	Luke	78	63	*	58	50	52
Sample 12	Luke	82	65	64	58	51	54
Sample 13	Luke	82	67	*	59	50	45

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 14	Luke	83	62	*	60	59	48
Sample 15	Luke	83	64	63	57	51	49
Sample 16	Kord	86	61	65	60	51	54
Sample 17	Kord	87	63	62	61	56	48
Sample 18	Kord	83	63	65	54	54	50
Sample 19	Kord	85	67	67	55	51	48
Sample 20	Kord	85	64	65	55	54	54
LAmax (Hel) Energy Average		84	64	63	58	54	51
Max LpA (Event)		87	67	67	61	59	54

Table 10 – Robinson R44 Idling L_{AFmax} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 11	Luke	68	56	64	51	50	50
Sample 12	Luke	71	52	*	51	47	49
Sample 13	Luke	63	58	57	56	52	44
Sample 14	Luke	68	53	63	53	54	47
Sample 15	Luke	66	53	70	48	47	43
Sample 16	Kord	66	51	60	51	43	41
Sample 17	Kord	71	54	*	48	47	50
Sample 18	Kord	70	55	66	49	47	44
Sample 19	Kord	68	54	68	51	45	41
Sample 20	Kord	72	60	*	47	60	44
LAmax (Hel) Energy Average		69	56	64	51	52	46
Max LpA (Event)		72	60	70	56	60	50

Table 11 – Robinson R44 Departure L_{AFmax} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 11	Luke	86	66	64	77	55	56
Sample 12	Luke	87	63	65	75	52	51
Sample 13	Luke	86	73	73	76	65	54
Sample 14	Luke	89	73	59	76	53	51
Sample 15	Luke	87	73	60	75	52	56
Sample 16	Kord	86	68	70	77	54	54
Sample 17	Kord	91	69	64	79	60	50
Sample 18	Kord	87	70	66	76	56	49
Sample 19	Kord	86	70	64	75	54	49
Sample 20	Kord	88	65	63	72	53	48
LAmax (Hel) Energy Average		87	70	67	76	58	53
Max LpA (Event)		91	73	73	79	65	56

Table 12 – Airbus H130 Approach L_{AE} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 1	Luke	95	74	77	68	63	58
Sample 2	Luke	94	76	75	67	64	50
Sample 3	Luke	93	79	80	69	67	52
Sample 4	Luke	93	79	78	71	67	48
Sample 5	Luke	94	76	76	71	67	52
Sample 6	Kord	92	81	79	72	73	59
Sample 7	Kord	92	80	76	71	70	60
Sample 8	Kord	91	79	78	69	71	57
Sample 9	Kord	95	80	75	71	70	56
Sample 10	Kord	96	78	72	71	70	60
LAE (Hel) Energy Average		94	79	77	70	69	57

Table 13 – Airbus H130 Hover at 3m L_{AE} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 1	Luke	93	70	*	69	56	61
Sample 2	Luke	94	72	*	67	55	42
Sample 3	Luke	98	77	71	70	64	58
Sample 4	Luke	99	72	72	71	63	47
Sample 5	Luke	98	73	70	74	61	45
Sample 6	Kord	93	73	70	67	61	45
Sample 7	Kord	93	77	66	69	60	45
Sample 8	Kord	94	77	69	69	62	46
Sample 9	Kord	96	74	69	67	61	44
Sample 10	Kord	95	75	69	67	62	47
LAE (Hel) Energy Average		96	75	69	70	61	58

Table 14 – Airbus H130 Idling L_{AE} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 1	Luke	94	69	73	67	55	53
Sample 2	Luke	95	65	77	65	59	41
Sample 3	Luke	94	65	71	64	56	41
Sample 4	Luke	94	65	70	64	56	55
Sample 5	Luke	95	67	74	65	57	41
Sample 6	Kord	86	69	77	65	61	43
Sample 7	Kord	89	68	*	63	61	43
Sample 8	Kord	95	68	75	64	64	56
Sample 9	Kord	94	64	75	67	59	47
Sample 10	Kord	94	65	69	61	59	41

Test	Pilot	S1	S2	S3	S4	S5	S6
LAE (Hel) Energy Average		93	67	74	65	59	50

Table 15 – Airbus H130 Departure L_{AE} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 1	Luke	97	83	68	66	63	56
Sample 2	Luke	96	82	72	67	61	52
Sample 3	Luke	97	81	-	66	64	51
Sample 4	Luke	97	84	78	69	68	50
Sample 5	Luke	96	83	77	63	67	53
Sample 6	Kord	96	79	73	62	67	50
Sample 7	Kord	96	78	70	65	64	52
Sample 8	Kord	95	79	72	60	66	55
Sample 9	Kord	95	78		64	62	48
Sample 10	Kord	95	77	70	65	64	48
LAE (Hel) Energy Average		96	81	73	65	65	52

Table 16 – Robinson R44 Approach L_{AE} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 11	Luke	89	77	74	70	66	48
Sample 12	Luke	91	75	72	68	61	53
Sample 13	Luke	89	74	76	68	64	48
Sample 14	Luke	91	79	72	70	63	50
Sample 15	Luke	90	76	74	69	63	48
Sample 16	Kord	89	81	74	69	67	55
Sample 17	Kord	89	79	76	67	65	57
Sample 18	Kord	88	77	74	67	64	50
Sample 19	Kord	90	80	77	68	68	51
Sample 20	Kord	92	78	76	69	69	55
LAE (Hel) Energy Average		90	78	75	68	66	53

Table 17 – Robinson R44 Hover at 3m L_{AE} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 11	Luke	90	71	*	67	62	45
Sample 12	Luke	92	74	72	69	61	52
Sample 13	Luke	92	76	*	67	60	41
Sample 14	Luke	91	70	*	68	64	47
Sample 15	Luke	91	73	70	68	59	53
Sample 16	Kord	93	71	71	67	58	56
Sample 17	Kord	94	72	70	68	61	46
Sample 18	Kord	91	71	70	64	61	48

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 19	Kord	93	75	74	65	60	46
Sample 20	Kord	93	72	71	65	59	52
LAE (Hel) Energy Average		92	73	70	67	61	51

Table 18 – Robinson R44 Idling L_{AE} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 11	Luke	76	63	73	63	59	44
Sample 12	Luke	81	62	*	63	55	51
Sample 13	Luke	79	63	66	65	59	46
Sample 14	Luke	81	62	68	64	61	44
Sample 15	Luke	79	59	72	63	57	41
Sample 16	Kord	80	60	66	63	56	40
Sample 17	Kord	80	64	*	63	59	46
Sample 18	Kord	82	65	73	63	58	42
Sample 19	Kord	80	63	75	63	57	42
Sample 20	Kord	81	63	-	62	61	45
LAE (Hel) Energy Average		80	63	70	63	59	45

Table 19 – Robinson R44 Departure L_{AE} noise levels measured at Locations S1 to S6, dB

Test	Pilot	S1	S2	S3	S4	S5	S6
Sample 11	Luke	91	75	71	75	64	50
Sample 12	Luke	92	73	71	74	63	49
Sample 13	Luke	93	77	76	75	69	52
Sample 14	Luke	93	76	68	76	62	49
Sample 15	Luke	92	80	68	72	63	55
Sample 16	Kord	93	77	70	71	62	52
Sample 17	Kord	94	78	73	72	65	56
Sample 18	Kord	93	78	74	71	64	51
Sample 19	Kord	91	77	72	72	64	48
Sample 20	Kord	92	74	71	71	61	49
LAE (Hel) Energy Average		92	77	72	73	64	52

Note * denotes this operator attended measurement was affected by road traffic passbys along Wharf Street and Mudlo Street. This data was considered extraneous noise and was discarded from any assessment.

Figure 19 presents a summary of highest maximum levels [Max LpA (Event)] for departure / take off of the Airbus H130 helicopter recorded at the six spot locations.

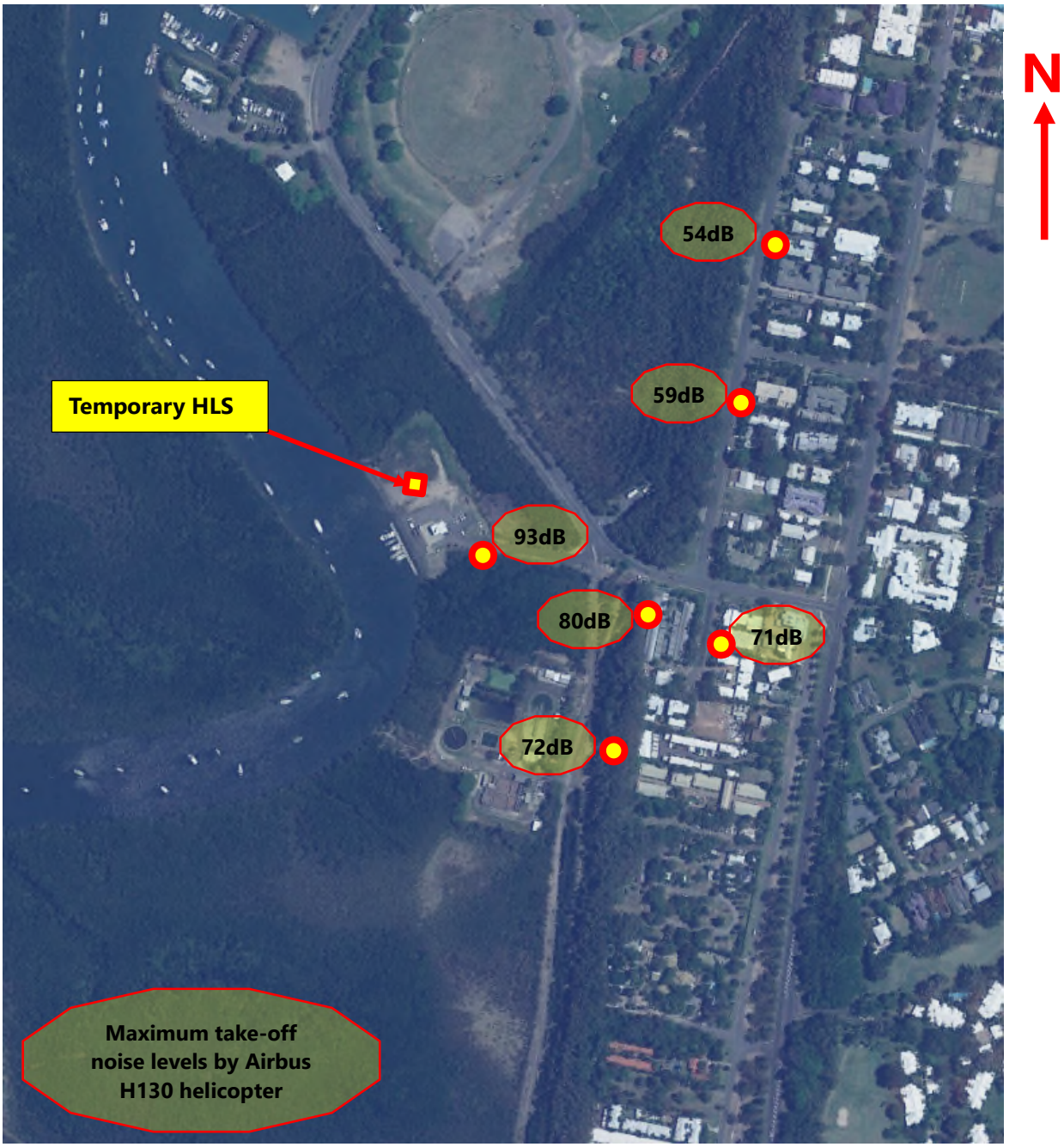

Figure 19 – Highest maximum levels during H130 take-off [MaxLpA (Departure)] from temporary HLS

Figure 20 presents a summary of highest maximum levels [Max LpA (Event)] for approach / landings of the Airbus H130 helicopter recorded at the six spot locations.

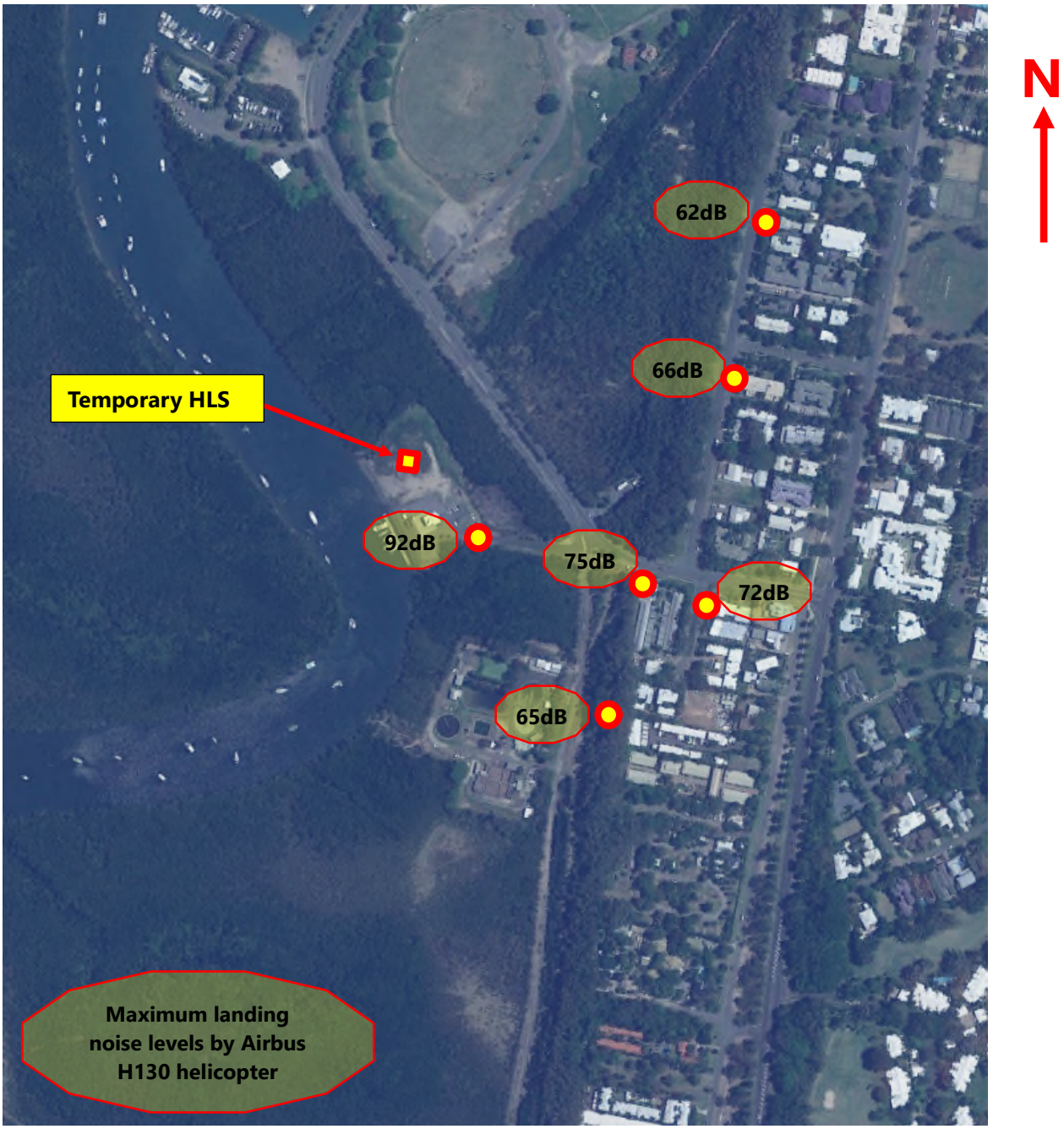

Figure 20 – Highest maximum levels during H130 landing [MaxLpA (Approach / Landing)] at temporary HLS

Figure 21 presents a summary of highest maximum levels [Max LpA (Event)] for departure / take off of the Robinson R44 helicopter recorded at the six spot locations.

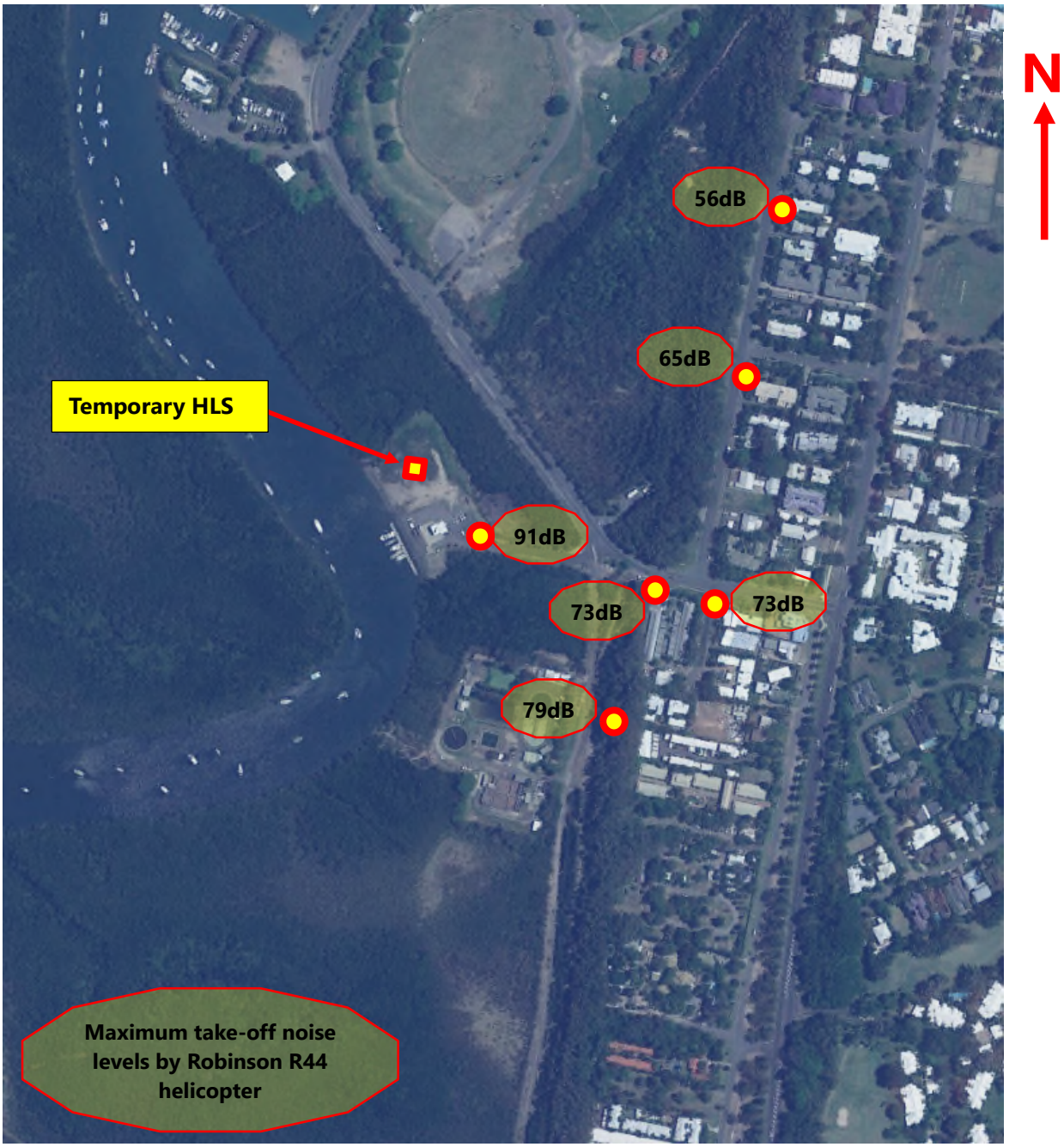

Figure 21 – Highest maximum levels during R44 take-off [MaxLpA (Departure)] from temporary HLS

Figure 22 presents a summary of highest maximum levels [Max LpA (Event)] for approach / landings of the Robinson R44 recorded at the six spot locations.

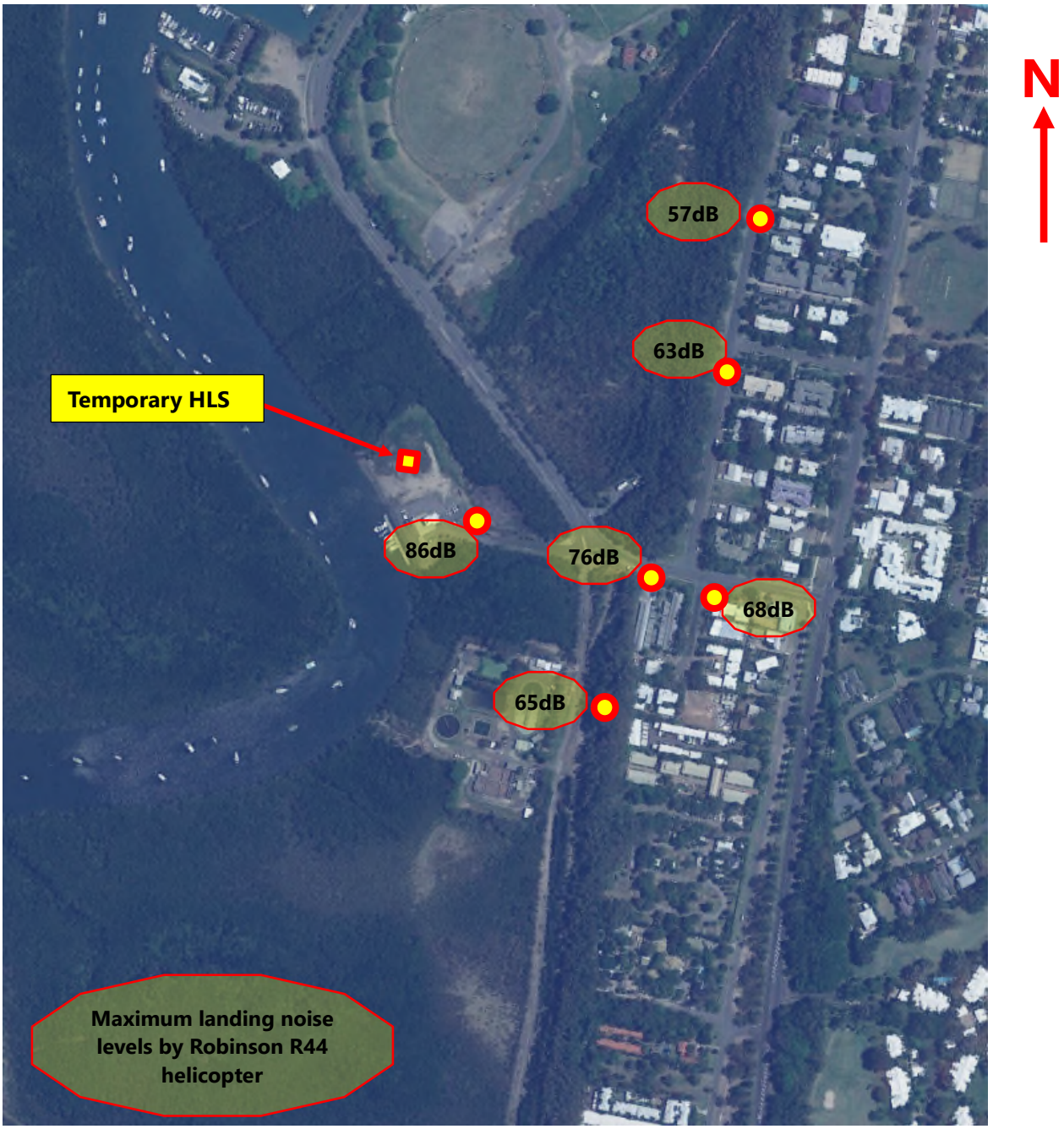

Figure 22 – Highest maximum levels during R44 landing [MaxLpA (Approach / Landing)] at temporary HLS

6 Assessment of Noise Levels

Table 20 presents a summary of assessment levels previously discussed in Section 3 of this report.

Table 20 – Summary of Assessment Levels

Item	dB LAFeq, 10hr (Hel)	dB LAFeq, 1hr (Hel)	dB LAFmax (Hel)
Helicopter activity and operations	55	50	82

6.1 Assessment of $L_{AFmax\ (Hel)}$

Tables 4 to 19 show results from operational modes conducted at the six spot locations around the temporary HLS. The tables show maximum noise levels for each event (landing, hover, idle and takeoff) measured at the location. The event samples are shown as an average [LAFmax (Hel) Energy Average] and an absolute or highest maximum level [Max LpA (Event)].

Tables 4 to 11 and Figures 19 to 22 show the measured $L_{AFmax\ (Hel)}$ are below the nominated maximum level limt, 82 dB $L_{AFmax\ (Hel)}$ at the nearest noise sensitive measurement Locations S2, S3, S4, S5 and S6. Note Location S1 is provided as a close up observation location only, to observe and confirm helicopter movements during testing.

6.2 Assessment of $L_{AFeq,\ 10hr\ (Hel)}$

Table 20 presents a summary of L_{AE} noise levels calculated at Locations S1 to S6 (extracted from Tables 12 to 19).

Table 21 – Summary of L_{AE} noise levels calculated at Locations S1 to S6, dB

LAE (Hel) Energy Average	S1	S2	S3	S4	S5	S6
Airbus H130 Approach	94	79	77	70	69	57
Airbus H130 Hover at 3m	96	75	69	70	61	58
Airbus H130 Idling	93	67	74	65	59	50
Airbus H130 Departure	96	81	73	65	65	52
Robinson R44 Approach	90	78	75	68	66	53
Robinson R44 Hover at 3m	92	73	70	67	61	51
Robinson R44 Idling	80	63	70	63	59	45
Robinson R44 Departure	92	77	72	73	64	52

The calculation of $L_{Aeq,\ T}$ (Hel) is outlined in the current Australian Standard AS2363-1999 *Acoustics – Measurement of Noise from Helicopter Operations*. Paragraph A2 in Appendix A of the Standard provides the following equation to calculate helicopter noise exposure:

$$L_{Aeq,\ 0700-1900\ (Hel)} = 10 \log_{10} \{\sum_h \sum_p \sum_m Q_{hpm,T}\ \text{antilog}\ (L_{AE,hpm}/10)\} - 46.4$$

Where:

Landing LAE (Hel)	L_L = 75dBA
Idling LAE (Hel)	L_I = 67dBA
Take off LAE (Hel)	L_{TO} = 81dBA
Number of take offs or landings	Q = 10
Number of idles (idle after landing or before take off)	2Q = 20
Number of hours in the measurement period	T = 10 (ie 8am to 6pm)

One helicopter are used (in this instance Airbus H130)

One flight path is used (Approach and Departure)

Three modes of operation: landing, idle, take off

Note – The equation shown in Appendix A of Australian Standard AS2363-1999 includes a correction term '– 46.4' as shown on the previous page. In the Standard this correction is derived over a 12 hour period (7am to 7pm) and calculated by - 10 x log (12 x 60 x 60) = - 46.4.

For this project the time period is derived over 10 hour (ie 8am to 6pm) and calculated by - 10 x log (10 x 60 x 60) = - 45.6.

The equation may be re-written as the following:

$L_{Aeq,\ 0800-1800\ (Hel)} = 10 \log_{10} \{\sum_h \sum_p \sum_m Q_{hpm,T}\ \text{antilog}\ (L_{AE,hpm}/10)\} - 45.6$

The LAE (Hel) values for landing, idling and take off were derived from Table 21. The highest values in Table 21 (approach, idling and departure) were used for calculation purposes of L_L, L_I and L_{TO}. This represents the most conservative approach.

$L_{Aeq,\ 0800-1800\ (Hel)} =$ $10 \log_{10} \{Q\ \text{antilog}\ (L_L/10) + 2Q\ \text{antilog}\ (L_I/10) + Q\ \text{antilog}\ (L_{TO}/10)\} - 45.6$

$L_{Aeq,\ 0800-1800\ (Hel)} =$ $10 \log_{10} \{10\ \text{antilog}\ (75/10) + 20\ \text{antilog}\ (67/10) + 10\ \text{antilog}\ (81/10)\} - 45.6$

$L_{Aeq,\ 0800-1800\ (Hel)} =$ 50dBA at Spot S2 (245m away from the HLS)

Tables 22 and 23 presents a summary of calculated $L_{Aeq,\ 0800-1800\ (Hel)}$ noise levels for Airbus H130 and Robinson R44 helicopter movements at nearest noise sensitive Locations S2 to S6. The total time period is based over 10 hours between 8am and 6pm daily.

Table 22 – Calculated $L_{Aeq,\ 0800\ –\ 1800\ (Hel)}$ noise levels at Nearest Noise Sensitive Locations S2 to S6, dB

Description	S2	S3	S4	S5	S6
Landing LAE (Hel) - Airbus H130	L_L = 79	77	70	69	57
Idling LAE (Hel) - Airbus H130	L_I = 67	74	65	59	50
Take off LAE (Hel) - Airbus H130	L_{TO} = 81	73	65	65	52
Number of hours in the measurement period T = 10 (ie 8am to 6pm)	T = 10	10	10	10	10
Assume number of take offs or landings Q = 1 & idles Q = 2 Calculated $L_{Aeq,\ 0800\ –\ 1800\ (Hel)}$	38dBA	35dBA	27dBA	26dBA	14dBA
Assume number of take offs or landings Q = 10 & idles Q = 20 Calculated $L_{Aeq,\ 0800\ –\ 1800\ (Hel)}$	48dBA	45dBA	37dBA	36dBA	24dBA
Assume number of take offs or landings Q = 30 & idles Q = 60 Calculated $L_{Aeq,\ 0800\ –\ 1800\ (Hel)}$	53dBA	50dBA	42dBA	40dBA	29dBA

Table 23 – Calculated $L_{Aeq,\ 0800\ –\ 1800\ (Hel)}$ noise levels at Nearest Noise Sensitive Locations S2 to S6, dB

Description	S2	S3	S4	S5	S6
Landing LAE (Hel) – Robinson R44	L_L = 78	75	68	66	53
Idling LAE (Hel) - Robinson R44	L_I = 63	70	63	59	45
Take off LAE (Hel) - Robinson R44	L_{TO} = 77	72	73	64	52
Number of hours in the measurement period T = 10 (ie 8am to 6pm)	T = 10	10	10	10	10
Assume number of take offs and landings Q = 1 & idles Q = 2 Calculated $L_{Aeq,\ 0800\ –\ 1800\ (Hel)}$	35dBA	33dBA	29dBA	24dBA	11dBA
Assume number of take offs and landings Q = 10 & idles Q = 20 Calculated $L_{Aeq,\ 0800\ –\ 1800\ (Hel)}$	45dBA	43dBA	39dBA	34dBA	21dBA
Assume number of take offs and landings Q = 30 & idles Q = 60 Calculated $L_{Aeq,\ 0800\ –\ 1800\ (Hel)}$	50dBA	48dBA	44dBA	38dBA	26dBA

Tables 22 and 23 show operational noise levels of the Airbus H130 and Robinson R44 helicopters are predicted to comply with the nominated maximum level limt, 55 dB $L_{Aeq,\ 0800\ –\ 1800\ (Hel)}$ at the nearest noise sensitive measurement Locations S2, S3, S4, S5 and S6. The calculations are based on up to 30 takeoffs, 30 landings and 60 idles of each helciopter type.

6.3 Assessment of $L_{AFeq,\ 1hr\ (Hel)}$

The time period is derived over 1 hour (ie any one hour period between 8am to 6pm) and calculated by - 10 x log (1 x 60 x 60) = - 35.6.

The equation may be re-written as the following:

$$L_{Aeq,\ 1\ hr\ (Hel)} = 10\ \log_{10}\ \{\sum_h \sum_p \sum_m Q_{hpm,T}\ \text{antilog}\ (L_{AE,hpm}/10)\} – 35.6$$

Table 24 presents total number of flight take offs and landings per hour to comply at the nearest noise sensitive location S2.

Table 24 – Calculated number of take offs and landings (Q) per hour to comply at the nearest noise sensitive Location S2

Noise Criteria	Limit	Airbus H130	Robinson R44
LAFeq, 1hr (Hel)	50dBA	Q = 1	Q = 0
		Q = 0	Q = 3
		Q = 1	Q = 1

Table 24 shows operational noise levels of the Airbus H130 include up to one (1) take off per hour and up to one (1) landing per hour to comply with nominated maximum level limt, 50 dB $L_{Aeq, 1\ hr\ (Hel)}$ at the nearest noise sensitive measurement Location S2.

Table 24 shows operational noise levels of the Robinson R44 include up to three (3) take offs per hour and up to three (3) landings per hour to comply with nominated maximum level limt, 50 dB $L_{Aeq, 1\ hr\ (Hel)}$ at the nearest noise sensitive measurement Location S2.

Table 24 also shows operational noise levels of both the Airbus H130 and Robinson R44 include up to one (1) take off per hour (for each helicopter type) and up to one (1) landing per hour (for each helicopter type) to comply with nominated maximum level limt, 50 dB $L_{Aeq, 1\ hr\ (Hel)}$ at the nearest noise sensitive measurement Location S2.

7 Conclusion

Morris Aviation Australia (Nautilus Aviation) propose to construct a Helicopter Landing Site (HLS) at 35 – 39 Port Street, Port Douglas. The Real Property Description is Lot 11 on SP273000.

The assessment levels are summarized in the table below and apply externally to the façade of the nearest noise sensitive receivers to the subject site.

Summary of assessment levels

Item	dB LAFeq, 10hr (Hel)	dB LAFeq, 1hr (Hel)	dB LAFmax (Hel)
Helicopter activity and operations	55	50	82

The helicopter models proposed for use onsite include an Airbus H130 capable of carrying the pilot and up to six passengers and Robinson R44 helicopter carrying the pilot and up to two passengers.

Discrete samples of the four operational modes (ie approach, hover, idle and departure) were recorded for the proposed corridor flight path. Each discrete sample was repeated five (5) times by each pilot and each helicopter. In total 80 discrete samples were recorded concurrently at six (6) measurement locations, labelled S1 to S6.

Location S2 was considered the nearest noise sensitive location, close to Coral Beach Lodge (1 - 7 Craven Close) and approximately 245m ESE of the proposed HLS. If operational noise levels comply at Location S2 then operational noise levels are expected to comply with the assessment levels shown in the table above at all other noise sensitive locations located further away from the proposed HLS.

Assessment of LAFmax (Hel)

The sample results show the measured $L_{AFmax\ (Hel)}$ are below the nominated maximum level limt, 82 dB $L_{AFmax\ (Hel)}$ at the nearest noise sensitive measurement Locations S2, S3, S4, S5 and S6. Location S1 was a close up observation location only, to observe and confirm helicopter movements during testing.

Assessment of LAFeq 10hr (Hel)

The sample results and calculated levels show operational noise levels of the Airbus H130 and Robinson R44 helicopters are predicted to comply with the nominated maximum level limt, 55 dB $L_{Aeq,\ 0800\ –\ 1800\ (Hel)}$ at the nearest noise sensitive measurement Locations S2, S3, S4, S5 and S6. The calculations are based on up to 30 takeoffs, 30 landings and 60 idles of each helciopter type.

Assessment of LAFeq 1hr (Hel)

The sample results and calculated levels show operational noise levels of the Airbus H130 include up to one (1) take off per hour and up to one (1) landing per hour to comply with nominated maximum level limt, 50 dB $L_{Aeq,\ 1\ hr\ (Hel)}$ at the nearest noise sensitive measurement Location S2.

The sample results and calculated levels show operational noise levels of the Robinson R44 include up to three (3) take offs per hour and up to three (3) landings per hour to comply with nominated maximum level limt, 50 dB $L_{Aeq, 1\ hr\ (Hel)}$ at the nearest noise sensitive measurement Location S2.

The sample results and calculated levels show operational noise levels of the both the Airbus H130 and Robinson R44 include up to one (1) take off per hour (for each helicopter type) and up to one (1) landing per hour (for each helicopter type) to comply with nominated maximum level limt, 50 dB $L_{Aeq, 1\ hr\ (Hel)}$ at the nearest noise sensitive measurement Location S2.

In conclusion, helicopter measurements indicate up to one (1) Airbus H130 and up to one (1) Robinson R44 helicopter may land and take off each hour between the hours of 8am to 6pm. Alternatively, up to three (3) Robinson R44 helicopters may land and take off each hour between the hours of 8am to 6pm.

APPENDIX 4: ENVIRONMENTAL CONSTRAINTS REPORT

Technical Note

BIOTROPICA AUSTRALIA PTY LTD

To:	**Nikki Huddy**
From:	**Nigel Tucker**
Date:	**4th October, 2022**
Reference:	**PLA22.09.01**
Subject:	**Site Re-survey September 2022**

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1.0 INTRODUCTION

Biotropica Australia has been previously engaged to examine the extent and distribution of marine plants on Lot 11 SP273000 in Port Douglas. On-ground observations showed the site did not contain marine plants. With the site's boundary pegs in place, a Biotropica botanist re-visited on September 26th to confirm whether or not marine plants are present.

This report is an update ((January 31st, 2023) to the original re-survey report and provides additional detail on the grasses that were present in September 2022.

2.0 CURRENT SITUATION

Inspection confirmed the extent and distribution of mangroves on the northern and eastern side of the Lot was consistent with advice provided in early 2022. The tracklog on Map 1 shows the margin of the marine plant boundary and indicates the margin of the adjacent marine plant community.

Inspection showed that no marine plants have colonised the area since the initial survey.

All other vegetation on Lot 11 is comprised of exotic species and there are no marine plants present. A number of exotic grasses are present on the Lot and its immediate surrounds. Apart from the very tall-growing Guinea grass (*Megathyrsus maximus* var. *maximus*), the other exotic and naturalised grasses present include Rhodes grass (*Chloris gayana**), crows-foot grass (*Eleusine indica**), couch grass (*Cynodon dactylon*), sour grass (*Paspalum conjugatum**), carpet grass (*Axonopus compressus*) and awn-less barnyard grass (*Echinochloa colona*).

No samphire or woody marine plants are present in the (western) tidal portion of the Lot.

3.0 SUMMARY

As has been previously noted, Lot 11 has been significantly modified with the placement of fill. This fill elevates all parts of the lot and by virtue of this change in ground level, marine plants are excluded from the site.

APPENDIX 1 – MAPS

Legend

Mangrove Boundary

DCDB

Lot 11 SP273000
Marine Plant Distribution

Map 1

Location : Port Douglas

Client : Planz Town Planning

Datum: GDA20 MGA55 (UTM) Scale: 1 : 500 Native Print Size: A3

0 5 10 20 Meters

N

BIOTROPICA AUSTRALIA PTY LTD

Biotropica Document Control | Client Contact: N.Huddy
Project Manager: N.Tucker | Revision: 0
GIS & Maps: DC | Date: October 2022

DOCUMENT CONTROL SUMMARY

REPORT AND CLIENT DETAILS

Technical Note:	Site Re-survey September 2022
Client:	Planz
Client Contact:	Nikki Huddy
Status	Final
Project Manager:	Nigel Tucker
Author/s:	Nigel Tucker

REVISION/QUALITY ASSURANCE

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Environmental Constraints Report
Lot 11 SP273000

January 2022

Report No:	PLA21.12.01
Prepared for:	Planz Town Planning
Prepared by:	Biotropica Australia Pty Ltd

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DOCUMENT CONTROL SUMMARY

REPORT AND CLIENT DETAILS

Title:	Environmental Constraints Report – Lot 11 SP273000
Client:	Planz Town Planning
Client Contact:	Nikki Huddy
Status:	Final
Project Manager:	Nigel Tucker
Author/s:	Sarah Holt

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Table of Contents

List of Plates

List of Tables

1.0 INTRODUCTION

Biotropica Australia (Biotropica) has been commissioned by Planz Town Planning on behalf of Morris Aviation Australia (Nautilus Aviation) to undertake an environmental constraints assessment on Lot 11 SP273000 at Port Douglas. Nautilus Aviation has applied for a helipad and care-takers accommodation to be developed on this site (refer APPENDIX 2).

A ground survey was conducted in December 2021 which aimed to identify and classify any environmental matters present. All ecological matters which have the potential to be impacted by the proposed development are considered. Impacts on air, noise, dust and marine / aquatic species are outside of the scope of this report.

This report details the environmental constraints identified during desktop and field-based assessments.

2.0 METHODOLOGY

2.1 Desktop Review

Desktop interrogation of online databases and spatial datasets on relevant Commonwealth, State and Local Government resources was conducted. The results of these searches have been used as background for this report.

Table 1 below details the datasets reviewed as part of this report. To meet the desktop research requirements in the Flora Survey and Assessment in Northern Queensland (Wannan 2012), *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) Protected Matters Search *and Nature Conservation* Act *1992* (NC Act) Wildlife Online searches were performed on central co-ordinates for the property (-16.49145 / 145.46043) with a 10km buffer for the Wet Tropics (refer APPENDIX 3). To obtain a more accurate determination of the species likely to occur within the Project, further searches of both databases was undertaken, with a 1km buffer. All marine species with the exception of turtles were excluded from this assessment as the development does not extend below HAT (highest astronomical tide).

The results of the searches were used to gain an insight into the threatened species and Matters of National and State Environmental Significance (MNES / MSES) that may be present in the area and to allow targeted searches for these matters during field survey.

Table 1: Datasets and resources reviewed.

Database
Atlas of Living Australia (ALA) – Species Records
NC Act – Wildlife Online & Biomaps (Queensland Government)
EPBC Act – Protected Matters Search Tool (PMST) (Commonwealth Government)
QLD *Vegetation Management Act 1999* (VM Act) - Regional Ecosystem (RE) and Remnant Map – V12.0
VM Act - Regulated Vegetation Management Map V5.03
VM Act - Essential Habitat Map V10.03
VM Act - Watercourse Map V5.0
VM Act – Wetlands Map V7.03
QLD MSES – *State Planning Policy 2017* (SPP)
QLD MSES – *Offsets Regulation 2014*
QLD Wetlands Mapping – Wetland Data V5
NC Act – Protected Plants High-risk Trigger Area V8.0
Waterways for Waterway Barrier Works (WWBW)
Environmental Protection Regulation 2019 – Wetland Protection Areas (WPA's)
State-wide Biodiversity Corridors
Water Act 2000 - Watercourse Identification Map V66
Douglas Shire Council (CSC) Planning Scheme 2018

2.2 Field Survey

A Biotropica Australia ecologist completed a field survey on 16th December 2021. The purpose of the survey was to, (a) verify the findings of the desktop assessment and provide further information about the type, condition and extent of vegetation communities and fauna habitats present and, (b) identify any other relevant matters.

Field assessment investigated the following elements:

- Verification of mapped remnant / non-remnant vegetation;
- Prevalence of exotic species;
- Integrity and distribution of native flora, including the type and locality of habitats that may support conservation significant flora and fauna listed under the EPBC Act and / or NC Act;
- Identification of habitat values – including remnant and non-remnant vegetation, wetlands and water courses;

Botanical nomenclature used within the report follows Brown and Bostock (2020).

Waypoints were taken at all notable ecological features using a Garmin 64s GPS. Points were transformed using the ArcGIS platform. A 3m-5m error should be anticipated.

3.0 DESKTOP RESULTS

3.1 Legislative Constraints Summary

Table 2 below summarises the legislative constraints in relation to the environmental values present within the property. All relevant designations will be discussed in Section 4.0 below, based on the results of the field survey.

Table 2: Legislative constraints on Lot 11 SP273000.

Legislative Constraints	Applicability to Lot 11 SP273000
Matters of National Environmental Significance	
EPBC Act – listed threatened species (including migratory species)	Unlikely
EPBC Act – listed threatened ecological communities	No
Wetlands of International Importance (RAMSAR)	No
Commonwealth marine areas	No
Great Barrier Reef Marine Park	No
World Heritage Properties	No
Matters of State Environmental Significance	
State Conservation Areas	
MSES A - Protected Area under *Nature Conservation Act 1992* (All classes except coordinated conservation areas)	No
MSES B – Highly protected zones under *Marine Parks Act 2014*	No
MSES C – Declared fish habitat areas A and B under *Fisheries Regulation 2008*	No
MSES D – Strategic Environmental Areas (Designated Precinct) under *Regional Planning Interests Regulation 2014* (Offsets not required in an urban area)	No
Wetlands and Waterways	
MSES E – WPA or 'High Ecological Significance' Wetlands shown on map of Referable Wetlands under *Environmental Protection Regulation 2008*	No
MSES F – High Ecological Value (HEV) Waters (Wetlands & **Waterways**) under *Environmental Protection (Water) Policy 2009*	No
Offsets	
MSES G – Legally secured offset areas as defined under the *Environmental Offsets Act 2014*	No
Threatened Flora and Fauna	
MSES H – Threatened wildlife and wildlife habitat listed under the *Nature Conservation (Animals / Plants) Regulation 2020*	No
MSES H – Special Least Concern animals and habitat listed under the *Nature Conservation (Animals) Regulation 2020*	No

Legislative Constraints	Applicability to Lot 11 SP273000
MSES I – Marine plants under the *Fisheries Act 1994* (Offsets not required in an urban area)	Possible
MSES J – Waterways that provide for fish passage under the *Fisheries Act 1994* (Offsets not required in an urban area)	No
MSES K – High risk area on flora survey trigger map under the *Nature Conservation Act 1992* and/or the *Environmental Offsets Regulation 2014*	No
MSES L - Regulated Vegetation under the *Vegetation Management Act 1999* that is:	
Category B areas on RVM that are 'endangered' and 'of concern' regional ecosystems (of concern does not require offsets in an urban area)	No
Category C areas on RVM that are 'endangered' and 'of concern' regional ecosystems	No
Category R areas on RVM	Yes
Essential Habitat on the essential habitat map for wildlife prescribed as 'endangered' or 'vulnerable' under the *Nature Conservation Act 1992* (Offsets not required in an urban area)	No
Threatened Flora and Fauna	
Category A, B, C or R areas on RVM that are within a defined distance from a watercourse identified on vegetation management watercourse and drainage map (Offsets not required in an urban area)	No
Category A, B, C or R areas on RVM that are located within a wetland or within 100m from a wetland identified on vegetation management wetlands map (Offsets not required in an urban area)	No
Additional MSES defined under the *Offsets Regulation 2014*	
Connectivity areas – applies to the extent the ecosystem contains remnant vegetation and if the ecosystem contains an area of land that is required for ecosystem functioning	No
Additional Matters (statutory and non-statutory)	
Queensland waterways for waterway barrier works (WWBW)	Yes. Part of the Lot is mapped as tidal (grey) under the WWBW mapping.
Waterways – as mapped under the *Water Act 2000*	No
Wetlands - mapped under Queensland's wetland mapping	No
State-wide biodiversity corridors	No.
Local Government Values	
Zoning	Industry
Natural Areas Overlay	Yes, partly.

3.2 Threatened Species

Table 3 below lists the threatened and migratory species returned from the 1km search on the property's central co-ordinates (refer Section 2.1). The list provides an insight into the potential presence of threatened species and migratory birds within the property to target during survey; the results of which are discussed further below in Section 4.0. Occurrence likelihood is based on desktop assessment prior to survey.

Table 3: Threatened and migratory species online search results.

Scientific Name	Common Name	NCA 1992 (Qld) Status	EPBC Act 1999 (Federal) Status	Growth Form	Distribution (Aust)	Habitat	Occurrence Likelihood
Fauna							
Anous stolidus	Common Noddy	SLC	MMB	Bird	In Australia, the Common Noddy occurs mainly in ocean off the Queensland coast, but the species also occurs off the north-west and central Western Australia coast. The species is also rarely encountered off the coast of the Northern Territory, where only one breeding location with about 100-130 birds is known.	Occurs on or near islands, on rocky islets and stacks with precipitous cliffs, or on shoals or cays of coral or sand. When not at the nest, individuals will remain close to the nest, foraging in the surrounding waters. During the non-breeding period, the species occurs in groups throughout the pelagic zone.	Unlikely due to lack of suitable habitat
Apus pacificus	Fork-tailed swift	SLC	MMS	Bird	The Fork-tailed Swift is a non-breeding visitor to all states and territories of Australia. There are scattered records in the Gulf Country, and on Cape York Peninsula. In the north-east region there are many records east of the Great Divide from near Cooktown and south to Townsville.	Almost exclusively aerial, flying from less than 1 m to at least 300 m above ground and probably much higher. In Australia, they mostly occur over inland plains but sometimes above foothills or in coastal areas. They often occur over cliffs and beaches and also over islands and sometimes well out to sea.	May overfly the site
Calidris canutus	Red knot, Knot	E SLC	E MWS	Bird	Occurs across the entire Australian coastline. In QLD, species is widespread south of Townsville.	Intertidal mudflats, sandflats, sandy beaches, estuaries, bays, inlets, lagoons, coral reefs, saline wetlands. They rarely use inland, freshwater lakes or swamps. Forages at the water's edge. Roosts on beaches and mudflats in open areas, close to feeding grounds.	Unlikely due to lack of suitable habitat (no mud / sand, only compacted fill)
Calidris ferruginea	Curlew sandpiper	CE SLC	CE MWS	Bird	Occurs across coastal Australia. In QLD, widespread along coast, south of Cairns, and Gulf of Carpentaria.	Intertidal mudflats in sheltered, coastal areas, estuaries, bays, inlets, lagoons, non-tidal swamps and lakes. Sometimes occurs inlands near lakes and waterholes with bare edges of mud or sand. Found in fresh and brackish water. Roosts on bare beaches, dunes and saltmarsh.	Unlikely due to lack of suitable habitat (no mud / sand, only compacted fill)
Calidris tenuirostris	Great knot	CE SLC	CE MWS	Bird	Occurs across coastal Australia. In QLD common along south-eastern Gulf of Carpentaria, Shoalwater Bay and Mackay regions.	Sheltered coastal, intertidal mudflats or sandflats, estuaries, lagoons, exposed reefs and mangroves. Sometimes found on inland lakes or swamps.	Unlikely due to lack of suitable habitat (no mud / sand, only compacted fill)

Scientific Name	Common Name	NCA 1992 (Qld) Status	EPBC Act 1999 (Federal) Status	Growth Form	Distribution (Aust)	Habitat	Occurrence Likelihood
Caretta caretta	Loggerhead turtle	E	E MMS	Reptile	The species has a global distribution throughout tropical, sub-tropical and temperate waters. In Australia it is found around much of the Australian coastline.	Occurs in the waters of coral and rocky reefs, seagrass beds and muddy bays throughout eastern, northern and western Australia.	Unlikely due to lack of suitable habitat
Casuarius casuarius johnsonii (southern population)	Southern cassowary (southern WT population)	E	E	Bird	Southern population from the Wet Tropics bioregion occurs between Paluma and Cooktown. 89% of remaining habitat lies within protected areas.	Primarily in rainforest, both upland and lowland. They also use woodlands, Melaleuca swamps, mangroves and beaches.	Unlikely due to lack of habitat (no trees or shrubs)
Chelonia mydas	Green turtle	V SLC	V MMS	Reptile	Green turtles are found in tropical and subtropical waters throughout the world. In Australia, they nest, forage and migrate across tropical northern Australia	Species inhabits tropical and sub-tropical waters, though may occasionally stray into temperate waters. They spend their early life drifting on ocean currents and later settle in shallow benthic foraging habitats such as tropical tidal and sub-tidal coral and rocky reef habitat or inshore seagrass beds.	Unlikely due to lack of habitat
Crocodylus porosus	Estuarine crocodile	V SLC	MMS	Reptile	Found in northern Australia from Rockhampton in QLD to Broome in WA. In QLD, the species is found from Gladstone on the east coast to QLD-NT border in the west.	Coastal waters, estuaries, lakes, inland swamps, billabongs and marshes up to 150km inland from the coast. Generally inhabits the lower reaches of rivers.	Unlikely due to lack of habitat.
Cuculus optatus	Oriental cuckoo	SLC	MTS	Bird	Found in northern and eastern Australia. Species breeds in Europe and Asia.	Occurs in monsoon forest, wet sclerophyll forest, paperbark swamps, mangroves and riparian vegetation.	Unlikely due to lack of suitable habitat
Dasyurus hallucatus	Northern quoll, Digul	-	E	Mammal	Found across northern Australia. In QLD, occurs south of Rockhampton to Carnavon Range and north to Weipa in CYP.	A wide range of habitats including rocky areas, eucalypt forest, rainforest, beaches, shrubland, grassland and desert. Rocky areas and tree hollows are generally used for denning.	Unlikely due to lack of suitable habitat.
Dermochelys coriacea	Leatherback turle	E SLC	E MMS	Reptile	The Leatherback Turtle is a pelagic feeder, found in tropical, subtropical and temperate waters throughout the world. They also utilise cold water foraging areas unlike other sea turtle species. It has been recorded feeding in the coastal waters of all Australian States.	A highly pelagic species, venturing close to shore mainly during the nesting season. They require sandy beaches to nest, with some evidence that coarser sand is more conducive to successful hatching than finer sand.	Unlikely due to lack of suitable nesting substrate

Scientific Name	Common Name	NCA 1992 (Qld) Status	EPBC Act 1999 (Federal) Status	Growth Form	Distribution (Aust)	Habitat	Occurrence Likelihood
Egernia rugosa	Yakka skink	V	V	Reptile	Found from QLD / NSW border to CYP, to Charleville in the west. Its range is highly fragmented due to historical land clearing.	Occurs in open, dry sclerophyll forest, woodland and scrub, generally dominated by *Eucalyptus* spp. or *Acacia* spp. Found under rocks, logs, root cavities, burrows or dense vegetation. Generally, not found in trees or rocky habitats. Lives in a communal burrow, rarely ventures far from cover, it's presence often portrayed by communal defecation site outside burrow.	Unlikely due to lack of suitable habitat
Eretmochelys imbricata	Hawksbill turtle	V SLC	E MMS	Reptile	They are found in tropical, subtropical and temperate waters in all the oceans of the world. Nesting is mainly confined to tropical beaches. They have been seen in temperate regions as far south as northern NSW.	The species spends its early years drifting on ocean currents, later settling and foraging in tropical tidal and sub-tidal coral and rocky reef habitats. In Queensland, Milman Island and the inner Great Barrier Reef Cays north from Cape Grenville are important foraging grounds and key breeding areas, as well as juvenile Hawksbill habitat.	Unlikely due to lack of suitable nesting substrate
Erythrotriorchis radiatus	Red goshawk	E	V	Bird	Coastal to sub-coastal north-eastern Australia from the west Kimberley to northern NSW. Some records are located within central Australia (NT).	Coastal and sub-coastal woodlands and riverine forests of medium density. The species nests in large trees, generally the tallest in the stand. Nest trees are usually within 1km of permanent water. They may use dense forests as a drought refuge.	Unlikely due to lack of suitable habitat (no shrubs or trees)
Falco hypoleucos	Grey falcon	V	V	Bird	Interior of Australian mainland. In QLD the species is found from Rossville in the north down to the QLD / NSW border and west to the NT border.	Favours woodlands (typically Acacia dominated), shrublands and grasslands in arid and semi-arid areas, interspersed with tree-lined watercourses. Often observed perching on dead branches.	Unlikely due to lack of suitable habitat (no shrubs or trees)
Fregata ariel	Lesser Frigatebird	SLC	MMB	Bird	Found in tropical and subtropical waters around Australia, common in northern and eastern Australia. Species breeds between May - December on remote Islands including Christmas Island.	The species is mostly pelagic, inhabiting remote islands off the Australian coastline. During breeding season they nest in trees. Often seen from the mainland prior to the onset of a tropical cyclone.	Unlikely due to lack of suitable habitat
Fregata minor	Great Frigatebird	SLC	MMB	Bird	Found in tropical waters globally. In Australia, they are scattered around the coastline, though more common in the east.	The species is mostly pelagic, inhabiting remote islands off the tropical Australian coastline. In breeding season, they nest in trees and shrubs, including in mangroves. On larger islands, nests can occur several km inland.	Unlikely due to lack of suitable habitat

Scientific Name	Common Name	NCA 1992 (Qld) Status	EPBC Act 1999 (Federal) Status	Growth Form	Distribution (Aust)	Habitat	Occurrence Likelihood
Fregatta grallaria grallaria	White-bellied Storm-Petrel	-	V	Bird	The White-bellied Storm-Petrel (Tasman Sea) breeds on small offshore islets and rocks in the Lord Howe Island group, including Roach Island and Balls Pyramid	This species breeds in at least two locations in Australia: Roach Island and Balls Pyramid, in the Lord Howe Island group. It is reported to breed on Mutton Bird Island, but this has not been confirmed, and it possibly also breeds on other offshore islets and rocks in the Lord Howe Island group, such as Blackburn Island	Unlikely as not within known range
Hipposideros cervinus	Fawn leaf-nosed bat	V	-	Mammal	In QLD the fawn leaf-nosed bat is found in Cape York, north of Coen and in the Torres Strait, with an isolated population on Dunk Island. It has been recorded in Kutini-Payamu (Iron Range) National Park (CYPAL), Ngalba Bulal National Park, Oyala Thumotand National Park (CYPAL) and Kulla (McIlwraith) National Park (CYPAL).	Roosts in caves and abandoned mines, and occasionally in sheds and buildings. It hunts in a range of habitats including rainforest, gallery forest along watercourses, and open savannah woodland.	Unlikely due to lack of suitable habitat
Hirundapus caudacutus	White-throated needletail	V	V	Bird	Widespread in eastern and south-eastern Australia. In eastern Australia the species is recorded in all coastal regions of QLD and NSW, much of coastal VIC, parts of south-eastern SA and widespread in TAS.	In Australia the species is mainly aerial from 1m to >1000m above the ground. Although they occur over most forest types, they are recorded most often over wooded areas including open forest and rainforest. They may also fly below the canopy. The species roosts in trees amongst dense foliage in the canopy or in hollows.	Unlikely due to lack of suitable habitat (no woody vegetation)
Hirundo rustica	Barn swallow	SLC	MTS	Bird	Usually occurs in northern Australia. Patchy habitat along the coast from the Pilbara region, WA to Fraser Island, QLD.	Occurs from sea level up to 3000m elevation. Prefers artificial structure such as barns or powerlines. Has been known to utilise open country such as pasture when breeding.	Possible
Lepidochelys olivacea	Olive Ridley turtle		E	Reptile	The species has a global distribution throughout tropical, sub-tropical and temperate waters. In Australia it is found around much of the Australian coastline	They are present all year round over soft bottomed habits of northern Australian continental shelf waters. Females nest on sandy beaches and then hatchlings disperse into offshore currents and have a pelagic phase of unknown length. Juveniles and adults reside in coastal zones along the northern coast of Australia.	Unlikely due to lack of suitable substrate
Limosa lapponica baueri	Bar-tailed godwit (baueri), Western Alaskan Bar-tailed godwit	V SLC	V MMS	Bird	The species breeds across the arctic and winters along the coastal tropical and subtropics including Australia. Found in all coastal areas of all Australian states. Widespread in the Torres Strait, and eastern coasts of QLD, NSW and VIC.	Species does not breed in Australia. Found in coastal habitats such as intertidal mudflats, sandflats, estuaries, inlets, harbours, lagoons and bays. Less frequently found in salt lakes, brackish wetlands, sandy ocean beaches, saltmarsh and mangrove areas.	Unlikely due to lack of suitable habitat (no mud or sand, only rock or compacted fill)

Scientific Name	Common Name	NCA 1992 (Qld) Status	EPBC Act 1999 (Federal) Status	Growth Form	Distribution (Aust)	Habitat	Occurrence Likelihood
Litoria dayi	Australian lacelid	V	V	Amphibian	Restricted to the Wet Tropics bioregion between Cooktown and Paluma, between 0m-1200m asl. However, the species has disappeared from upland sites >400m.	Found in rocky streams in rainforest, and rainforest margins. They occur near fast-flowing and slower watercourses where vegetation is present along the margins, narrow ephemeral streams, rock soaks, and rock outcrops in larger watercourses.	Unlikely due to lack of habitat
Macroderma gigas	Ghost bat	E	V	Mammal	Found in northern Australia between the Pilbara and CYP, down to Rockhampton on the eastern QLD coast.	Favoured habitats include tropical savannah woodland, the arid Pilbara and rainforests. They roost in caves, rock crevices and old mines. Microclimates are generally a stable temperature between 23-28C and 50-100% humidity.	Unlikely due to lack of suitable habitat
Mesembriomys gouldii rattoides	Black-footed tree-rat (NQ subspecies)	-	V	Mammal	Mareeba in the south to CYP.	Occurs in Eucalypt forests and woodlands where hollows are plentiful. The species dens in tree hollows, but occasionally in dense foliage or buildings. One record of denning occurred in rainforest-eucalypt forest boundary. Foraging occurs within 500m of den.	Unlikely due to lack of suitable habitat
Monarcha frater	Black-winged monarch	SLC	MTS	Bird	Found in northern Australia from Cape York south along the coast going inland from Cairns to Atherton	Found in rainforest, mangroves, and adjacent eucalypt woodland.	Unlikely due to lack of suitable habitat
Monarcha melanopsis	Black-faced monarch	SLC	MTS	Bird	Widespread throughout Australia in Queensland from islands of the Torres Strait and on Cape York south along the coast into NSW and Victoria.	Mainly occur in rainforest ecosystems, including semi-deciduous vine-thickets, complex notophyll vine-forest, tropical (mesophyll) rainforest, subtropical (notophyll) rainforest, mesophyll (broadleaf) thicket/shrubland, warm temperate rainforest, dry (monsoon) rainforest and (occasionally) cool temperate rainforest.	Unlikely due to lack of suitable habitat
Motacilla flava	Yellow wagtail	SLC	MTS	Bird	Species likely to occur between Cooktown and Townsville.	Occupies a range of damp or wet habitats from damp meadows, marshes, waterside pastures and bogs to damp steppe and grassy tundra.	Possible
Myiagra cyanoleuca	Satin flycatcher	SLC	MTS	Bird	*M. cyanoleuca* move north in autumn to spend winter in northern Australia and New Guinea. They return south in spring to spend summer in south-eastern Australia.	The species mainly inhabit riparian forests or dense eucalypt forests, often near wetlands or watercourses.	Unlikely due to lack of suitable habitat

Scientific Name	Common Name	NCA 1992 (Qld) Status	EPBC Act 1999 (Federal) Status	Growth Form	Distribution (Aust)	Habitat	Occurrence Likelihood
Natator depressus	Flatback turtle	V SLC	V MMS	Reptile	Found only in the tropical waters of northern Australia, Papua New Guinea and Irian Jaya, the flatback turtle is one of only two species of sea turtle without a global distribution. Occurring in WA, NT, Torres Strait and eastern QLD	Post-hatchling and juvenile Flatback Turtles do not have the wide dispersal phase in the oceanic environment like other sea turtles. Adults inhabit soft bottom habitat over the continental shelf of northern Australia. feed in turbid, shallow inshore waters north of latitude 25° S.	Unlikely due to lack of suitable substrate
Numenius madagascariensis	Eastern curlew	E SLC	CE MWS	Bird	Found in coastal Australia particularly the north, east and south-east regions.	Occurs in sheltered coasts, estuaries, bays, harbours, inlets, lagoons, mudflats, sandflats, beaches, reefs, saltmarsh, mangroves and sewerage farms. They roost on sand near the high-water mark, along coastal vegetation, occasionally in trees.	Unlikely due to lack of suitable habitat (no mud or sand, only rock or compacted fill)
Phascolarctos cinereus	Koala	V	V	Mammal	Found in eastern and south-eastern Australia. The distribution in the far north extends up to Cairns and west to Hughenden.	Inhabits a range of communities dominated by Eucalyptus species. Generally any forest or woodland containing species that are known koala food trees. They have been found in modified or regenerating communities as well as urban and rural landscapes.	Unlikely due to lack of suitable habitat
Pteropus conspicillatus	Spectacled flying-fox	E	E	Mammal	The species occurs in north-east QLD, north of Cardwell to Cooktown, and between McIlwraith Range to Iron Range. Historically the species was recorded from Brisbane and Chillagoe.	It is noted that the species generally roosts within 6.5km of rainforest, although a roost 16km has been observed. Mabi forest is considered key habitat, but the species is also found foraging on non-rainforest Eucalypt species in tall open forest, woodland and savannah west of the Wet Tropics region.	Unlikely due to lack of suitable habitat (no trees on site)
Rhinolophus robertsi (large form) (syn. *Rhinolophus philippinensis*)	Greater large-eared horseshoe bat	E	V	Mammal	Found in north QLD between Iron Range and south of Townsville and west to Chillagoe. Have breeding pairs	Inhabits lowland rainforest, riparian forest, Melelauca forest, open savannah woodland and tall riparian woodland. Roosts have been found in caves, underground mines, road culverts, basal hollows of large trees and under creekbanks. Foraging occurs in open forest and wattle-dominated ridges in rainforest and in the thicker vegetation around creek-lines flying within the lower half of the canopy, using gaps in the rainforest.	Unlikely due to lack of suitable habitat
Rhipidura rufifrons	Rufous fantail	SLC	MTS	Bird	Found near costal districts of northern and eastern Australia. Has breeding pairs south of the NSW-Queensland border. Winters in Northern Australia.	In north Australia, they occur in tropical rainforest and monsoon rainforests, including semi-evergreen mesophyll vine forests, semi-deciduous vine thickets or thickets of Paperbarks	Unlikely due to lack of suitable habitat

Scientific Name	Common Name	NCA 1992 (Qld) Status	EPBC Act 1999 (Federal) Status	Growth Form	Distribution (Aust)	Habitat	Occurrence Likelihood
Rostratula australis	Australian painted snipe	E	E	Bird	The species has been recorded across all states and territories, though is most common in eastern Australia. In far north QLD, records do not extend beyond north of Mount Carbine.	Occurs in shallow freshwater wetlands, both ephemeral and permanent, lakes, swamps, claypans, saltmarsh, waterlogged grassland, dams, rice crops, sewerage farms and samphire. Breeding habitat is specific and comprises shallow wetlands with areas of bare wet mud and canopy cover nearby. Nests are on the ground on small islands in freshwater wetlands.	Unlikely due to lack of suitable habitat (no wetlands, mud or sand, only compacted fill)
Saccolaimus saccolaimus nudicluniatus	Bare-rumped sheathtail bat	E	V	Mammal	Found in coastal north-QLD between just south of Townsville to the Iron Range in CYP. A second distinct population is found in the NT, and the species has been suggested to likely occur in the Kimberley in WA.	In QLD, the species inhabits tropical eucalypt woodland, preferring open woodland particularly poplar gum (*Eucalyptus platyphylla*) woodland and tall open forest. Most roosts are found in *E. platyphylla* approximately 10-15m above the ground. Roosting occasionally in caves and mines. Foraging occurs above the canopy.	Unlikely due to lack of suitable habitat
Sternula albifrons	Little tern	SLC	MMS	Bird	A strongly migratory sea bird with populations located on the north and north eastern coast of Australia.	Prefer costal environments more often sheltered such as estuaries, bays, inlets, lakes, and costal swamps. The species breed on barren sparsely vegetated beaches	Possible
Symposiachrus trivirgatus	Spectacled monarch	SLC	MMS	Bird	Found along the east coast of Australia a resident of north east QLD migrant to south east Queensland and north east NSW	Tropical subtropical lowland forests often mangroves and rainforests but also dense wet gullies of eucalypt forests.	Unlikely due to lack of suitable habitat
Turnix olivii	Buff-breasted button-quail	E	E	Bird	Scattered records in north east QLD between the Iron Range in CYP to Ingham. There are no recent records near Coen or Cooktown.	Found in patches of short, sparse grassland on terrain with small stones, often on the lower slopes of hills and ridges, in rainforest or open eucalypt woodland.	Unlikely due to lack of suitable habitat.
Tyto novaehollandiae kimberli	Masked owl (northern subspecies)	V	V	Bird	Three populations are present: Kimberly, NT and Cape York, QLD. In QLD there are records extending between Normanton to the Archer River and south to the Atherton Tableland, potentially down to Mackay.	In northern Australia, the Masked Owl has been recorded from riparian forest, rainforest, open forest, Melaleuca swamps and the edges of mangroves, as well as along the margins of sugar cane fields	Unlikely due to lack of suitable habitat
Xeromys myoides	Water mouse, Yirrkoo	V	V	Mammal	East Coast of QLD and coastal NT. Higher densities in south-east QLD. Patchy distribution and nowhere particularly abundant. There is only one record of the species in far north QLD, near the Cairns CBD in 2017.	Mangroves and associated saltmarsh, sedgelands, claypans, heathlands and freshwater wetlands. Intertidal and freshwater habitats, including Melaleuca wetlands and saline grassland habitat. In tidal areas, the species nests in mound often between the buttress roots of mangrove trees.	Possible in adjacent mangroves
Flora							

Scientific Name	Common Name	NCA 1992 (Qld) Status	EPBC Act 1999 (Federal) Status	Growth Form	Distribution (Aust)	Habitat	Occurrence Likelihood
*Bruguiera x hainesii (*syn. *Bruguiera hainesii)*	Haines's orange mangrove	CE	CE	Mangrove tree	In Australia, Haines's Orange Mangrove is known from one population adjacent to Trinity Inlet in Portsmith.	In Australia, the species occurs in the landward mangrove zone where it is inundated by only very high tides. It co-occurs with *Aegiceras corniculatum, B. cylindrica, B. gymnorhiza* and *Xylocarpus granatum*. In Australia, flowers have been recorded in January, February and March.	No suitable habitat (no mangroves on site)
Canarium acutifolium	-	V	V	Tree	Restricted to the area between Mossman and Tully.	Grows along creek and river banks in mesophyll vine forest. Found between 0-100m asl.	Unlikely due to lack of suitable habitat
*Dendrobium bigibbum (*syn. *Vappodes phalaenopsis)*	Cooktown orchid	V	V	Epiphytic or lithophytic orchid	Found in north QLD, from Mount Molloy to the Torres Strait, between 0-400m asl.	Grows on trees and rocks with moderate light intensity in a range of habitats including coastal scrub, streambank vegetation, monsoon thickets and gullies in open forest and woodland where fire cannot penetrate. It is known to rapidly colonise disturbed sites.	Unlikely due to lack of suitable habitat
Myrmecodia beccarii	Ant plant	V	V	Epiphyte	Found between Cape York and Townsville.	Grows in open coastal woodlands dominated by Melaleuca spp. or mangroves. Host trees vary and although the species is most common on *Melaleuca* spp. and mangrove hosts, the species has been recorded on *Corymbia* and *Allocasuarina*.	Absent due to lack of suitable host trees on the Lot.
Phalaenopsis rosenstromii (syn. *Phalaenopsis amabilis var. rosenstromii*)	Native moth orchid	E	E	Epiphytic or lithophytic orchid	Occurs in north-east QLD sporadically from Iron Range in the north to Paluma Range in the south.	Grows in trees, rarely on rocks, in humid airy situations on sheltered slopes and in gullies, in deep gorges and close to streams in rainforest. Found between 200-500m a.s.l.	Unlikely due to lack of suitable habitat
Toechima pterocarpum	Orange tamarind	E	E	Tree	Found around the Julatten, Mossman and Wangetti areas.	Grows in lowland tropical rainforest, often along watercourses. Found from 0-450m a.s.l.	Unlikely due to lack of suitable habitat (forest)

3.3 Regional Ecosystems

Only one RE is mapped within the survey shown below in Table 4. This vegetation is mapped as Category R vegetation which is "native woody vegetation on freehold land, Indigenous land or leasehold land granted for agriculture or grazing purposes, located within 50 meters of a watercourse in the Burdekin, Mackay, Whitsunday and Wet Tropics Great Barrier Reef catchments". Composition of the communities identified during the ground survey are discussed further in Section 4.0.

Table 4: Mapped RE's.

RE	VM Status	Biodiversity Status	Description
7.1.1	LC	No concern at present	Mangrove closed scrub to open forest of areas subject to regular tidal inundation

4.0 FIELD RESULTS - EXISTING VALUES

4.1 Tenure

Lot 11 on SP273000 is freehold land.

4.2 Vegetation Description

Site vegetation is dominated by exotic species comprised of plants that are commonly seen in disturbed sites across north Queensland. Few woody species are present; grasses, vines and herbs account for the majority. This vegetation occurs on imported fill, which slopes steeply on the eastern and northern sides where it abuts the original level; intact mangrove vegetation remains at the original level (refer Plate 1). Table 5 below contains a list of all species present on the development footprint.

Table 5: Species list

Species	Common name
Calopogonium mucunoides	Calopo
Chloris gayana	Rhodes grass
Cynodon dactylon	Couch grass
Distimake quinquefolia	Mile-a-minute
Macroptilium atropurpurea	Siratro
Macroptilium lathyroides	Phasey bean
Megathyrsus maximus var. maximus	Guinea grass
Mimosa pudica	Sensitive weed
Richardia brasiliensis	White-eye

Species	Common name
Sesbania cannabina	Sesbania
Sida rhombifolia	Belly-ache bush
Sphagneticola trilobata	Singapore daisy
Stachytarpheta jamaicensis	Blue snake weed
Triumfetta rhomboidea	Triumfetta

Plate 1: Lot 11 SP273000

4.3 Regulated Vegetation

The Regulated Vegetation Map (RVM) shows that the eastern side of the Lot is Category X vegetation and is exempt from the *Vegetation Management Act 1999* (VM Act).

The western side of the Lot is mapped as Category R vegetation which is defined as "native woody vegetation on freehold land, Indigenous land or leasehold land granted for agriculture or grazing purposes, located within 50 meters of a watercourse in the Burdekin, Mackay, Whitsunday and Wet Tropics Great Barrier Reef catchments". Although part of the Lot is mapped as a Category R area, as no native vegetation is present, clearing of the vegetation present (i.e., weeds) is not regulated and is considered exempt.

4.4 Significant Flora

Desktop searches returned six threatened flora species (refer Table 3 above), however as there are no trees or shrubs within the Lot, it was considered highly unlikely that any of the listed species would be recorded during the survey.

No threatened flora species were recorded during the survey. The likelihood that threatened flora species do occur within the survey area, but were not identified during the survey, is considered very low.

4.5 Fauna Habitat

As the Lot contains no trees or shrubs, and the ground cover is dominated by exotic species, there is very limited vegetative habitat for fauna species. There is no suitable habitat for wading birds or turtles as the substrate consists of compacted gravel and rock to the water line, with no sand or mud habitat within the Lot.

4.5.1 Essential Habitat

Essential Habitat mapping identifies sites and locations considered to contain important habitat for flora and fauna of conservation significance. Essential Habitat is only mapped over remnant vegetation and is regulated under the VM Act.

There is no Essential Habitat mapped across the site and this matter will not be considered further.

4.5.2 Wildlife Habitat

Wildlife Habitat is an MSES under the SPP and the EO Regulation. Under the SPP, Wildlife Habitat mapping consists of known or modelled habitat for threatened, near threatened and special least concern (SLC) animals occurring within remnant and regrowth vegetation.

There is no Wildlife Habitat mapped across the site and this matter will not be considered further.

4.6 Significant Fauna

Desktop searches returned 45 threatened, near threatened or special least concern fauna species (including 18 migratory species) that may be present within the property (refer Table 3). As discussed above, there is very little habitat for fauna species within the site with the substrate consisting of compacted gravel with ground cover dominated by exotic grass species.

No threatened fauna species under Commonwealth or State legislation were recorded during the survey.

Given the proximity to Dickson Inlet, it is possible that shorebirds (including some threatened and/or migratory species) may utilise the adjacent mangrove / shoreline areas or observed overflying the site, however, their presence within the Lot would be of a transitory nature only, given the lack of suitable foraging or roosting habitat.

4.7 Marine Plants

All marine plants in Queensland are protected under the State's *Fisheries Act 1994* (Fisheries Act) in recognition of their contribution to fisheries values. Marine plants are also listed as an MSES under the SPP and the EO regulation, and as such any impacts may result in a significant residual impact on the matter, trigger approvals under State legislation and possibly incurring offsets.

Mangroves and marine plants occur adjacent to the site, but they are absent from the site itself. The extent of marine plants is shown in APPENDIX 1 – Maps.

4.8 Hydrology

No mapped watercourses or wetlands are present within the Project footprint.

4.8.1 Waterway barrier works

Part of the site is mapped as 'estuary' (grey) on the Water Way Barrier Works (WWBW) map (refer APPENDIX 1 – Maps). However, site survey showed that the entire site is a raised engineered surface 3-4m above water level with no water flow into or out of the site, and no penetration of water from underground to the surface (refer Plate 2). The main site is not tidal or an estuary and has no value for fish. There is an additional small strip (approx. 5m wide) on the western extent of the site adjoining Dickson Inlet which is also mapped as estuary. This area is likely to be inundated as it is a slope below the final flat surface of the Lot. The proposed works will not cause any disturbance to this land.

Plate 2: Steep engineered slope approx. 4-5m in height between native mangrove vegetation and the site

4.9 Exotic Species

Although surrounded by mangroves on the north and east, the site has an artificial surface with a history of disturbance and any vegetation is dominated by exotic species. Whilst the majority of these weed species are relatively benign, *Sphagneticola trilobata* (Singapore daisy) is listed as a Category 3 Restricted species under the *Biosecurity Act 2014*. Under this Act, Category 3 restricted matters must not be released into the environment. None of the exotic species recorded on site are targeted within the Douglas Shire Biosecurity Management Plan.

4.9.1 Pest fauna

No animal pests were seen during the field survey and the open landscape on site makes it less likely that it will be commonly used by pest species.

5.0 LOCAL PLANNING SCHEMES

5.1 Natural Areas Overlay Code

The Performance Outcome for the Natural Areas Overlay Code is that development protects matters of environmental significance. The desktop research and site survey completed by qualified and experienced ecologists confirms that there are no matters of environmental significance within Lot 11 SP273000. The site is an artificial elevated platform which is impenetrable to water flow, has no native woody vegetation and is dominated by exotic flora species.

A net positive environmental outcome could be achieved by using native species of local provenance in the landscaping / revegetation area between the proposed development and Dickson Inlet.

6.0 SUMMARY

A constraints assessment based on both desktop and field investigations indicates that Lot 11 SP273000 has no ecological value. The site is raised above the adjacent water and vegetation by approximately 4-5m using compacted, engineered fill. Vegetation on the site is mostly low groundcover dominated by exotic species, with the remainder of the site composed of bare earth/ gravel. There is no important habitat for native fauna species due to the lack of native woody vegetation and the absence of sand / mud wading bird habitat. The site does not provide suitable habitat for protected fauna or flora species.

Legislative constraints consist of Category R vegetation mapping under the VM Act, and mapped 'estuary' area under the *Fisheries Act 1994*. Given the only vegetation present consists of exotic species, clearing of vegetation in this this Category R area is not regulated under the VM Act.

The mapped WWBW mapping is incorrect as no water is able to enter the site (required for estuary mapping and fish habitat). It is recommended that this erroneous mapping is discussed at a pre-lodgement meeting where it should be agreed that the mapping can be rectified. A correctly mapped 5m strip of the slope leading to Dickson Inlet is also marked as estuary, however this area will not be impacted by the proposed development.

A listed weed species *Sphagneticola trilobata* (Singapore daisy) was recorded within the site and care must be taken to ensure that the distribution of this species is not increased as a result of the proposed works.

Care should be taken to ensure that stormwater and any potential spills are treated appropriately so that the water quality in the adjacent watercourses and mangroves is not affected.

It is recommended that the proposed landscaped area between the development and Dickson Inlet is instead subject to revegetation using native species to create additional habitat for native and flora species. This, together with the eradication of several weed species from the site would create a net environmental gain.

7.0 REFERENCES

Brown, G. and Bostock, P. (2020). *Introduction to the Census of the Queensland Flora 2020*. Queensland Department of Environment and Science, Queensland Government.

Wannan, B. (2012). *Guidelines for Flora Survey & Assessment in Northern Queensland*. Report for EHP.

APPENDIX 1: MAPS

APPENDIX 2: PROPOSED DEVELOPMENT

1 WD02 Site
1 : 500

NORTH

Town Planning Information

Property Description:	LOT 11 RP273000 35-39 PORT STREET PORT DOUGLAS
Proposal:	HANGAR, OFFICE, CARETAKERS AND HELICOPTER OPERATIONS
Planning Area:	DOUGLAS SHIRE COUNCIL
Land Use:	INDUSTRY
Site Area:	4915m²
Gross Floor Area:	HANGAR - 448m² OFFICE - 100m² CARETAKERS - 58m² TOTAL - 606m²
Site Coverage:	606M2 OR 12.32%
Car Parking Required:	1 PER 20m² OFFICE - 5 SPACES 1 PER 2 STAFF (4 STAFF) - 2 SPACES BUS SETDOWN - 2 SPACES
Car Parking Provided:	CAR PARKS - 8 SPACES BUS SETDOWN - 2 SPACES
Landscaping Required:	20% - 983m²
Landscaping Provided:	31.73% OR 1560m²

Site Plan

MCU Air Services | 35-39 Port St, Prot Douglas | Morris Aviation Australia

J B DESIGN CAIRNS PTY LTD
ABN 056 308 153 - QBCC 67805
ADDRESS 192 Mulgrave Road, Cairns 4870, Australia
Tel +61 7 40440500
www.jbdesign.com.au

Job No: 21-055
Date: 30/06/2021
Scale: @A3 As indicated
Sheet No: WD02
Issue: C

APPENDIX 3: ONLINE SEARCH RESULTS

Australian Government
Department of Agriculture, Water and the Environment

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 04-Jan-2022

Summary

Matters of National Environment Significance

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

World Heritage Properties:	2
National Heritage Places:	3
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	4
Commonwealth Marine Area:	1
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	58
Listed Migratory Species:	49

Other Matters Protected by the EPBC Act

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

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

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

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	100
Whales and Other Cetaceans:	12
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	8
Regional Forest Agreements:	None
Nationally Important Wetlands:	1
EPBC Act Referrals:	10
Key Ecological Features (Marine):	None
Biologically Important Areas:	4
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

World Heritage Properties [Resource Information]

Name	State	Legal Status	Buffer Status
Great Barrier Reef	QLD	Declared property	In feature area
Wet Tropics of Queensland	QLD	Declared property	In buffer area only

National Heritage Places [Resource Information]

Name	State	Legal Status	Buffer Status
Indigenous			
Wet Tropics World Heritage Area (Indigenous Values)	QLD	Within listed place	In buffer area only
Natural			
Great Barrier Reef	QLD	Listed place	In feature area
Wet Tropics of Queensland	QLD	Listed place	In buffer area only

Great Barrier Reef Marine Park [Resource Information]

Zone Type	Zone ID	IUCN	Buffer Status
Conservation Park	CP-16-4032	IV	In feature area
General Use	GU-16-6004	VI	In buffer area only
Habitat Protection	HP-16-5124	VI	In buffer area only
Marine National Park	MNP-16-1051	II	In buffer area only

Commonwealth Marine Area [Resource Information]

Approval is required for a proposed activity that is located within the Commonwealth Marine Area which has, will have, or is likely to have a significant impact on the environment. Approval may be required for a proposed action taken outside a Commonwealth Marine Area but which has, may have or is likely to have a significant impact on the environment in the Commonwealth Marine Area.

Feature Name	Buffer Status
EEZ and Territorial Sea	In buffer area only

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Broad leaf tea-tree (Melaleuca viridiflora) woodlands in high rainfall coastal north Queensland	Endangered	Community may occur within area	In buffer area only

Community Name	Threatened Category	Presence Text	Buffer Status
Littoral Rainforest and Coastal Vine Thickets of Eastern Australia	Critically Endangered	Community likely to occur within area	In buffer area only
Lowland tropical rainforest of the Wet Tropics	Endangered	Community likely to occur within area	In buffer area only

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Casuarius casuarius johnsonii Southern Cassowary, Australian Cassowary, Double-wattled Cassowary [25986]	Endangered	Species or species habitat known to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat known to occur within area	In feature area
Erythrotriorchis radiatus Red Goshawk [942]	Vulnerable	Species or species habitat known to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Fregetta grallaria grallaria White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis			
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Rostratula australis			
Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
Turnix olivii			
Buff-breasted Button-quail [59293]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Tyto novaehollandiae kimberli			
Masked Owl (northern) [26048]	Vulnerable	Species or species habitat likely to occur within area	In feature area
FISH			
Stiphodon semoni			
Opal Cling Goby [83909]	Critically Endangered	Species or species habitat known to occur within area	In feature area
FROG			
Litoria dayi			
Australian Lace-lid, Lace-eyed Tree Frog, Day's Big-eyed Treefrog [86707]	Vulnerable	Species or species habitat known to occur within area	In feature area
Litoria nyakalensis			
Mountain Mistfrog, Nyakala Frog [1820]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
MAMMAL			
Balaenoptera musculus			
Blue Whale [36]	Endangered	Species or species habitat may occur within area	In feature area
Dasyurus hallucatus			
Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat likely to occur within area	In feature area
Dasyurus maculatus gracilis			
Spotted-tailed Quoll (North Queensland), Yarri [64475]	Endangered	Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hipposideros semoni			
Semon's Leaf-nosed Bat, Greater Wart-nosed Horseshoe-bat [180]	Vulnerable	Species or species habitat may occur within area	In feature area
Macroderma gigas			
Ghost Bat [174]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Megaptera novaeangliae			
Humpback Whale [38]	Vulnerable	Species or species habitat known to occur within area	In feature area
Mesembriomys gouldii rattoides			
Black-footed Tree-rat (north Queensland), Shaggy Rabbit-rat [87620]	Vulnerable	Species or species habitat may occur within area	In feature area
Petauroides volans			
Greater Glider [254]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)			
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pteropus conspicillatus			
Spectacled Flying-fox [185]	Endangered	Species or species habitat known to occur within area	In feature area
Rhinolophus robertsi			
Large-eared Horseshoe Bat, Greater Large-eared Horseshoe Bat [87639]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Saccolaimus saccolaimus nudicluniatus			
Bare-rumped Sheath-tailed Bat, Bare-rumped Sheathtail Bat [66889]	Vulnerable	Species or species habitat known to occur within area	In feature area
Xeromys myoides			
Water Mouse, False Water Rat, Yirrkoo [66]	Vulnerable	Species or species habitat likely to occur within area	In feature area
PLANT			
Acriopsis emarginata			
Pale Chandelier Orchid [83928]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Bruguiera x hainesii Haines's Orange Mangrove [91351]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Canarium acutifolium [23956]	Vulnerable	Species or species habitat known to occur within area	In feature area
Cyclophyllum costatum a shrub [82770]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Dendrobium nindii an orchid [11289]	Endangered	Species or species habitat known to occur within area	In buffer area only
Diplazium cordifolium [15585]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Myrmecodia beccarii Ant Plant [11852]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Phaius pictus [22564]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Phalaenopsis rosenstromii listed as Phalaenopsis amabilis subsp. rosenstromii Native Moth Orchid [15984]	Endangered	Species or species habitat known to occur within area	In buffer area only
Phlegmariurus tetrastichoides Square Tassel Fern [86555]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Polyscias bellendenkerensis [7237]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Sankowskya stipularis [64699]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Toechima pterocarpum [4690]	Endangered	Species or species habitat known to occur within area	In feature area
Vappodes lithocola Dwarf Butterfly Orchid, Cooktown Orchid [78893]	Endangered	Species or species habitat known to occur within area	In feature area
Vappodes phalaenopsis Cooktown Orchid [78894]	Vulnerable	Species or species habitat may occur within area	In feature area
Zeuxine polygonoides Velvet Jewel Orchid [46794]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
REPTILE			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In feature area
Chelonia mydas Green Turtle [1765]	Vulnerable	Breeding known to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In feature area
Egernia rugosa Yakka Skink [1420]	Vulnerable	Species or species habitat may occur within area	In feature area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
SHARK			
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat may occur within area	In feature area
Pristis pristis Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pristis zijsron Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Species or species habitat known to occur within area	In feature area
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In feature area
Sphyrna lewini Scalloped Hammerhead [85267]	Conservation Dependent	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species		[Resource Information]	
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Anous stolidus Common Noddy [825]		Species or species habitat known to occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat known to occur within area	In feature area
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat known to occur within area	In feature area
Sternula albifrons Little Tern [82849]		Species or species habitat may occur within area	In feature area
Migratory Marine Species			

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Anoxypristis cuspidata](#) Narrow Sawfish, Knifetooth Sawfish [68448]		Species or species habitat likely to occur within area	In feature area
[Balaenoptera edeni](#) Bryde's Whale [35]		Species or species habitat may occur within area	In feature area
[Balaenoptera musculus](#) Blue Whale [36]	Endangered	Species or species habitat may occur within area	In feature area
[Carcharhinus longimanus](#) Oceanic Whitetip Shark [84108]		Species or species habitat may occur within area	In feature area
[Carcharodon carcharias](#) White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat may occur within area	In feature area
[Caretta caretta](#) Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In feature area
[Chelonia mydas](#) Green Turtle [1765]	Vulnerable	Breeding known to occur within area	In feature area
[Crocodylus porosus](#) Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area	In feature area
[Dermochelys coriacea](#) Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In feature area
[Dugong dugon](#) Dugong [28]		Species or species habitat known to occur within area	In feature area
[Eretmochelys imbricata](#) Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Lepidochelys olivacea](#) Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Megaptera novaeangliae](#) Humpback Whale [38]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Mobula alfredi as Manta alfredi](#) Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat likely to occur within area	In feature area
[Mobula birostris as Manta birostris](#) Giant Manta Ray [90034]		Species or species habitat likely to occur within area	In feature area
[Natator depressus](#) Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
[Orcaella heinsohni](#) Australian Snubfin Dolphin [81322]		Species or species habitat may occur within area	In feature area
[Orcinus orca](#) Killer Whale, Orca [46]		Species or species habitat may occur within area	In feature area
[Pristis pristis](#) Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Pristis zijsron](#) Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Rhincodon typus](#) Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In feature area
[Sousa sahulensis as Sousa chinensis](#) Australian Humpback Dolphin [87942]		Foraging, feeding or related behaviour known to occur within area	In feature area
Migratory Terrestrial Species			
[Cecropis daurica](#) Red-rumped Swallow [80610]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hirundo rustica Barn Swallow [662]		Species or species habitat known to occur within area	In feature area
Monarcha frater Black-winged Monarch [607]		Species or species habitat likely to occur within area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat known to occur within area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat known to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat known to occur within area	In feature area
Limnodromus semipalmatus Asian Dowitcher [843]		Species or species habitat may occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Anous stolidus Common Noddy [825]		Species or species habitat known to occur within area	In feature area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area overfly marine area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Cecropis daurica as Hirundo daurica](#) Red-rumped Swallow [80610]		Species or species habitat known to occur within area overfly marine area	In feature area
[Chalcites osculans as Chrysococcyx osculans](#) Black-eared Cuckoo [83425]		Species or species habitat may occur within area overfly marine area	In feature area
[Charadrius leschenaultii](#) Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Fregata ariel](#) Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat known to occur within area	In feature area
[Fregata minor](#) Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat known to occur within area	In feature area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]		Species or species habitat known to occur within area overfly marine area	In feature area
[Haliaeetus leucogaster](#) White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
[Hirundo rustica](#) Barn Swallow [662]		Species or species habitat known to occur within area overfly marine area	In feature area
[Limnodromus semipalmatus](#) Asian Dowitcher [843]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha frater Black-winged Monarch [607]		Species or species habitat likely to occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat known to occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Sternula albifrons as Sterna albifrons](#) Little Tern [82849]		Species or species habitat may occur within area	In feature area
[Symposiachrus trivirgatus as Monarcha trivirgatus](#) Spectacled Monarch [83946]		Species or species habitat known to occur within area overfly marine area	In feature area
[Tringa nebularia](#) Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area overfly marine area	In feature area
Fish			
[Acentronura tentaculata](#) Shortpouch Pygmy Pipehorse [66187]		Species or species habitat may occur within area	In feature area
[Bulbonaricus davaoensis](#) Davao Pughead Pipefish [66190]		Species or species habitat may occur within area	In feature area
[Choeroichthys brachysoma](#) Pacific Short-bodied Pipefish, Short-bodied Pipefish [66194]		Species or species habitat may occur within area	In feature area
[Choeroichthys sculptus](#) Sculptured Pipefish [66197]		Species or species habitat may occur within area	In feature area
[Choeroichthys suillus](#) Pig-snouted Pipefish [66198]		Species or species habitat may occur within area	In feature area
[Corythoichthys amplexus](#) Fijian Banded Pipefish, Brown-banded Pipefish [66199]		Species or species habitat may occur within area	In feature area
[Corythoichthys flavofasciatus](#) Reticulate Pipefish, Yellow-banded Pipefish, Network Pipefish [66200]		Species or species habitat may occur within area	In feature area
[Corythoichthys intestinalis](#) Australian Messmate Pipefish, Banded Pipefish [66202]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Corythoichthys ocellatus Orange-spotted Pipefish, Ocellated Pipefish [66203]		Species or species habitat may occur within area	In feature area
Corythoichthys paxtoni Paxton's Pipefish [66204]		Species or species habitat may occur within area	In feature area
Corythoichthys schultzi Schultz's Pipefish [66205]		Species or species habitat may occur within area	In feature area
Cosmocampus maxweberi Maxweber's Pipefish [66209]		Species or species habitat may occur within area	In feature area
Doryrhamphus dactyliophorus Banded Pipefish, Ringed Pipefish [66210]		Species or species habitat may occur within area	In feature area
Doryrhamphus excisus Bluestripe Pipefish, Indian Blue-stripe Pipefish, Pacific Blue-stripe Pipefish [66211]		Species or species habitat may occur within area	In feature area
Doryrhamphus janssi Cleaner Pipefish, Janss' Pipefish [66212]		Species or species habitat may occur within area	In feature area
Festucalex cinctus Girdled Pipefish [66214]		Species or species habitat may occur within area	In feature area
Festucalex gibbsi Gibbs' Pipefish [66215]		Species or species habitat may occur within area	In feature area
Halicampus dunckeri Red-hair Pipefish, Duncker's Pipefish [66220]		Species or species habitat may occur within area	In feature area
Halicampus grayi Mud Pipefish, Gray's Pipefish [66221]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Halicampus macrorhynchus Whiskered Pipefish, Ornate Pipefish [66222]		Species or species habitat may occur within area	In feature area
Halicampus mataafae Samoan Pipefish [66223]		Species or species habitat may occur within area	In feature area
Halicampus nitidus Glittering Pipefish [66224]		Species or species habitat may occur within area	In feature area
Halicampus spinirostris Spiny-snout Pipefish [66225]		Species or species habitat may occur within area	In feature area
Hippichthys cyanospilos Blue-speckled Pipefish, Blue-spotted Pipefish [66228]		Species or species habitat may occur within area	In feature area
Hippichthys heptagonus Madura Pipefish, Reticulated Freshwater Pipefish [66229]		Species or species habitat may occur within area	In feature area
Hippichthys penicillus Beady Pipefish, Steep-nosed Pipefish [66231]		Species or species habitat may occur within area	In feature area
Hippichthys spicifer Belly-barred Pipefish, Banded Freshwater Pipefish [66232]		Species or species habitat may occur within area	In feature area
Hippocampus bargibanti Pygmy Seahorse [66721]		Species or species habitat may occur within area	In feature area
Hippocampus histrix Spiny Seahorse, Thorny Seahorse [66236]		Species or species habitat may occur within area	In feature area
Hippocampus kuda Spotted Seahorse, Yellow Seahorse [66237]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hippocampus planifrons Flat-face Seahorse [66238]		Species or species habitat may occur within area	In feature area
Hippocampus zebra Zebra Seahorse [66241]		Species or species habitat may occur within area	In feature area
Micrognathus andersonii Anderson's Pipefish, Shortnose Pipefish [66253]		Species or species habitat may occur within area	In feature area
Micrognathus brevirostris thorntail Pipefish, Thorn-tailed Pipefish [66254]		Species or species habitat may occur within area	In feature area
Microphis brachyurus Short-tail Pipefish, Short-tailed River Pipefish [66257]		Species or species habitat may occur within area	In feature area
Nannocampus pictus Painted Pipefish, Reef Pipefish [66263]		Species or species habitat may occur within area	In feature area
Phoxocampus diacanthus Pale-blotched Pipefish, Spined Pipefish [66266]		Species or species habitat may occur within area	In feature area
Siokunichthys breviceps Softcoral Pipefish, Soft-coral Pipefish [66270]		Species or species habitat may occur within area	In feature area
Solegnathus hardwickii Pallid Pipehorse, Hardwick's Pipehorse [66272]		Species or species habitat may occur within area	In feature area
Solenostomus cyanopterus Robust Ghostpipefish, Blue-finned Ghost Pipefish, [66183]		Species or species habitat may occur within area	In feature area
Solenostomus paradoxus Ornate Ghostpipefish, Harlequin Ghost Pipefish, Ornate Ghost Pipefish [66184]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Syngnathoides biaculeatus](#) Double-end Pipehorse, Double-ended Pipehorse, Alligator Pipefish [66279]		Species or species habitat may occur within area	In feature area
[Trachyrhamphus bicoarctatus](#) Bentstick Pipefish, Bend Stick Pipefish, Short-tailed Pipefish [66280]		Species or species habitat may occur within area	In feature area
[Trachyrhamphus longirostris](#) Straightstick Pipefish, Long-nosed Pipefish, Straight Stick Pipefish [66281]		Species or species habitat may occur within area	In feature area
Mammal			
[Dugong dugon](#) Dugong [28]		Species or species habitat known to occur within area	In feature area
Reptile			
[Acalyptophis peronii](#) Horned Seasnake [1114]		Species or species habitat may occur within area	In feature area
[Aipysurus duboisii](#) Dubois' Seasnake [1116]		Species or species habitat may occur within area	In feature area
[Aipysurus eydouxii](#) Spine-tailed Seasnake [1117]		Species or species habitat may occur within area	In feature area
[Aipysurus laevis](#) Olive Seasnake [1120]		Species or species habitat may occur within area	In feature area
[Astrotia stokesii](#) Stokes' Seasnake [1122]		Species or species habitat may occur within area	In feature area
[Caretta caretta](#) Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In feature area
[Chelonia mydas](#) Green Turtle [1765]	Vulnerable	Breeding known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Chitulia ornata as Hydrophis ornatus](#) Spotted Seasnake, Ornate Reef Seasnake [87377]		Species or species habitat may occur within area	In feature area
[Crocodylus johnstoni](#) Freshwater Crocodile, Johnston's Crocodile, Johnstone's Crocodile [1773]		Species or species habitat may occur within area	In buffer area only
[Crocodylus porosus](#) Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area	In feature area
[Dermochelys coriacea](#) Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In feature area
[Disteira kingii](#) Spectacled Seasnake [1123]		Species or species habitat may occur within area	In feature area
[Disteira major](#) Olive-headed Seasnake [1124]		Species or species habitat may occur within area	In feature area
[Enhydrina schistosa](#) Beaked Seasnake [1126]		Species or species habitat may occur within area	In feature area
[Eretmochelys imbricata](#) Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Hydrophis elegans](#) Elegant Seasnake [1104]		Species or species habitat may occur within area	In feature area
[Hydrophis macdowelli as Hydrophis mcdowelli](#) Small-headed Seasnake [75601]		Species or species habitat may occur within area	In feature area
[Lapemis curtus as Lapemis hardwickii](#) Spine-bellied Seasnake [83554]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Laticauda colubrina a sea krait [1092]		Species or species habitat may occur within area	In feature area
Laticauda laticaudata a sea krait [1093]		Species or species habitat may occur within area	In feature area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Pelamis platurus Yellow-bellied Seasnake [1091]		Species or species habitat may occur within area	In feature area

Whales and Other Cetaceans			[Resource Information]
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area	In feature area
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area	In feature area
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat may occur within area	In feature area
Delphinus delphis Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area	In feature area
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area	In feature area

Current Scientific Name	Status	Type of Presence	Buffer Status
Megaptera novaeangliae Humpback Whale [38]	Vulnerable	Species or species habitat known to occur within area	In feature area
Orcaella heinsohni as Orcaella brevirostris Australian Snubfin Dolphin [81322]		Species or species habitat may occur within area	In feature area
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area	In feature area
Sousa sahulensis as Sousa chinensis Australian Humpback Dolphin [87942]		Foraging, feeding or related behaviour known to occur within area	In feature area
Stenella attenuata Spotted Dolphin, Pantropical Spotted Dolphin [51]		Species or species habitat may occur within area	In feature area
Tursiops aduncus Indian Ocean Bottlenose Dolphin, Spotted Bottlenose Dolphin [68418]		Species or species habitat likely to occur within area	In feature area
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area	In feature area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Eastern Kuku Yalanji	Indigenous Protected Area	QLD	In buffer area only
Eastern Kuku Yalanji	Indigenous Protected Area	QLD	In buffer area only
Edward Said	Nature Refuge	QLD	In buffer area only
Great Barrier Reef Coast	Marine Park	QLD	In feature area
Macalister Range	National Park	QLD	In buffer area only
Mount Lewis	National Park	QLD	In buffer area only

Protected Area Name	Reserve Type	State	Buffer Status
Mowbray	National Park	QLD	In buffer area only
Mowbray	Conservation Park	QLD	In buffer area only

Nationally Important Wetlands [Resource Information]

Wetland Name	State	Buffer Status
Great Barrier Reef Marine Park	QLD	In feature area

EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Wangetti Trail North Section South of Mowbray River to Wangetti	2020/8723	Controlled Action	Assessment Approach	In buffer area only
Not controlled action				
Demolition Works - Stage 1 Port Douglas Master Plan	2012/6349	Not Controlled Action	Completed	In buffer area only
Increased Tablelands cane haulage road transport to Mossman Mill, Far North Queensland	2013/7037	Not Controlled Action	Completed	In buffer area only
Mossman Wastewater Treatment Plant Upgrade, QLD	2012/6570	Not Controlled Action	Completed	In buffer area only
Port Street Marina and Associated Facilities, Dickson Inlet	2004/1536	Not Controlled Action	Completed	In feature area
Residential Development Adjacent to Mowbray River	2005/2041	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Relocation of a Spectacled Flying-fox colony	2003/1013	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Relocation of Spectacled Flying Foxes from Bale Resort	2008/4288	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Relocation of Spectacled Flying-foxes from residential area	2007/3473	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Referral decision				
Mossman Waste Water Treatment Plant Upgrade, QLD	2012/6429	Referral Decision	Completed	In buffer area only

Biologically Important Areas			
Scientific Name	Behaviour	Presence	Buffer Status
Dolphins			
Sousa chinensis Indo-Pacific Humpback Dolphin [50]	Foraging	Known to occur	In feature area
Tursiops aduncus Indo-Pacific/Spotted Bottlenose Dolphin [68418]	Breeding	Likely to occur	In feature area
Seabirds			
Sterna sumatrana Black-naped Tern [800]	Breeding	Known to occur	In feature area
Whales			
Megaptera novaeangliae Humpback Whale [38]	Breeding and calving	Known to occur	In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact Us page.

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Queensland Government

WildNet species list

Search Criteria: Species List for a Specified Point
Species: All
Type: Native
Queensland status: Rare and threatened species
Records: Confirmed
Date: Since 1980
Latitude: -16.4914
Longitude: 145.4604
Distance: 10
Email: sarahholt@biotropica.com.au
Date submitted: Tuesday 04 Jan 2022 12:18:37
Date extracted: Tuesday 04 Jan 2022 12:20:05

The number of records retrieved = 22

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	amphibians	Hylidae	*Litoria rheocola*	common mistfrog		E		2
animals	birds	Burhinidae	*Esacus magnirostris*	beach stone-curlew		V		5
animals	birds	Charadriidae	*Charadrius leschenaultii*	greater sand plover		V	V	1
animals	birds	Charadriidae	*Charadrius mongolus*	lesser sand plover		E	E	1
animals	birds	Psittacidae	*Cyclopsitta diophthalma macleayana*	Macleay's fig-parrot		V		1
animals	birds	Scolopacidae	*Limosa lapponica baueri*	Western Alaskan bar-tailed godwit		V	V	2
animals	birds	Scolopacidae	*Numenius madagascariensis*	eastern curlew		E	CE	1
animals	mammals	Dasyuridae	*Dasyurus maculatus gracilis*	spotted-tailed quoll (northern subspecies)		E	E	1/1
animals	mammals	Delphinidae	*Orcaella heinsohni*	Australian snubfin dolphin		V		1
animals	mammals	Pteropodidae	*Pteropus conspicillatus*	spectacled flying-fox		E	E	3
animals	reptiles	Crocodylidae	*Crocodylus porosus*	estuarine crocodile		V		8
plants	land plants	Annonaceae	*Meiogyne hirsuta*			NT		1/1
plants	land plants	Annonaceae	*Polyalthia submontana subsp. submontana*			NT		2/2
plants	land plants	Elaeocarpaceae	*Peripentadenia phelpsii*			V		1/1
plants	land plants	Leguminosae	*Cynometra roseiflora*			CR		1/1
plants	land plants	Leguminosae	*Dioclea hexandra*			V		5/5
plants	land plants	Picrodendraceae	*Sankowskya stipularis*			E	E	14/14
plants	land plants	Picrodendraceae	*Whyanbeelia terrae-reginae*			NT		5/5
plants	land plants	Polygalaceae	*Xanthophyllum fragrans*			NT		3/3
plants	land plants	Rubiaceae	*Randia audasii*			NT		4/4
plants	land plants	Sapindaceae	*Toechima pterocarpum*	orange tamarind		E	E	5/5
plants	land plants	Symplocaceae	*Symplocos crassiramifera*			V		4/4

CODES

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

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

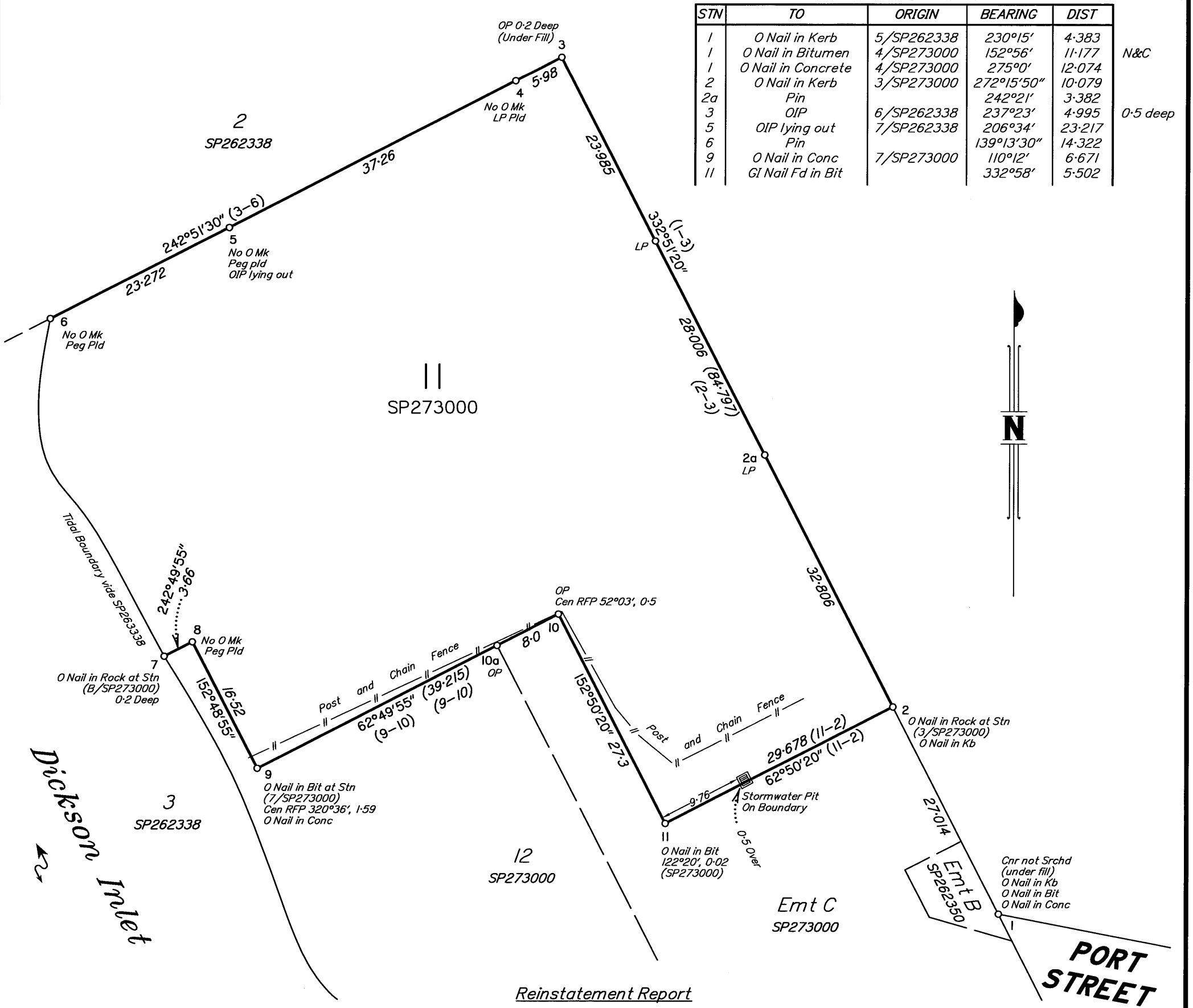
A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999.*
The values of EPBC are Extinct (EX), Extinct in the Wild (XW), Critically Endangered (CE), Endangered (E), Vulnerable (V) and Conservation Dependent (CD).

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

Notification issued to the owner(s) of Lots 11 & 12 on SP273000 on 29/09/2022.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	
1	O Nail in Kerb	5/SP262338	230°15′	4·383	
1	O Nail in Bitumen	4/SP273000	152°56′	11·177	N&C
1	O Nail in Concrete	4/SP273000	275°0′	12·074	
2	O Nail in Kerb	3/SP273000	272°15′50″	10·079	
2a	Pin		242°21′	3·382	
3	OIP	6/SP262338	237°23′	4·995	0·5 deep
5	OIP lying out	7/SP262338	206°34′	23·217	
6	Pin		139°13′30″	14·322	
9	O Nail in Conc	7/SP273000	110°12′	6·671	
11	GI Nail Fd in Bit		332°58′	5·502	



Reinstatement Report

Plans Searched: SP273000 & SP262338.

Datum of survey is from Stations 1–3 fixed by original reference marks at stations 1, 2 & 3 resulting in 0·011m excess from stations 1–2 and deed distance from stations 2–3.

The boundary from stations 3–6 has been fixed by maintaining deed bearing and distance.

The boundaries from stations 2–11–10 have been fixed by maintaining deed bearings and distances resulting in good agreement to OP's at stations 10 & 10a with new reference to O Nail at station 11.

The boundary from stations 10–9 has been fixed by reference mark & O Nail at station resulting in bearing down 1′25″ and 0·015m excess.

The boundaries from stations 9–8–7 have been fixed by maintaining deed angle at stations 9 & 8 and deed distances resulting in good agreement to O Nail at station 7.

Scale 1:500 – Lengths are in metres.

5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

RPS AAP Consulting Pty Ltd (ACN 117 883 173) hereby certify that the land comprised in this plan was surveyed by the corporation, by Matthew James WILLING, surveying associate, and by Daniel Geoffrey PINKHAM, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Adrian Edward SOLOMON, 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 29/08/2022.

Solomon — Authorised Delegate

29/08/2022 — Date

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Nautilus Aviation

SURVEYED	MJW / DGP 29/08/2022	C.T. REF	
DRAWN	MDW 07/09/2022	CHECKED	

PLAN OF **IDENTIFICATION SURVEY**
OF PART OF LOT 11 ON SP273000

MERIDIAN SP273000	SCALE 1:500	ENDORSED ACCREDITED

LOCALITY **PORT DOUGLAS**
LOCAL GOVERNMENT **DOUGLAS SHIRE**

CAD 152814-100 Ident survey.mjo	FIELD BK.
DRAWING No. AU005835_01	SHEET SIZE A3
	AMENDED ISSUE

IS314421