

Material Change of Use (Dwelling) and Building Works Made Assessable against the Douglas Shire Council Planning Scheme 2018 (Code Assessable) Development Application

Applicant: Leonard Tunsted, 6 Banabilla Rd DEGARRA, Lot 6 SP123877

Dear Assessment Manager,

Please refer to *Attachment 1 DA Form 1 & 2* by Mr Leonard Tunsted for a Material Change of Use (Dwelling) and Building Works Made (Code Assessable) Against the Planning Scheme at 6 Banabilla Rd, DEGARRA.

BACKGROUND

In October 2024, JBP completed the Degarra Flood Study which confirmed Mr Tunsted has land outside the Q100 flood mapping, suitable for a house pad with flat terrain and existing vehicular access, parking and frontage to Banabilla Road.

DEVELOPMENT ASSESSMENT

State Interest Referrals

The proposed dwelling is located outside of all mapped State interest layers. Therefore, there are no State Interest referrals required in accordance with Schedule 10 of the Planning Regulation 2017. Refer to *Attachment 2 State Assessment and Referral Agency (SARA) Matters of Interest Report*.

Douglas Shire Council 2018 Planning Scheme

This Material Change of Use and Building Works Development Application to establish a dwelling is Code Assessable against the Douglas Shire Council Planning Scheme 2018. Refer *Attachment 3 Property Report* and *Attachment 4 Douglas Shire Council Planning Scheme 2018 Compliance Tables and Table of Assessment*.

There were no major issues identified with compliance with the Douglas Shire Planning Scheme. Where Acceptable Outcomes could not be met, compliance with Performance Objectives related to matters such as the utilisation of affordable kit homes for disaster recovery and rebuilding, utilising existing cleared areas and vehicular accessibility and use of existing infrastructure such as existing water tanks on-site to save rebuild and recovery costs for the applicant.

A summary of key planning compliance matters is provided overleaf and the following attachments are provided.


ATTACHMENTS

1. DA Form 1 & 2
2. State Assessment and Referral Agency (SARA) Matters of Interest Report
3. Douglas Shire Council Property Report
4. Douglas Shire Council Planning Scheme 2018 Compliance Tables & Table of Assessment
 - a. **Environmental management zone code**
 - b. **Acid sulfate soils overlay code**
 - c. **Bushfire hazard overlay code**
 - d. ~~Coastal environment overlay code~~
 - e. **Flood and storm tide hazard overlay code**
 - f. **Natural areas overlay code**
 - g. **Landscape values overlay code**
 - h. **Transport network overlay code**
 - i. **Dwelling house code**
 - j. **Access, parking and servicing code**
 - k. ~~Filling and excavation code~~
 - l. **Infrastructure works code**
 - m. **Vegetation management code**

Material Change of Use (Dwelling) and Building Works Made Assessable against the Douglas Shire Council Planning Scheme 2018 (Code Assessable) Development Application

Applicant: Leonard Tunsted, 6 Banabilla Rd DEGARRA, Lot 6 SP123877

5. Site Plan and Survey
6. Council Approved Wastewater Design and Permit
7. Proposed Dwelling Indicative Layout and Profile
8. Fire Management Plan

SUMMARY OF KEY PLANNING COMPLIANCE MATTERS	Image
<p>Site description</p> <p>Existing cleared area The proposed development will partially utilise an existing cleared and flat corridor of land that runs parallel to Banabilla Rd on the applicant's property, confirmed by a recent property boundary survey.</p> <p>Proposed clearing and dwelling location Minimal tree clearing for the purposes of establishing a dwelling on the property is proposed in order to preserve as much as possible, the intent of the Environmental Management Zone.</p> <p>The proposed dwelling will be setback 11.2m from the road boundary and positioned entirely amongst the rainforest in a proposed clearing area of 10m x 10m in order to achieve the minimum 6m setback from the road and 6m setback from overhead powerlines.</p> <p>The proposed clearing area will incorporate the applicant's existing water tank, and further clearing has been avoided by locating the septic tank and trenches and vehicular access and parking within the existing cleared corridor area parallel to Banabilla Road on the applicant's property.</p> <p>The balance of natural vegetation on the site will remain intact, supporting the preservation intent of the Environmental Management zone.</p> <p>See <i>Attachment 5 Site Plan and Survey</i></p> <p>Slope and pedestrian access The existing cleared roadside corridor area parallel to Banabilla Road is flat and there is approximately a 1m drop (sloping toward 1.5m) into the vegetation from the roadside cleared area. The dwelling will feature higher footings in order to provide at road grade pedestrian only access into the dwelling. The footing design height can only be confirmed after clearing has been approved and completed and the building site made level.</p>	 <p>The image is a composite of three photographs. The top photograph is an aerial view showing a cleared corridor through dense vegetation, with a yellow line indicating a 23.46m measurement. The middle photograph is a ground-level view of the cleared area, showing a dirt path and surrounding trees. The bottom photograph is a site plan map showing the cleared area in red and the surrounding vegetation in grey. The map includes labels for '6SP123877' and '7SP123877'.</p> <p>Existing cleared area corridor in Category B vegetation mapping</p>

Material Change of Use (Dwelling) and Building Works Made Assessable against the Douglas Shire Council Planning Scheme 2018 (Code Assessable) Development Application

Applicant: Leonard Tunsted, 6 Banabilla Rd DEGARRA, Lot 6 SP123877

Vehicle access from Banabilla Rd, carparking and manoeuvring

The subject lot has a 130m road frontage to Banabilla Rd. The proposed development will provide direct vehicular access from Banabilla Rd. The property access and parking area is already flat and cleared within an existing corridor parallel to Banabilla Road on private property, as confirmed by a recent survey.

The applicant intends to install a future property fence and access gate along the property boundary. The existing cleared flat corridor parallel to Banabilla Rd on private property will provide a natural driveway, parking and manoeuvring width of a minimum 4m up to 11.2m.

A future fence would not be proposed by the applicant without consulting Council around the timing of potential road realignment works to rectify the boundary encroachment, ensuring safety for all road users.

Refer to *Attachment 5 Site Plan & Survey*.



Hazards and Overlays

Flood and Storm Tide

The proposed development will be located outside the Q100 flood mapping area as identified by a suitably qualified professional in the Degarra Flood Study and will benefit from more direct vehicular and pedestrian access to Banabilla Road for evacuation.

Bushfire

Medium bushfire hazard. A Bushfire Attack Level (BAL – 29) assessment and Bushfire Mitigation Report completed by a suitably qualified professional will inform final building design compliance. Refer to *Attachment 8 Fire Management Plan*.

Landscape values overlay

The proposed development meets the requirements of this Overlay Code as best as possible, considering the Council road encroachment and overhead powerline constraints.

Coastal Management District / Erosion Prone Area

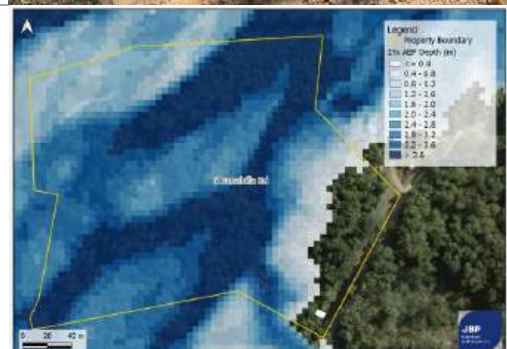
Not applicable. The proposed dwelling is not located within an Erosion Prone or Coastal Management District area.

Acid Sulfate Soils

Not applicable. The proposed dwelling is located 5-20m AHD with only minor digging for dwelling footings and new septic tank system proposed.

Hillslopes overlay, Potential landslide overlay, Places of significance

Not applicable. See *Attachment 3 Council Property Report*.



Material Change of Use (Dwelling) and Building Works Made Assessable against the Douglas Shire Council Planning Scheme 2018 (Code Assessable) Development Application

Applicant: Leonard Tunsted, 6 Banabilla Rd DEGARRA, Lot 6 SP123877

Waterways

There is a minor waterway traversing Banabilla Rd and through the subject lot, approximately 50m north-east of the proposed dwelling location. The proposed development does not impact the minor waterway achieving the minimum required clearance for proposed on-site septic tank. See *Attachment 6 Council Approved Wastewater Design & Permit*.



Dwelling design

The dwelling use is supported in the Environmental Management zone and the applicant is seeking natural moderate colours to match the surrounding rainforest.

The proposed dwelling has a very minimal development footprint, set amongst the rainforest and will be less visible from Banabilla Rd due to the applicant's future plans to install privacy vegetation and a property fence, in consultation with Council.

Please note the footing design height in order for the proposed dwelling to be nestled amongst the rainforest can only be confirmed after clearing has been approved and completed. The difference in height from road level to rainforest level is only 1-1.5m.

The proposed kit home is one of several affordable kit homes sourced in the region as part of ex TC Jasper recovery and rebuild efforts.

Refer *Attachment 7 Proposed Dwelling Indicative Layout and Profile*

Attachment 1

DA Form 1 & 2

Applicant: Leonard Tunsted, 6 Banabilla Rd DEGARRA, Lot 6 SP123877

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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)	Leonard Tunsted
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	6 Banabilla Rd
Suburb	DEGARRA
State	QLD
Postcode	4895
Country	AUSTRALIA
Contact number	
Email address (non-mandatory)	leonardtunsted@gmail.com
Mobile number (non-mandatory)	0498 685 867
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

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
		6	Banabilla Rd	DEGARRA
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	6	SP123877	DOUGLAS SHIRE COUNCIL
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
-15.944069867393669	145.34125648021907	<input checked="" type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	DOUGLAS SHIRE COUNCIL

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer: Bloomfield River

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use assessable against the Planning Scheme (Code Assessable) Development Application for a Dwelling on footings

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):*

Building Works Made Assessable against the Planning Scheme (Code Assessable) Development Application for a Dwelling on footings

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

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Kit Dwelling on Footings	Dwelling		

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

- ☐ Yes
- ☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

--

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

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

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

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input checked="" type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input checked="" type="checkbox"/> No	

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

\$4,000

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
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – 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

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)*.

PART 6 – INFORMATION REQUEST

19) Information request under 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

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

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

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

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

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

- ☐ Yes – *Form 536: 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.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

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

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

☒ No

DA templates are available from planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

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

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) 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

23.15) 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.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☒ Yes

☐ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

DA Form 2 – Building work details

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

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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)	Leonard Tunsted
Contact name (only applicable for companies)	
Postal address (PO Box or street address)	6 Banabilla Rd
Suburb	DEGARRA
State	QLD
Postcode	4895
Country	AUSTRALIA
Contact number	
Email address (non-mandatory)	leonardtunsted@gmail.com
Mobile number (non-mandatory)	0498 685 867
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if 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 .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or	
<input type="checkbox"/> 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).	

Unit No.	Street No.	Street Name and Type	Suburb
	6	Banabilla Rd	DEGARRA
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4895	6	SP123877	DOUGLAS SHIRE COUNCIL

2.2) 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

3) 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 the [DA Forms Guide](#)

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

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- ☒ Yes – proceed to 8)
- ☐ No

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

DOUGLAS SHIRE COUNCIL

6) 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

7) 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](#).

8) Are there any associated development applications or current approvals?

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

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

9) Has the portable long service leave levy been paid?

- ☐ 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)
\$		

10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

13) 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 referral response

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

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- ☒ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	Leonard Tunsted
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	6 Banabilla Rd
Suburb	DEGARRA
State	QLD

Postcode	4895
Country	AUSTRALIA
Contact number	
Email address <i>(non-mandatory)</i>	leonardtunsted@gmail.com
Mobile number <i>(non-mandatory)</i>	0498 685 867
Fax number <i>(non-mandatory)</i>	

15) Builder's details

☐ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	To be advised
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- ☒ Development permit
☐ Preliminary approval

b) What is the level of assessment?

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

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Building Works Made Assessable against the Douglas Shire Council Planning Scheme for a kit dwelling on footings

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? *(if applicable)*

--

g) New building use/classification? (if applicable)
h) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$90,000

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable
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 .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>
Note: It is unlawful to intentionally provide false or misleading information.
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any 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 <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Notification of engagement of alternative assessment manager

Prescribed assessment manager	<input type="text"/>
Name of chosen assessment manager	<input type="text"/>
Date chosen assessment manager engaged	<input type="text"/>
Contact number of chosen assessment manager	<input type="text"/>
Relevant licence number(s) of chosen assessment manager	<input type="text"/>

Additional information required by the local government

Confirm proposed construction materials:

External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other

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			

Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? (if applicable)			
New building use/classification?		Dwelling	
Site area (m ²)		Floor area (m ²)	

Attachment 2

State Assessment and Referral Agency (SARA) Matters of Interest Report

Applicant: Leonard Tunsted, 6 Banabilla Rd DEGARRA, Lot 6 SP123877

Matters of Interest for all selected Lot Plans

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 6SP123877 (Area: 55890 m²)

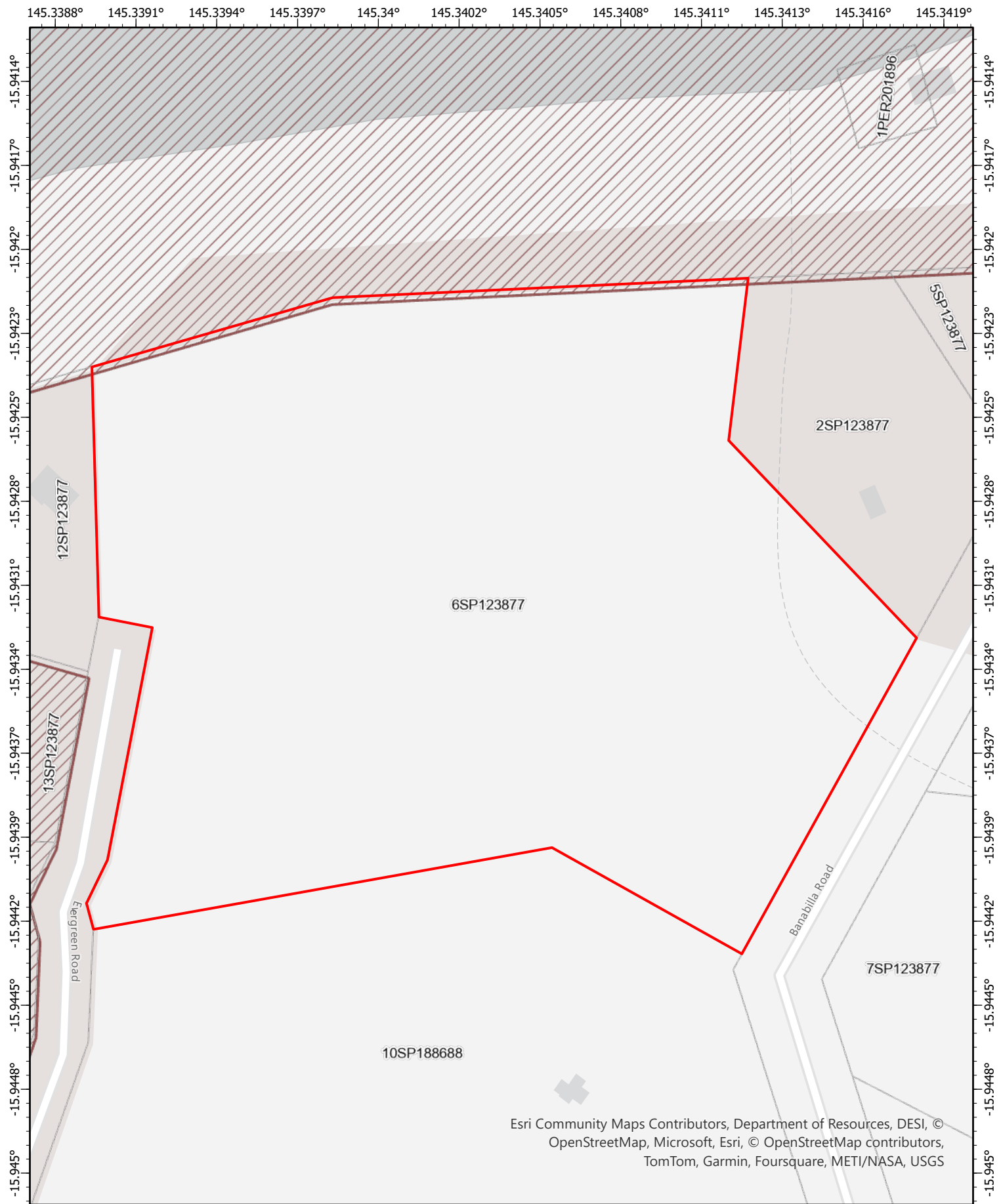
Coastal management district


Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

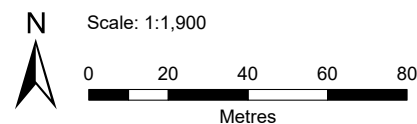
Coastal area - high storm tide inundation area

Regulated vegetation management map (Category A and B extract)



 Coastal management district

Date: 04/02/2025

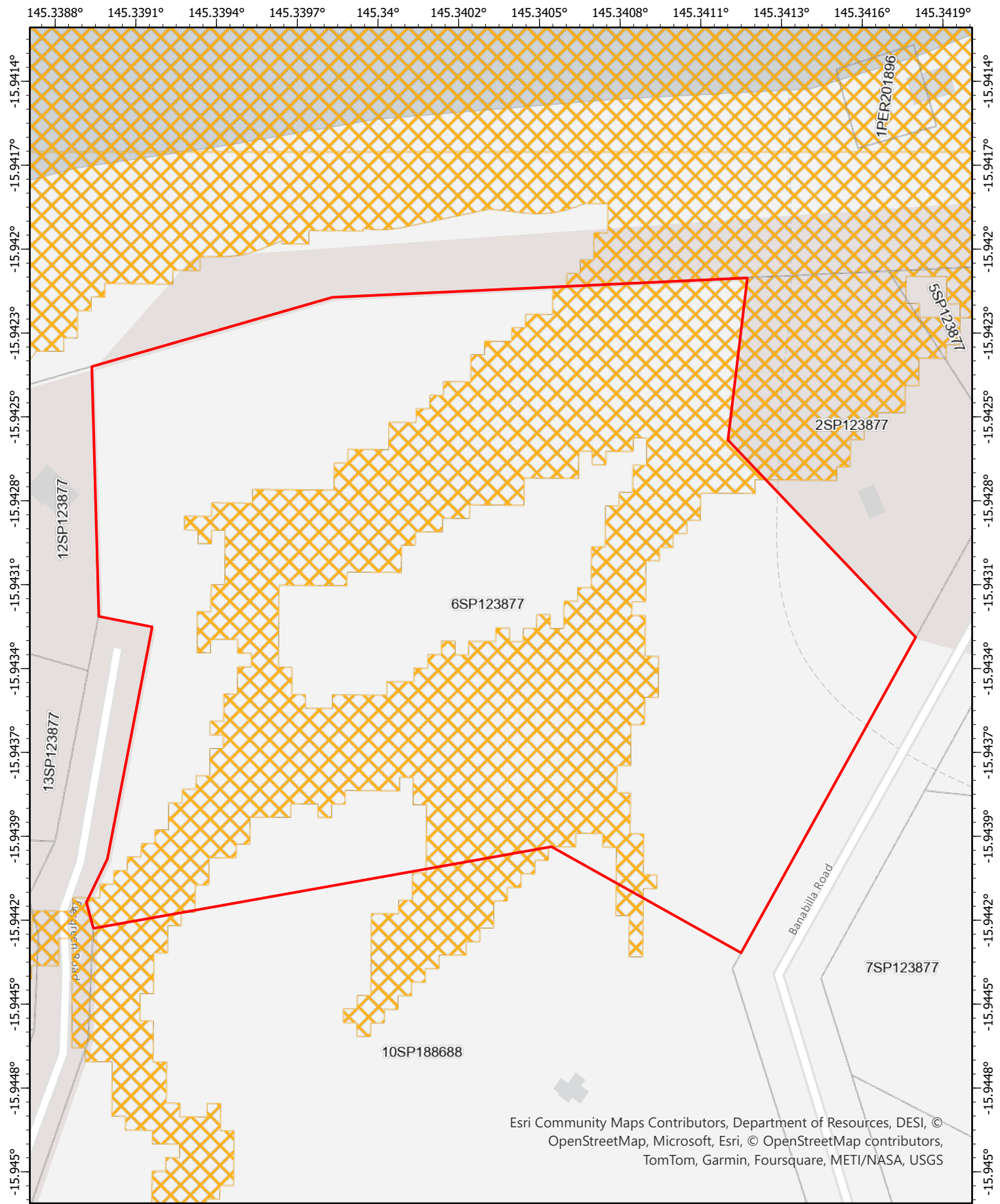



Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland
Government

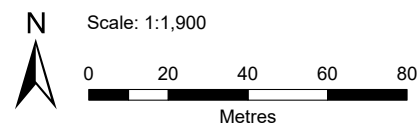
© The State of Queensland 2025.





 Coastal area - erosion prone area

Date: 04/02/2025

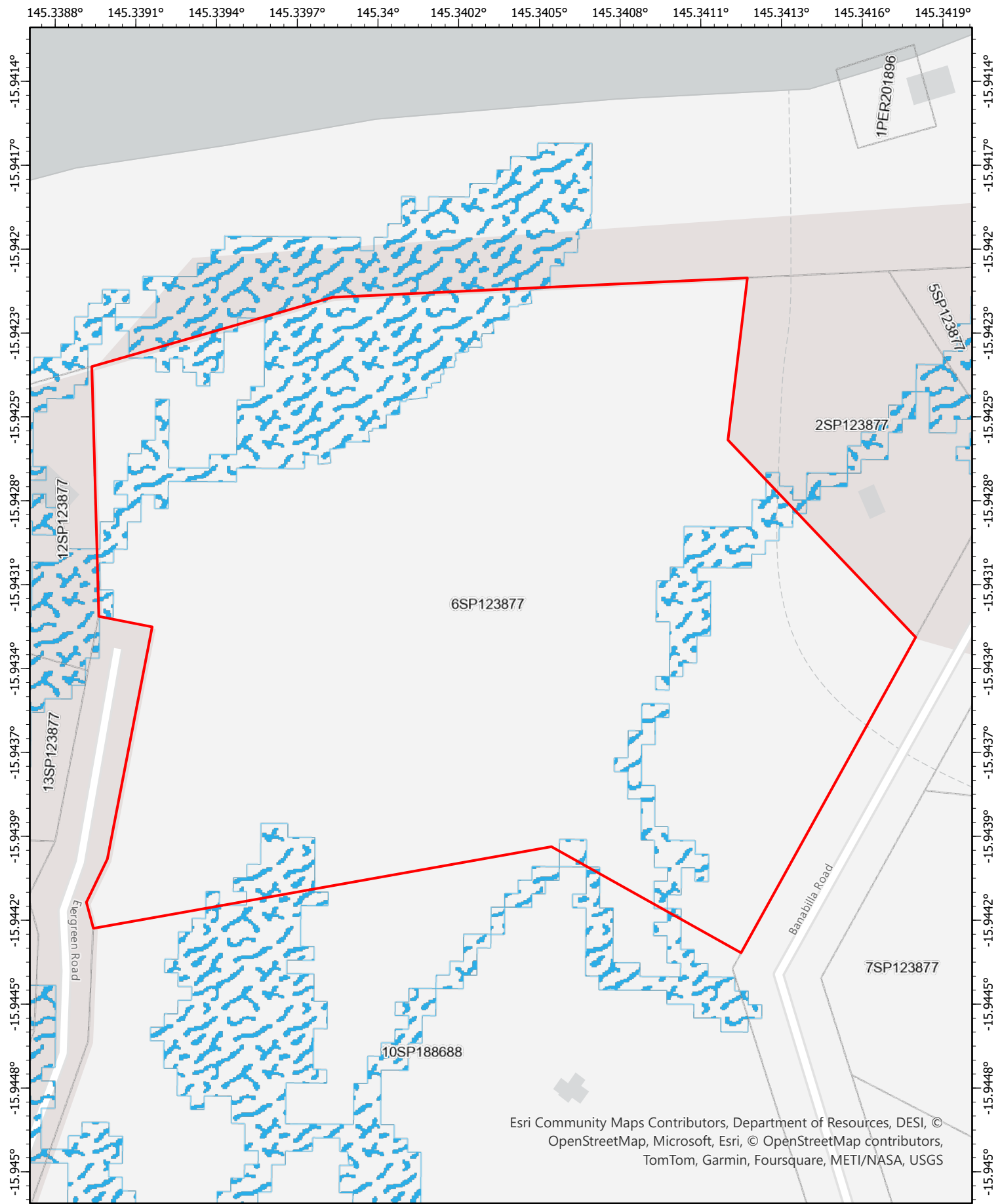



Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland
Government

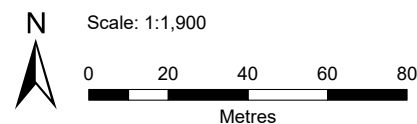


© The State of Queensland 2025.



 Coastal area - medium storm tide inundation area

Date: 04/02/2025

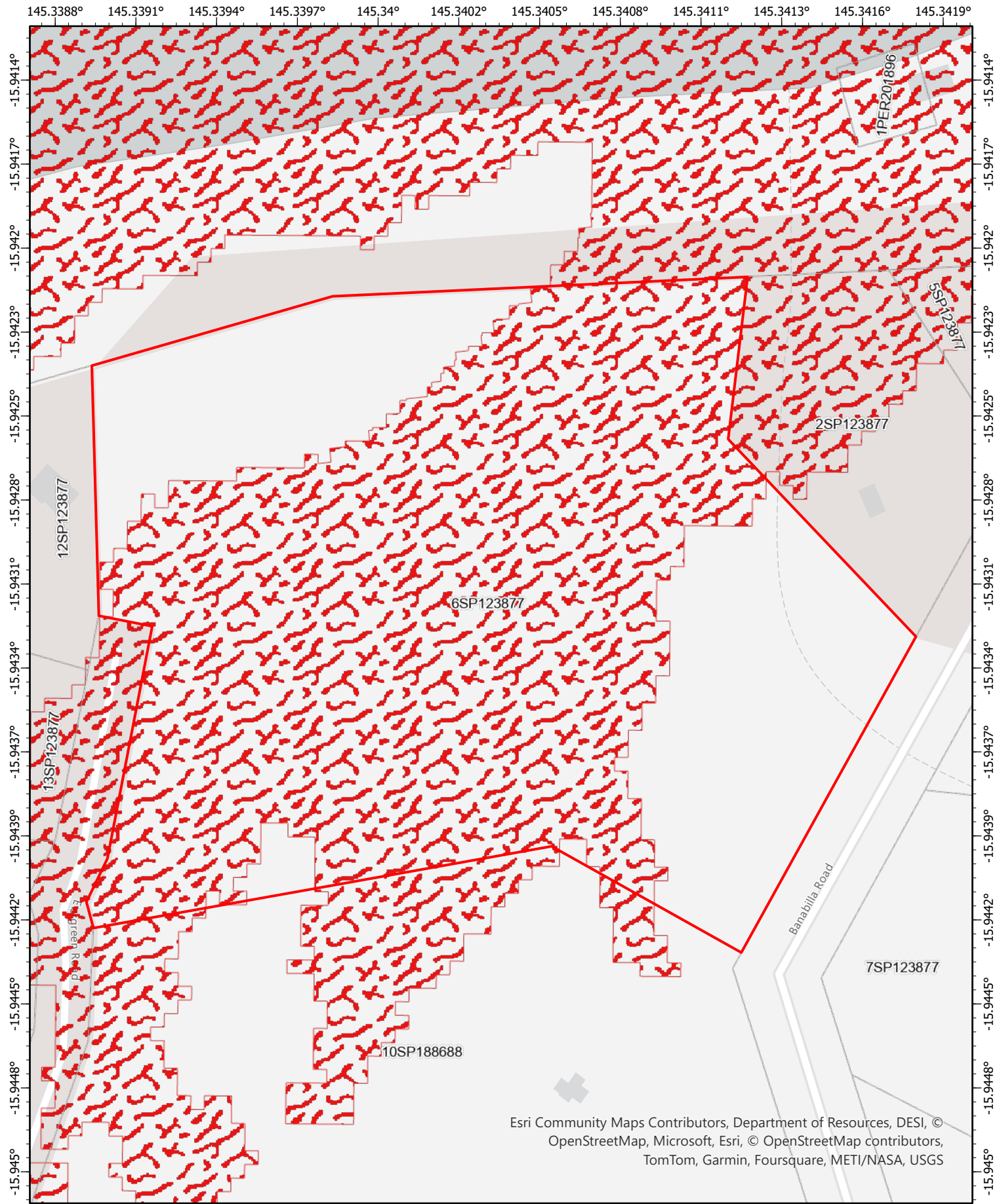



Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland
Government

© The State of Queensland 2025.



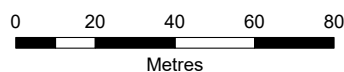


 Coastal area - high storm tide inundation area

Date: 04/02/2025



Scale: 1:1,900

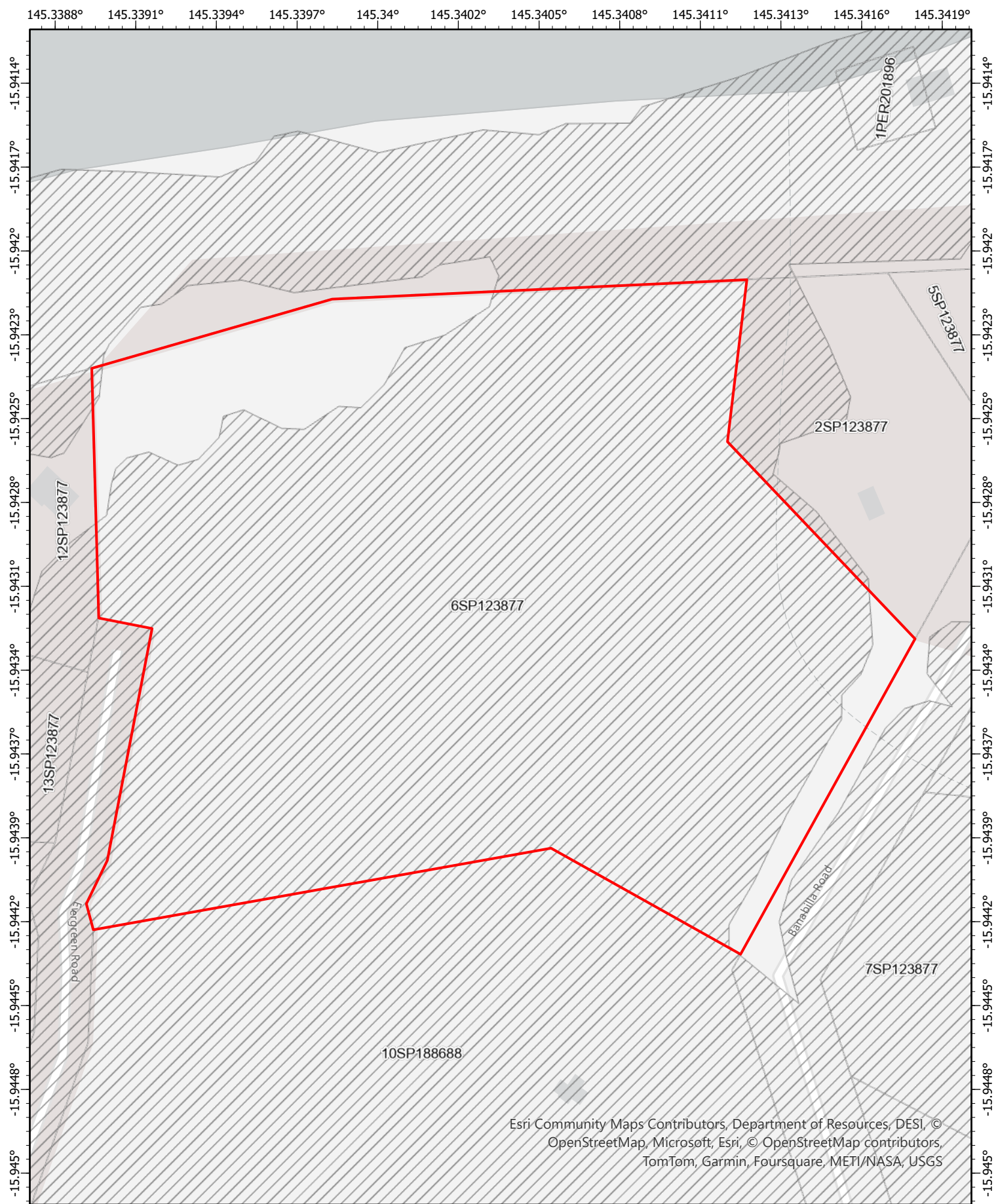


Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland
Government

© The State of Queensland 2025.





Regulated vegetation
management map (Category A
and B extract)

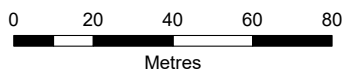
 Category B on the
regulated vegetation
management map

Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Date: 04/02/2025



Scale: 1:1,900



Queensland
Government



© The State of Queensland 2025.

Attachment 3

Douglas Shire Council Property Report

Applicant: Leonard Tunsted, 6 Banabilla Rd DEGARRA, Lot 6 SP123877

2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email enquiries@douglas.qld.gov.au.


Visit Council's website to apply for an [official property search or certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search to ascertain how easements may affect a premise.

Property Information

Property Address

Lot Plan


[6SP123877](#) (Freehold - 55890m²)



☒ Selected Property








☐ Easements

☐ Property

Douglas Shire Planning Scheme 2018 version 1.0		
The table below provides a summary of the Zones and Overlays that apply to the selected property.		
 Zoning	Applicable Zone Environmental Management	More Information <ul style="list-style-type: none">View Section 6.2.4 Environmental Management Zone CodeView Section 6.2.4 Environmental Management Zone Compliance tableView Section 6.2.4 Environmental Management Zone Assessment table

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

 Acid Sulfate Soils	Applicable Precinct or Area Acid Sulfate Soils (5-20m AHD) Acid Sulfate Soils (< 5m AHD)	More Information <ul style="list-style-type: none"> View Section 8.2.1 Acid Sulfate Soils Overlay Code View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
 Bushfire Hazard	Applicable Precinct or Area Potential Impact Buffer High Potential Bushfire Intensity Medium Potential Bushfire Intensity	More Information <ul style="list-style-type: none"> View Section 8.2.2 Bushfire Hazard Overlay Code View Section 8.2.2 Bushfire Hazard Overlay Compliance table
 Coastal Processes	Applicable Precinct or Area Coastal Management District Erosion Prone Area	More Information <ul style="list-style-type: none"> View Section 8.2.3 Coastal Environment Overlay Code View Section 8.2.3 Coastal Environment Overlay Compliance table
 Flood Storm	Applicable Precinct or Area Medium Storm Tide Hazard High Storm Tide Hazard Floodplain Assessment Overlay (Daintree River)	More Information <ul style="list-style-type: none"> View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
 Landscape Values	Landscape Values High landscape values	More Information <ul style="list-style-type: none"> View Section 8.2.6 Landscape Values Overlay Code View Section 8.2.6 Landscape Values Overlay Compliance table
 Natural Areas	Applicable Precinct or Area MSES - Regulated Vegetation (Intersecting a Watercourse) MSES - Wildlife Habitat MSES - Regulated Vegetation	More Information <ul style="list-style-type: none"> View Section 8.2.7 Natural Areas Overlay Code View Section 8.2.7 Natural Areas Overlay Compliance table
 Transport Road Hierarchy	Applicable Precinct or Area Unformed Road	More Information <ul style="list-style-type: none"> View Section 8.2.10 Transport Network Overlay Code View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zone
Environmental Management

- More Information**
- [View Section 6.2.4 Environmental Management Zone Code](#)
 - [View Section 6.2.4 Environmental Management Zone Compliance table](#)
 - [View Section 6.2.4 Environmental Management Zone Assessment table](#)



☒ Selected Property

☐ Property

Zoning			
<input type="checkbox"/> Centre	<input type="checkbox"/> Community Facilities	<input type="checkbox"/> Conservation	<input type="checkbox"/> Environmental Management
<input type="checkbox"/> Industry	<input type="checkbox"/> Low Density Residential	<input type="checkbox"/> Low-medium Density Residential	<input type="checkbox"/> Medium Density Residential
<input type="checkbox"/> Recreation and Open Space	<input type="checkbox"/> Rural	<input type="checkbox"/> Rural Residential	<input type="checkbox"/> Special Purpose
<input type="checkbox"/> Tourism	<input type="checkbox"/> Tourist Accommodation		

Acid Sulfate Soils

Applicable Precinct or Area
Acid Sulfate Soils (5-20m AHD)
Acid Sulfate Soils (< 5m AHD)

- More Information**
- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
 - [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)



☒ Selected Property

☐ Property

Acid Sulfate Soils

☒ Acid Sulfate Soils (< 5m AHD)

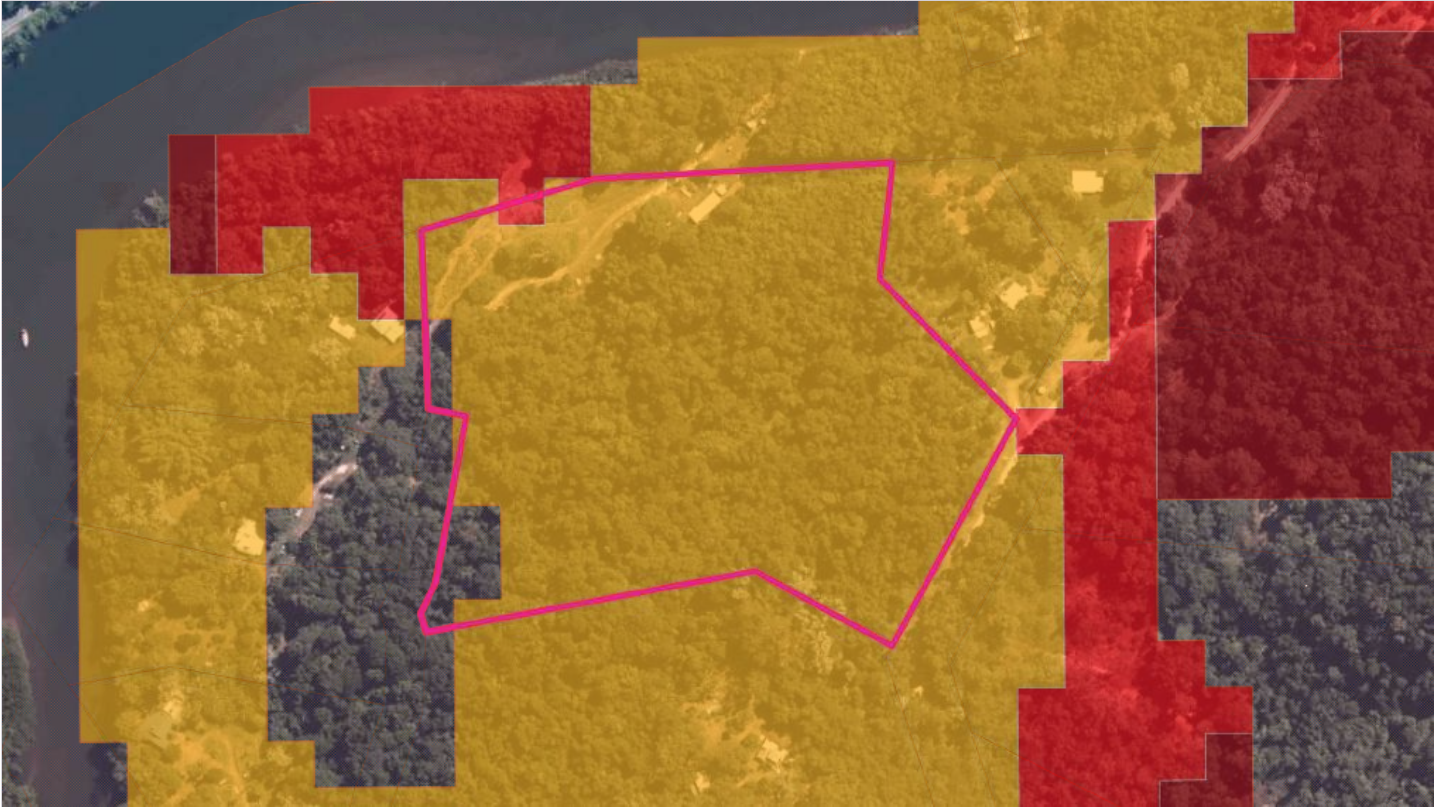
☒ Acid Sulfate Soils (5-20m AHD)

☐ all others

Bushfire Hazard

Applicable Precinct or Area
Potential Impact Buffer
High Potential Bushfire Intensity
Medium Potential Bushfire Intensity

More Information
• [View Section 8.2.2 Bushfire Hazard Overlay Code](#)
• [View Section 8.2.2 Bushfire Hazard Overlay Compliance table](#)



☒ Selected Property

☐ Property

Bushfire_Hazard

☒ High Potential Bushfire Intensity

☒ Medium Potential Bushfire Intensity

☒ Potential Impact Buffer

☒ Very High Potential Bushfire Intensity

☐ all others

Coastal Processes

Applicable Precinct or Area
Coastal Management District
Erosion Prone Area

- More Information
- [View Section 8.2.3 Coastal Environment Overlay Code](#)
 - [View Section 8.2.3 Coastal Environment Overlay Compliance table](#)



☒ Selected Property

☐ Property

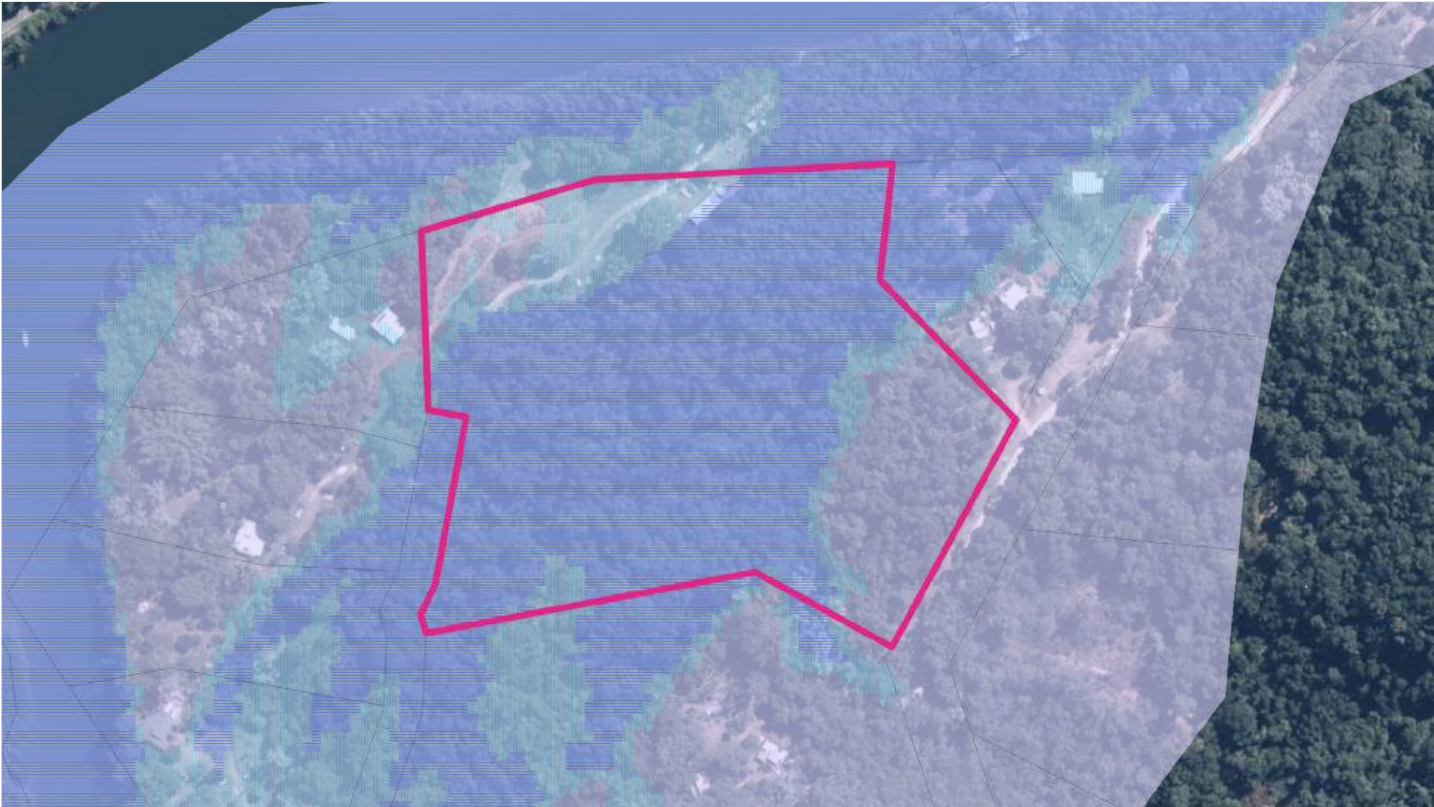
☐ Coastal Management District







☒ Erosion Prone Area

Flood Storm

Applicable Precinct or Area
Medium Storm Tide Hazard
High Storm Tide Hazard
Floodplain Assessment Overlay (Daintree River)

- More Information**
- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code](#)
 - [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table](#)



 Selected Property	 Property	 Medium Storm Tide Hazard	 High Storm Tide Hazard
 100 Year ARI - Mossman Port Douglas and Daintree Flood Studies		 Floodplain Assessment Overlay	

Landscape Values

Landscape Values
High landscape values

- More Information**
- [View Section 8.2.6 Landscape Values Overlay Code](#)
 - [View Section 8.2.6 Landscape Values Overlay Compliance table](#)



Selected Property

Property

Scenic Buffer Area

Gateway

Lookout

Scenic route

Scenic route buffer

View corridor

all others

Landscape Values

Coastal scenery

High landscape values

Medium Landscape Value

all others

Natural Areas

Applicable Precinct or Area

- MSES - Regulated Vegetation (Intersecting a Watercourse)
- MSES - Wildlife Habitat
- MSES - Regulated Vegetation

More Information

- [View Section 8.2.7 Natural Areas Overlay Code](#)
- [View Section 8.2.7 Natural Areas Overlay Compliance table](#)



Selected Property

Property

MSES - Regulated Vegetation (Intersecting a Watercourse)

MSES - High Ecological Value Waters (Watercourse)

MSES - Wildlife Habitat

MSES - Regulated Vegetation

MSES - Protected Area

MSES - Marine Park

MSES - Legally Secured Offset Area

MSES - High Ecological Value Waters (Wetland)

MSES - High Ecological Significance Wetlands

Transport Road Hierarchy

Applicable Precinct or Area
Unformed Road

- More Information
- [View Section 8.2.10 Transport Network Overlay Code](#)
 - [View Section 8.2.10 Transport Network Overlay Compliance table](#)



☒ Selected Property

☐ Property

Road Hierarchy

- | | | | |
|------------------|------------------|-------------------|-----------------|
| Access Road | Arterial Road | Collector Road | Industrial Road |
| Major Rural Road | Minor Rural Road | Sub Arterial Road | Unformed Road |
| all others | | | |

☐ Major Transport Corridor Buffer Area

Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

Attachment 4

Douglas Shire Council Planning Scheme 2018 Compliance Tables & Table of Assessment

Applicant: Leonard Tunsted, 6 Banabilla Rd DEGARRA, Lot 6 SP123877

Table 5.6.d – Environmental management zone

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria																										Column 4 Notes		
		Whole of the Douglas Shire Planning Scheme	Environmental management zone code	Cape Tribulation and Daintree Coast Local plan code ^	Coastal communities local plan code ^	Mossman local plan code ^	Port Douglas / Craiglie local plan code ^	Return to Country local plan code ^	Acid sulphate soils overlay code *	Bushfire hazard overlay code *	Coastal environment overlay code *	Flood and storm tide hazard overlay code *	Hillslopes overlay code *	Landscape values overlay code *	Natural areas overlay code *	Places of significance overlay code *	Potential landslide hazard overlay code *	Transport network overlay code *	Dwelling house code	Home based business code	Access, parking and servicing code ^x	Advertising devices code ^x	Environmental performance code ^x	Filling and excavation code ^x	Infrastructure works code ^x	Landscaping code ^x	Reconfiguring a lot code ^x	Ship sourced pollutants reception facilities in marinas code ^x	Vegetation management code ^x	<div><div><div><div>^</div><div>Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.</div></div><div><div>*</div><div>Applicable overlay codes are identified by reference to the overlay maps in schedule 2.</div></div><div><div><div><div>^x</div><div>'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)</div></div><div><div><div><div>⁰</div><div>Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.</div></div><div><div><div><div>**</div><div>Operational works on a State-controlled road require approval under the <i>Transport Infrastructure Act 1994</i> from the Department of Transport and Main Roads.</div></div></div></div></div></div></div></div></div></div>
Material change of use																														
Dwelling house	C		a		a	a	a		a	a	a	a	a		a	a	a		a		a			a	a	a				a
Environment facility	S		a		a	a	a		a	a	a	a	a		a	a	a				a		a	a	a	a				a
IF involving more than 50m ² of enclosed GFA	I	a																												
Home based business	C		a		a	a	a													a	a									
IF complying with all acceptable outcomes	S		a																	a	a									
Park	E																													
All other land uses not identified as inconsistent uses ⁰	I	a																												
All other land uses identified as inconsistent uses ⁰	IU	a																												
Undefined uses	I	a																												
Reconfiguring a lot																														
Reconfiguring a lot	C		a		a	a	a		a	a	a	a	a	a	a	a	a	a						a	a	a	a			a
Operational work																														
Operational work **	C		a		a	a	a		a		a	a	a		a		a						a		a	a				
IF for Advertising devices not being a Third Party advertising device	I	a																												
IF for Advertising devices being a Third Party advertising device	IU	a																												
IF for Filling and excavation of 50m ³ or less	S		a						a		a	a	a		a		a													
IF for Filling and excavation of greater than 50m ³	C		a		a	a	a		a		a	a	a		a		a													
IF for Vegetation damage	C		a		a	a	a																							a
IF for works on a Local government road	C		a																											
Building work																														
Building work	C		a						a	a	a	a	a		a		a				a			a	a					
IF for removal or demolition within the Places of significance overlay	I	a																												

E	Exempt
S	Self assessable
C	Code assessable
I	Impact assessable
IU	Impact assessable (Inconsistent use)
a	Applicable code

- ^ Applicable local plan codes are identified by reference to the local plan maps contained in schedule 2.
- * Applicable overlay codes are identified by reference to the overlay maps in schedule 2.
- x 'Other development codes' are only applicable to the extent they are relevant to the specific type of application proposed (i.e. if no vegetation damage is proposed, then the Vegetation management code does not apply)
- 0 Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.
- ** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

6.2.4 Environmental management zone code

6.2.4.1 Application

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

6.2.4.2 Purpose

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

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

- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2 : Environment and landscape values, Element 3.5.3 – Biodiversity, Element 3.5.5 – Scenic amenity.
 - (b) protect and buffer areas of environmental significance from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is generally restricted to a dwelling house;
 - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
 - (c) Development reflects and responds to the natural features and environmental values of the area;
 - (d) Visual impacts are minimised through the location and design of development;
 - (e) Development does not adversely affect water quality;
 - (f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.

Criteria for assessment**Table 6.2.4.3.a – Environmental management zone – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites.	AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height. AO1.2 Buildings have a roof height not less than 2 metres.	Complies with AO1.1 Proposed dwelling will not be more than 8.5m and two storeys in height, inclusive of roof height. Complies with PO1 Proposed dwelling is a kit home that is low rise and small bulk, to be screened from external sites by positioning amongst existing natural vegetation, future landscaping and a private property fence to be installed in consultation with Council.
PO2 Buildings and structures are set back to: (a) maintain the natural character of the area; (b) achieve separation from neighbouring buildings and from road frontages.	AO2 Buildings and structures are set back not less than: (a) 40 metres from the frontage of a state controlled road; (b) 25 metres from the frontage to Cape Tribulation Road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site.	Complies with AO2 Proposed dwelling will be setback of 11.2m from Banabilla Rd and approximately 40m from the nearest side boundary.
For assessable development		
PO3 Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.	AO3 Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.	Complies with AO3 Proposed dwelling use it not an inconsistent use for the Environment Management Zone.
PO4 The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.	AO4 No acceptable outcomes are prescribed.	Complies with AO4 Proposed development does not adversely affect the environmental or scenic values of the site. A minimal clearing footprint is proposed and the development utilises an existing cleared area on private property parallel to Banabilla Rd to provide septic tank installation, vehicle access, manoeuvring and parking, thereby reducing the need for further and more obtrusive vegetation clearing. The balance of the property will remain naturally vegetated and protected.

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO5.1 Buildings, structures and associated access, infrastructure and private open space are sited:</p> <ul style="list-style-type: none"> (a) within areas of the site which are already cleared; or (b) within areas of the site which are environmentally degraded; (c) to minimise additional vegetation clearing. 	<p>Complies with AO5.1 Proposed development responds to constraints, features and characteristics of the site by siting the dwelling where it provides acceptable setbacks from the road boundary, waterway corridor and overhead powerline easement, while minimising the need for additional clearing. Vehicular access and parking and on-site septic tank and trenches will be sited within existing cleared areas, while only a 10mx10m clearing area is proposed for the dwelling and water tank.</p>
	<p>AO5.2 Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.</p>	<p>Complies with AO5.2 Proposed dwelling and new infrastructure will be located on flat levelled ground after clearing and is not on a 16% slope or ridgeline.</p>
<p>PO6 Buildings and structures are responsive to steep slope through innovative construction techniques so as to:</p> <ul style="list-style-type: none"> (a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; (c) minimise the overall height of development. 	<p>AO6.1 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.</p> <p>AO6.2 Access and vehicle manoeuvring and parking areas are constructed and maintained to:</p> <ul style="list-style-type: none"> (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site. 	<p>Not applicable Proposed dwelling and new infrastructure will be located on land with no to minimal slope.</p> <p>Complies with AO6.2 Proposed access and vehicle manoeuvring and parking areas utilises an existing cleared and flat corridor parallel to Banabilla Rd. No new cut and fill is required for vehicular access.</p>
<p>PO7 The exterior finishes of buildings and structures are consistent with the surrounding natural environment.</p>	<p>AO7 The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.</p>	<p>Complies with AO7 Proposed dwelling will feature a moderate to darker natural style colour consistent with the surrounding natural environment.</p>
<p>PO8 Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p>AO8 No acceptable outcomes are prescribed.</p>	<p>Complies with AO8 Proposed development will be sited partially within rainforest in a small clearing footprint of only 10mx10m and partially within an existing cleared corridor to avoid adverse impacts on the</p>

Performance outcomes	Acceptable outcomes	Applicant response
		amenity of the zone in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts. The intent of the development is to blend in with the surrounding rainforest and improve visual amenity and privacy by way of some landscaping in front of the dwelling and a future private property fence. The applicant will not propose a private property fence without consulting Council to maintain safety for all road users.
PO9 The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	AO9 The maximum residential density is one dwelling house per lot.	Complies with AO9 The proposed dwelling will provide for one lawful dwelling house on the lot.
PO10 Lot reconfiguration results in no additional lots. Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.	AO10 No acceptable outcomes are prescribed.	Not applicable Proposed dwelling does not involve lot reconfiguration.

Table 6.2.4.3.b – Inconsistent uses within the Environmental management zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit 	<ul style="list-style-type: none"> • Hardware and trade supplies • Health care services • High impact industry • Hospital • Hotel • Indoor sport and entertainment • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outstation 	<ul style="list-style-type: none"> • Renewable energy facility • Relocatable home park • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Service Station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Theatre • Transport depot • Utility installation

<ul style="list-style-type: none"> • Educational establishment • Food and drink outlet • Function facility • Garden centre 	<ul style="list-style-type: none"> • Parking station • Place of worship • Port services 	<ul style="list-style-type: none"> • Veterinary services • Warehouse • Wholesale nursery • Winery
--	--	---

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

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

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

8.2.1.2 Purpose

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

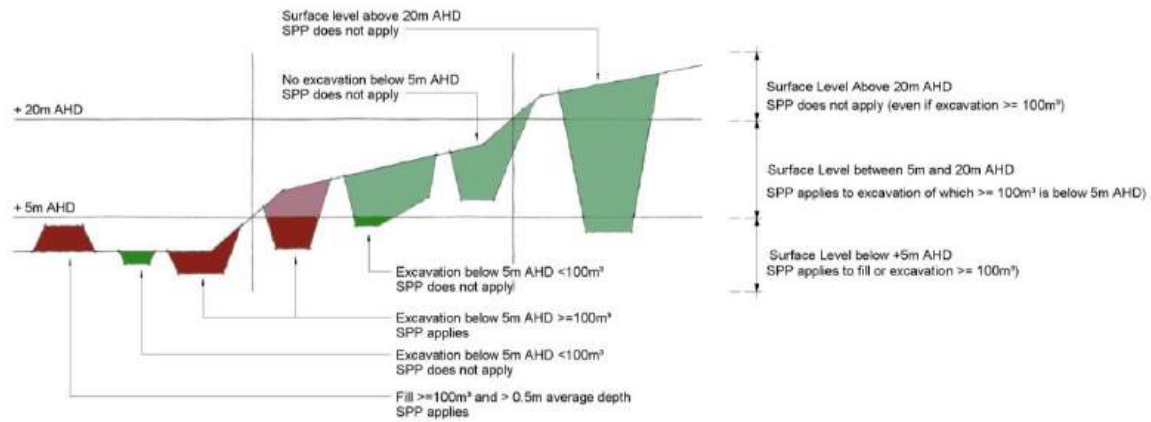
Criteria for assessment

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 AO1.1 No major excavation or filling is proposed on the site, only minimal tree clearing with the goal to make level the ground and digging for the installation of minimal footings only. No soil will be removed from the cleared area. Further to this, the proposed dwelling site is located in the overlay mapping area marked 5-20m AHD.
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: (i) actual acid sulfate soils being moved below the water table; (ii) 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:	Complies with AO2.1 No major excavation or filling is proposed on the site, only minimal tree clearing with the goal to make level the ground and digging for the installation of minimal footings only. No soil will be removed from the cleared area. Further to this, the proposed dwelling site is located in the overlay mapping area marked 5-20m AHD.

Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	AO3 No acceptable outcomes are prescribed.	Complies with AO3 No major excavation or filling is proposed on the site, only minimal tree clearing with the goal to make level the ground and digging for the installation of minimal footings only. No soil will be removed from the cleared area. Further to this, the proposed dwelling site is located in the overlay mapping area marked 5-20m AHD.

Figure 8.2.1.3.a – Acid sulfate soils (SPP triggers)



8.2.2 Bushfire hazard overlay code

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

8.2.2.1 Application

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

8.2.2.2 Purpose

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

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

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Compatible development		
P01 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances. Note - See the end of this code for examples of vulnerable uses.	AO1 Vulnerable uses are not established or expanded. Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan. Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan. Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.	Complies with AO1 Proposed dwelling is not a vulnerable use.
P02 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	AO2 Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	Not applicable Proposed dwelling is not an Emergency Service or use.
P03 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	Not applicable Proposed dwelling is not development involving hazardous materials manufacture and storage.
Development design and separation from bushfire hazard – reconfiguration of lots		
PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m ² at the edge of the proposed lot(s). Note - “Urban purposes” and “urban area” are defined in the <i>Sustainable Planning Regulations 2009</i> . Reconfiguration will be taken to be for rural residential purposes where proposed lots are between	AO4.1 No new lots are created within a bushfire hazard sub-category. or AO4.2 Lots are separated from hazardous vegetation by a distance that:	Not applicable Proposed dwelling does not involve reconfiguration of lots.

Performance outcomes	Acceptable outcomes	Applicant response
<p>2000m² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p> <p>PO4.2 Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>(a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	
<p>PO5 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p>AO5.1 Lot boundaries are separated from hazardous vegetation by a public road which:</p> <p>(a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing.</p> <p>AO5.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	<p>Not applicable Proposed dwelling does not involve reconfiguration of lots.</p>



Performance outcomes	Acceptable outcomes	Applicant response
<p>PO6 Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both fire fighting and maintenance/hazard reduction works.</p>	<p>AO6 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	<p>Not applicable Proposed dwelling does not involve reconfiguration of lots.</p>
<p>PO7 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>AO7 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; 	<p>Not applicable Proposed dwelling does not involve reconfiguration of lots.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
<p>PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8 The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	<p>Not applicable Proposed dwelling does not involve reconfiguration of lots.</p>



Performance outcomes	Acceptable outcomes	Applicant response
PO9 Critical infrastructure does not increase the potential bushfire hazard.	AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	Not applicable Proposed dwelling does not involve reconfiguration of lots.

Performance outcomes	Acceptable outcomes	Applicant response
Development design and separation from bushfire hazard – material change of use		
PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: (a) 10kW/m ² where involving a vulnerable use; or (b) 29kW/m ² otherwise. The radiant heat flux level is achieved by separation unless this is not practically achievable. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	AO10 Buildings or building envelopes are separated from hazardous vegetation by a distance that: (a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m ² for a vulnerable use or 29kW/m ² otherwise; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	Complies with AO10 A BAL Assessment (Method 2) by a suitably qualified professional has confirmed a BAL of 29 which will inform final building design approval. The proposed dwelling will benefit from being located partially within an existing cleared and flat corridor parallel to Banabilla Rd and including Banabilla Road which will always remain cleared for fire-fighting purposes.
PO11 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose. Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha	AO11 Development sites are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency	Complies with PO11 The development site including proposed dwelling is directly accessible from the public Banabilla Rd for evacuation and firefighting purposes, therefore a fire trail is not considered a practical fire management purpose. The building envelope is serviceable and accessible at all times by fire fighting from a public road. The applicant will implement the recommended measures for building envelope protection outlined in <i>Attachment 8 Fire Management Plan</i> .

Performance outcomes	Acceptable outcomes	Applicant response
	<p>Services' Fire Hydrant and Vehicle Access Guidelines;</p> <p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</p> <p>(i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
All development		
<p>PO12</p> <p>All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.</p>	<p>AO12</p> <p>Private driveways:</p> <p>(a) do not exceed a length of 60m from the street to the building;</p> <p>(b) do not exceed a gradient of 12.5%;</p> <p>(c) have a minimum width of 3.5m;</p> <p>(d) have a minimum of 4.8m vertical clearance;</p> <p>(e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</p> <p>(f) serve no more than 3 dwellings or buildings.</p>	<p>Complies with AO12</p> <p>The proposed dwelling driveway will have direct frontage to Banabilla Rd for evacuation and firefighting purposes and will provide a short driveway access point direct from Banabilla Rd, using an existing cleared corridor adjacent to Banabilla Rd servicing one dwelling only. The minimum width of the driveway on flat land is 4m-11.2m.</p>

Performance outcomes	Acceptable outcomes	Applicant response
PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	AO13 A water tank is provided within 10m of each building (other than a class 10 building) which: <ul style="list-style-type: none"> (a) is either below ground level or of non-flammable construction; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,000l for residential buildings <p>Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams.</p> <ul style="list-style-type: none"> (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage. 	Seeking compliance AO13 An existing water tank that was washed off-site during ex TC Jasper will be provided within 10m of the proposed Class 1a dwelling to reduce initial recovery costs for the applicant. The existing water tank has been cleaned for safe reuse. An additional water tank can be purchased in future to achieve the minimum requirements for residential buildings.
PO14 Landscaping does not increase the potential bushfire risk.	AO14 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	Complies with AO14 Any future landscaping to screen the private property will refer to overhead powerline recommendations and <i>Attachment 8 Fire Management Plan</i> recommendations to avoid exacerbating a bushfire event.

Performance outcomes	Acceptable outcomes	Applicant response
PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	Complies with AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality, as per <i>Attachment 8 Fire Management Plan</i> .

Note – 'Vulnerable activities' are those involving:

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

8.2.3 Coastal environment overlay code

8.2.3.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Coastal environment overlay, if:
 - (a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Coastal hazard overlay is identified on the Coastal environment overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Coastal management district sub-category;
 - (b) Erosion prone area sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.3.2 Purpose

- (1) 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.
- (2) 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.

Criteria for assessment

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. 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. AO1.3 Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable. AO1.4 Coastal protection work mitigates any increase in the coastal hazard.	Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area and does not involve coastal protection works.

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
P02 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.	AO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, 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.	Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
For assessable development		
Erosion prone areas		
P03 Development identifies erosion prone areas (coastal hazards).	AO3 No acceptable outcomes are prescribed.	Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
P04 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: <ul style="list-style-type: none"> (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 Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
	AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: <ul style="list-style-type: none"> (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 Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area.
Coastal management districts		
P05	P05.1	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
Natural processes and protective functions of landforms and vegetation are maintained.	<p>Development within the coastal management district:</p> <ul style="list-style-type: none">(a) maintains vegetation on coastal land forms where its removal or damage may:<ul style="list-style-type: none">(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.	Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>PO5.2 Where development proposes the construction of an erosion control structure:</p> <ul style="list-style-type: none"> (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 <p>PO5.3 Development involving reclamation:</p> <ul style="list-style-type: none"> (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. 	<p>Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area.</p>
<p>PO6 Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.</p>	<p>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.</p> <p>And</p> <p>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;</p> <p>and</p>	<p>Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area, and does not involve coastal protection work or marine development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>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.</p> <p>and</p> <p>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.</p> <p>and</p> <p>AO6.4 Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.</p>	
<p>P07 Development is to maintain access to and along the foreshore for general public access.</p>	<p>AO7.1 Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms.</p> <p>and</p> <p>AO7.2 Development provides for regular access points for vehicles including approved roads and tracks.</p> <p>or</p> <p>AO7.3 Development demonstrates an alternative solution to achieve an equivalent standard of performance.</p>	<p>Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area and does not involve development for public access.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO8 Public access to the coast is appropriately located, designed and operated.</p>	<p>AO8.1 Development maintains or enhances public access to the coast.</p> <p>or</p> <p>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.</p> <p>or</p> <p>AO8.3 Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access</p>	<p>Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area and does not involve development for public access.</p>
<p>PO9 Development adjacent to state coastal land or tidal water is located, designed and operated to:</p> <ul style="list-style-type: none"> (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. 	<p>AO9.1 Development adjacent to state coastal land or tidal water:</p> <ul style="list-style-type: none"> (a) demonstrates that restrictions to public access are necessary for: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms; (ii) vehicles via access points including approved roads or tracks. <p>AO9.2 Development adjacent to state coastal land or tidal water:</p> <ul style="list-style-type: none"> (a) is located and designed to: 	<p>Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area and does not involve development for public access.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<ul style="list-style-type: none"> (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 esplanades or easement corridors to preserve future access; (ii) ensure emergency vehicles can access the area near the development. <p>or</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. <p>or</p> AO10.2 Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.	Not applicable Proposed development does not involve reconfiguring a lot for urban purposes.
PO11 Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.	AO11 Private marine access structures 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	Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area and does not involve development for public access.
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	Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area and does not involve development for public access.

Performance outcomes	Acceptable outcomes	Applicant response
	could be restricted or prohibited by the registered proprietor of the inundated land or leased land.	
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 PO13 Proposed development does not impact 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.	Not applicable Proposed development not located within an existing urban area.
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 <i>Land Act 1994</i> .	Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area and does not involve private marine development.
PO16 The location and design of private marine development does not adversely affect the safety of members of the public access to the foreshore.	AO16 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.	Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area and does not involve private marine development.
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	Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area and does not involve private marine development.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>in the immediate surroundings or locality – the stated desired height, scale or size.</p> <p>Note – The prescribed tidal works code in the <i>Coastal Protection and Management Regulation 2003</i> outlines design and construction requirements that must be complied with.</p>	
<p>PO18 Private marine development avoids adverse impacts on coastal landforms and coastal processes.</p>	<p>AO18 Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.</p>	<p>Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area and does not involve private marine development.</p>
For dry land marinas and artificial waterways		
<p>PO19 Dry land marinas and artificial waterways:</p> <ul style="list-style-type: none"> (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; (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: <ul style="list-style-type: none"> (i) coastal dependent development, public marine development; or (i) community infrastructure, where there is no feasible alternative; or 	<p>AO19 No acceptable solutions are prescribed.</p>	<p>Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area and does not involve marinas or artificial waterways.</p>
<ul style="list-style-type: none"> (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. 		<p>Not applicable Proposed development is not located near overlay mapping areas, ie. coastal management district or erosion prone area and does not involve marinas or artificial waterways.</p>

8.2.4 Flood and storm tide hazard overlay code

8.2.4.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Flood and storm tide hazard overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Flood and storm tide hazard overlay is identified on the Flood and storm tide hazard overlay map in Schedule 2 and includes the:
 - (a) Storm tide – high hazard sub-category;
 - (b) Storm tide – medium hazard sub-category;
 - (c) Flood plain assessment sub-category;
 - (d) 100 ARI Mossman, Port Douglas and Daintree Township Flood Studies sub-category.
- (3) When using this code, reference should be made to Part 5.

Note - The Flood and storm tide hazards overlay maps contained in Schedule 2 identify areas (Flood and storm tide inundation areas) where flood and storm tide inundation modelling has been undertaken by the Council. Other areas not identified by the Flood and inundation hazards overlay maps contained in Schedule 2 may also be subject to the defined flood event or defined storm tide event.

8.2.4.2 Purpose

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

- (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

Criteria for assessment

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		
<p>PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.</p> <p>Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.</p>	<p>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,</p> <p>AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.</p>	<p>Complies with AO1.1 Proposed development is sited wholly outside the Q100 flood mapping area as determined by a suitably qualified professional in the Degarra Flood Study.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO1.3 New buildings are:</p> <ul style="list-style-type: none"> (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. <p>AO1.4 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.</p>	<p>Complies with AO1.3 Proposed dwelling is not located in the Q100 flood mapping area as determined by a suitably qualified professional in the Degarra Flood Study, is located on the highest part of the site and provides more clear and direct pedestrian and vehicle evacuation routes off the site to Banabilla Rd.</p> <p>Complies with AO1.4 Proposed dwelling is 50m from the nearest minor waterway corridor and in excess of this from the Bloomfield River.</p>
For assessable development		
<p>P02 The development is compatible with the level of risk associated with the natural hazard.</p>	<p>AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide:</p> <ul style="list-style-type: none"> (a) Retirement facility; (b) Community care facility; (c) Child care centre. 	<p>Not applicable Proposed dwelling is not a retirement facility, community care facility or child care centre.</p>
<p>P03 Development siting and layout responds to flooding potential and maintains personal safety</p>	<p>For Material change of use</p> <p>AO3.1 New buildings are:</p> <ul style="list-style-type: none"> (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. <p>or</p> <p>AO3.2 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</p>	<p>Complies with AO3.1 Proposed development is located outside of the Q100 flood mapping area as determined by a suitably qualified professional in the Degarra Flood Study, on the highest part of the site with clear and direct pedestrian and vehicle evacuation routes off the site.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>time until flash flooding subsides or people can be evacuated.</p> <p>or</p> <p>AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area.</p> <p>Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.</p> <p>For Reconfiguring a lot</p> <p>AO3.4 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.</p> <p>Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).</p> <p>Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p> <p>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 (b) by direct and simple routes to main carriageways.</p> <p>AO3.6 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and</p>	<p>Not applicable Proposed dwelling does not involve reconfiguring of a lot.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</p> <p>or</p> <p>AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.</p>	

Performance outcomes	Acceptable outcomes	Applicant response
	<p>For Material change of use (Residential uses)</p> <p>AO3.8 The design and layout of buildings used for residential purposes minimise risk from flooding by providing:</p> <p>(a) parking and other low intensive, non-habitable uses at ground level;</p> <p>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.</p>	<p>Complies with AO3.8 Proposed dwelling is one-story only on footings, minimising risk from flooding from being located outside the Q100 flood mapping area as determined by a suitably qualified professional in the Degarra Flood Study. Additionally, the entire structure is made from steel rather than timber, helping to make the dwelling more flood resilient. The vehicle parking and access is provided at road grade level, with convenient evacuation to Banabilla Rd.</p>
<p>PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p>For Material change of use (Non-residential uses)</p> <p>AO4.2 Non residential buildings and structures allow for the flow through of flood waters on the ground floor.</p> <p>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).</p> <p>Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.</p> <p>AO4.3 Materials are stored on-site:</p>	<p>Not applicable Proposal is for a residential use.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(a) are those that are readily able to be moved in a flood event;</p> <p>(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood.</p> <p>Notes -</p> <p>(a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p> <p>(b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.</p>	
<p>PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties.</p> <p>Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.</p>	<p>For Operational works</p> <p>AO5.1 Works in urban areas associated with the proposed development do not involve:</p> <p>(a) any physical alteration to a watercourse or floodway including vegetation clearing; or</p> <p>(b) a net increase in filling (including berms and mounds).</p> <p>AO5.2 Works (including buildings and earthworks) in non urban areas either:</p> <p>(a) do not involve a net increase in filling greater than 50m³; or</p> <p>(b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters;</p> <p>or</p> <p>(c) do not change flood characteristics outside the subject site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.</p>	<p>Not applicable Proposal dwelling vegetation clearing of 10mx10 is not in an urban area.</p> <p>Complies with AO5.2 Proposal vegetation clearing and building installation will not involve any filling greater than 50m³.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>For Material change of use</p> <p>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</p> <p>(a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</p> <p>(b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.</p> <p>For Material change of use and Reconfiguring a lot</p> <p>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.</p> <p>Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.</p>	<p>Not applicable The proposed development is not located within the Q100 flood as determined by a suitably qualified professional in the Degarra Flood Study and located outside the storm tide mapping overlay mapping area.</p> <p>Complies with AO5.4 The proposed dwelling and infrastructure is located 50m from the nearest minor waterway and in excess of this from the Bloomfield River.</p>
<p>PO6 Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material change of use</p> <p>AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;</p> <p>or</p> <p>AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are:</p> <p>(a) located above the DFE level;</p>	<p>Not applicable The proposed dwelling does not involve the manufacture and storage of hazardous materials on-site.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>or (b) designed to prevent the intrusion of floodwaters.</p> <p>AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p> <p>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.</p> <p>Note – Refer to <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.</p>	
<p>P07 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO7 Development does not: (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.</p>	<p>Complies with AO7 The proposed dwelling maintains the current number of residents on this lot and does not impact the ability of traffic to use evacuation routes or unreasonably increase traffic volumes on evacuation routes.</p>
<p>P08 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; 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; retains essential site access during a flood event;</p>	<p>AO8.1 The following uses are not located on land inundated during a DFE/Storm tide: (b) 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).</p>	<p>Not applicable Proposed dwelling is not one of the identified uses and does not involve community infrastructure.</p>

Performance outcomes	Acceptable outcomes	Applicant response
is able to remain functional even when other infrastructure or services may be compromised in a flood event.	<p>or</p> <p>AO8.2 The following uses are not located on land inundated during a 1% AEP flood event:</p> <ul style="list-style-type: none"> (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the <i>Child Care Act 2002</i> is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. <p>The following uses are not located on land inundated during a 0.5% AEP flood event.</p> <ul style="list-style-type: none"> (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant <p>The following uses are not located on land inundated during a 0.2% AEP flood event:</p> <ul style="list-style-type: none"> (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. <p>and/or</p> <p>AO8.3 The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c :</p> <ul style="list-style-type: none"> (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and 	

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(f) utility installations involving water and sewerage treatment plants.</p> <p>AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p> <p>(a) located above DFE/Storm tide or the highest known flood level for the site;</p> <p>(b) designed and constructed to exclude floodwater intrusion / infiltration.</p> <p>AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p>	

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

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

- Special industry.

Table 8.2.4.3.c - Degree of flood

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

Note: The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan. Generally safe wading conditions assume even walking surfaces and no obstructions, steps, soft underfoot etc.

8.2.7 Natural areas overlay code

8.2.7.1 Application

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

Note – MSES = Matters of State Environmental Significance.

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

8.2.7.2 Purpose

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

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

Criteria for assessment

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 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 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.	Complies with AO1.1 Proposed development avoids significant impact on the relevant environmental values by minimising clearing for the proposed dwelling and associated infrastructure and utilising an existing cleared area on private property that runs parallel to Banabilla Rd. The remainder of the lot will be retained as natural vegetation in keeping with the preservation goals of the Environmental Management zone.

Performance outcomes	Acceptable outcomes	Applicant response
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by: <ul style="list-style-type: none"> (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (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. 	Complies with AO2 Proposed development will be located partially within an existing cleared and flat corridor adjacent to Banabilla Rd on the highest point of the lot, with some minimal clearing, only 10m x 10m proposed, to position the dwelling amongst the existing vegetated area, minimising impacts on natural landforms, hydrology, drainage patterns, flora and fauna.
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: <ul style="list-style-type: none"> (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. 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 environmental values, including the function and threats to matters of environmental significance.	Not applicable The site does not include wetland protection areas or areas of state environmental significance. The proposed development achieves adequate separation from an on-site waterway and retains the remainder of the lot for native vegetation preservation.
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	Not applicable The site does not include wetland protection areas.

Performance outcomes	Acceptable outcomes	Applicant response
	Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	
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.	Complies with AO5.1 Any future landscaping to provide screening to the development will avoid the introduction of non-native pest species. Complies with AO5.2 Any future landscaping to provide screening to the development will protect long-term ecological integrity of the Environmental Management Zone by adopting pest management practices.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and AO6.2 Development within an ecological corridor rehabilitates native vegetation. and AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	Complies with PO6 Proposed development will be located partially within an existing cleared and flat corridor parallel to Banabilla Rd on private property, with some minimal clearing proposed only 10m x 10m, to position the dwelling amongst the existing vegetated area, minimising impacts of ecological connectivity and habitat extent. The proposed dwelling site achieves a minimal development footprint and preserves the remainder of the lot in natural vegetation for ecological values, functions and processes. The proposed development is not located within an ecological or conservation corridor.
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. and AO7.2	Complies with AO7.1 and AO7.2 Proposed development will be located partially within an existing cleared and flat corridor parallel to Banabilla Rd on private property, with some minimal clearing proposed only 10m x 10m, to position the dwelling amongst the existing vegetated area, minimising impacts of ecological connectivity, extent and vegetation shading. Additionally, the proposed development is to be

Performance outcomes	Acceptable outcomes	Applicant response
	Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	located 50m from the nearest minor waterway with a compliant on-site septic design. See <i>Attachment 6 Council Approved Wastewater Design & Permit</i>
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and 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 Proposed development is not located within an urban area.
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	AO9 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	Complies with AO9 Proposed development is 50m from the nearest minor waterway with a compliant on-site septic design. See <i>Attachment 6 Council Approved Wastewater Design & Permit</i>

Table 8.2.7.3.b — Widths of waterway corridors for waterways

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

8.2.6 Landscape values overlay code

8.2.6.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Landscape values overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Landscape values overlay is identified on the Landscape values overlay map in Schedule 2 and includes in following sub-categories:
 - (a) High landscape value sub-category;
 - (b) Medium landscape value sub-category;
 - (c) Scenic route buffer / view corridor area sub-category;
 - (d) Coastal scenery area sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.6.2 Purpose

- (1) 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.
- (2) 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.

Criteria for assessment

Table 8.2.6.3.z – 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;	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.	Complies with AO1.1 Proposed dwelling is not more than 8.5m and two storeys in height, inclusive of roof height. Not applicable Proposed dwelling is not located near a ridgeline or peak. Complies with AO1.3 Proposed development is screened from view from roads due to a natural landform drop of about 1-1.5m from at grade road level. This allows the proposed dwelling and associated infrastructure to be positioned amongst an existing native vegetation buffer screening the development from view from the road. The proposed development will be located in an existing partially cleared corridor that accommodates overhead powerlines, restricting the planting of tall native trees within this corridor. Any future landscaping to improve screening will consider the goals of the Environmental

Performance outcomes	Acceptable outcomes	Applicant response
		Management Zone as well as species restriction near overhead power lines.
<p>(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;</p> <p>(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;</p> <p>(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 and other on-ground or in-ground infrastructure;</p> <p>(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;</p> <p>(g) extractive industry operations are avoided.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>AO1.4 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (c) development follows the natural; contours of the site; buildings are split level or suspended floor construction, or a combination of the two; lightweight materials are used to areas with suspended floors.</p> <p>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.</p> <p>AO1.5 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p>AO1.6 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).</p> <p>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.</p> <p>Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.</p> <p>AO1.8 Advertising devices do not occur.</p>	<p>Not applicable Proposed development will be located partially on existing flat ground at road level and on levelled ground after clearing.</p> <p>Complies with AO1.5 Proposed dwelling will feature non-reflective colours and darker natural shades to match the surrounding native vegetation, refer <i>Attachment 7 Proposed Dwelling Indicative Layout and Profile</i>.</p> <p>Complies with AO1.6 Proposed clearing is located on land with no or minimal slope.</p> <p>Not applicable Proposed development does not involve accommodation activities or reconfiguring of a lot.</p> <p>Not applicable Proposed development does not involve advertising devices.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Development within the Medium landscape value area		
<p>PO2 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> (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 infrastructure; (g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view. <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>AO2.1 Buildings and structures are not more than 8.5 metres and two storeys in height.</p> <p>Note - Height is inclusive of the roof height.</p> <p>AO2.2 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.</p> <p>AO2.3 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:</p> <ul style="list-style-type: none"> (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. <p>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.</p> <p>AO2.4 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette.</p> <p>Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.</p> <p>AO2.5 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).</p> <p>AO2.6 Advertising devices do not occur.</p>	<p>Not applicable Proposed development is located within High landscape value area, not the Medium landscape value area.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Development within a Scenic route buffer / view corridor area		
<p>PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> (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: (e) the scale, height and setback of buildings; (f) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; (g) the scale, extent and visual prominence of advertising devices. <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>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.</p> <p>AO3.2 No clearing of native vegetation is undertaken within a Scenic route buffer area.</p> <p>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.</p> <p>AO3.4 Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.</p>	<p>Not applicable Proposed development is located within High landscape value area, not the Medium landscape value area.</p>
Development within the Coastal scenery area		
<p>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.</p> <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>AO4.1 The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.</p> <p>AO4.2 Where located adjacent to the foreshore buildings and structures are setback:</p> <ul style="list-style-type: none"> (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 	<p>Not applicable Proposed development is located within High landscape value area, not the Coastal scenery area.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(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.</p> <p>AO4.3 Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback:</p> <p>(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</p> <p>(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.</p>	
<p>P05 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.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.</p>	<p>A05 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</p>	<p>Not applicable Proposed development is located within High landscape value area, not the Coastal scenery area.</p>

8.2.10 Transport network overlay code

8.2.10.1 Application

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

8.2.10.2 Purpose

- (1) The purpose of the Transport network overlay code is to:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
 - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
 - (b) enable an assessment of whether development is suitable on land within the Transport network overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development provides for transport infrastructure (including active transport infrastructure);
 - (b) development contributes to a safe and efficient transport network;
 - (c) development supports the existing and future role and function of the transport network;
 - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.

Criteria for assessment

Table 8.2.10.3 a – Transport network overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2. AO1.2 Development does not compromise the safety and efficiency of the transport network.	Complies with AO1.1 Proposed development is compatible with intended role and function of Banabilla Rd which is an unformed road in Council's road hierarchy. Complies with AO1.2 Proposed development will be located on private property with 11.2m setback from the road boundary. In future, a private property fence will be installed in consultation with Council including suitably located gates to ensure the safety and efficiency of the transport network and its users.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	Complies with AO1.3 Proposed development will provide direct vehicular access from Banabilla Rd at road grade level where legal, safe and practical. In future, a private property fence will be installed in consultation with Council including suitably located gates to ensure the safety and efficiency of the transport network and its users.
PO2 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan. Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	Not applicable Proposed development provides single person residential access from Banabilla Rd which is unformed road in Council's road hierarchy and there are no public transport services in this area.
PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	AO3 No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	Not applicable Proposed development does not involve sensitive land uses within a major transport corridor buffer area.
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors. AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	Not applicable Proposed development is not located adjacent to a major transport corridor.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO4.3 Intersection and access points associated with major transport corridors are located in accordance with:</p> <ul style="list-style-type: none"> (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan. <p>AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	<p>Not applicable Proposed development is not located adjacent to a major transport corridor.</p>
<p>PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>	<p>Not applicable Proposed development is not located adjacent to a major transport corridor.</p>
Pedestrian and cycle network		
<p>PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks</p>	<p>AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</p> <p>AO6.2 The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>	<p>Not applicable Proposed development is not located adjacent to an identified pedestrian and cycle movement network overlay map.</p>

9.3.8 Dwelling house code

9.3.8.1 Application

- (1) This code applies to assessing development for Animal keeping if:
 - (a) self-assessable development or assessable development where this code identified in the assessment criteria column of a table of assessment; or
 - (b) impact assessable development.
- (2) When using this code, reference should be made to Part 5.

Note—Where the land is identified in an overlay map, additional provisions relating to that overlay also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding are identified in the Flood and storm tide inundation overlay code.

Note – For a proposal to be self-assessable, it must meet all of the self-assessable outcomes of this code and any other applicable code. Where it does not meet all the self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding performance outcomes. Other self-assessable outcomes that are met are not assessed as part of the development application.

9.3.8.2 Purpose

- (1) The purpose of the dwelling house code is to assess the suitability of development to which this code applies
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The dwelling house, including all habitable buildings on site, is occupied by a single household;
 - (b) A dwelling house, including a secondary dwelling or domestic out-buildings; ensures that the secondary dwelling is sub-ordinate to the primary dwelling house;
 - (c) Development of a dwelling house provides sufficient and safe vehicle access and parking for residents;
 - (d) The built form, siting, design and use of each dwelling is consistent with the desired neighbourhood character and streetscape elements of the area.

9.3.8.3 Criteria for assessment**Table 9.3.8.3.a – Dwelling house code – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties.	AO1 The secondary dwelling: (a) has a total gross floor area of not more than 80m ² , excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	Not applicable The proposed dwelling has a gfa not more than 80sqm and will be occupied by 1 member of the same household.
PO2 Resident's vehicles are accommodated on- site.	AO2 Development provides a minimum number of on-site car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	Complies with AO2 Proposed development can provide the minimum number of on-site car parking for the resident.
PO3 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street.	AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	Complies with AO3 Proposed development is of an appropriate bulk and scale for the Environment Management Zone, ensuring minimum front setbacks from the road boundary and overhead powerline, and minimal clearing to nestle the small dwelling amongst the existing natural rainforest vegetation screening buffer. A future private property fence, developed in consultation with Council, will minimise amenity impacts and ensure that vehicular access and parking on private property does not dominate the appearance of the street.

9.4.1 Access, parking and servicing code

9.4.1.1 Application

- (1) This code applies to:
 - (a) operational work which requires a compliance assessment as a condition of a development permit; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

9.4.1.2 Purpose

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

9.4.1.3 Criteria for assessment**Table 9.4.1.3.a – Access, parking and servicing code – assessable development**

Performance 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: <ul style="list-style-type: none"> (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation. 	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	Complies with AO1.1 Proposed development will provide an onsite carparking area and access for a minimum 1-2 vehicles for dwelling use purposes using the existing cleared and flat corridor parallel to and accessible from Banabilla Road. Complies with AO1.2 Car parking will be freely available for the sole purpose of private residential parking at all times. Not applicable Proposed development is for a private dwelling. Not applicable Proposed development is for a private dwelling and does not exceed the requirement for 50+ car parking spaces.

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO3 Access points are designed and constructed:</p> <ul style="list-style-type: none"> (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel). 	<p>AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. <p>AO3.2 Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. <p>AO3.3 Driveways are:</p> <ul style="list-style-type: none"> (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (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. 	<p>Complies with PO3 Proposed development will provide one access point direct from Banabilla Road at the same road grade for the anticipated type and volume of vehicles being predominantly 1 single occupant of the proposed dwelling, with a minimum 2 carparking spaces provided for a dwelling house.</p> <p>The proposed development seeks minimal clearing to avoid environmental impact and proposes to utilise an existing cleared and flat corridor on private property, level with the adjacent road.</p> <p>A future private property fence including access gate from Banabilla Rd for privacy and screening will not be proposed without consultation with the Council concerning any potential future road realignment works. Consideration of fencing setback from overhead powerlines will also be considered at a future time.</p> <p>Telstra has provided written confirmation that there are no working underground telecommunication cables in this corridor.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
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 PO4 Private dwelling use only with the goal to provide accessible, at grade vehicular and pedestrian access to the dwelling. The proposed dwelling will comply with the Liveable Housing code.
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	Complies with PO5 Private dwelling use only with the goal to provide accessible, at grade vehicular and pedestrian access to the dwelling. The proposed dwelling will comply with the Liveable Housing code.
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 Private dwelling use only, in line with Table 9.4.1.3.b of the Access, Parking & Servicing Code.
PO7 Development provides secure and convenient bicycle parking which: <ul style="list-style-type: none"> (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site. 	AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	Not applicable Private dwelling use only, in line with Table 9.4.1.3.b of the Access, Parking & Servicing Code.
PO8 Development provides walking and cycle routes through the site which: <ul style="list-style-type: none"> (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping 	AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: <ul style="list-style-type: none"> (a) create a walking or cycle route along the full frontage of the site; 	Not applicable There is no external bicycle and pedestrian network to the site and bicycle.

Performance outcomes	Acceptable outcomes	Applicant response
centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	(b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	
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 on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2. AO9.2 Service and loading areas are contained fully within the site.	Not applicable Private dwelling use only, service bays not required in line with Table 9.4.1.3.b of the Access, Parking & Servicing Code.
	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.	Not applicable Private dwelling use only, service bays not required in line with Table 9.4.1.3.b of the Access, Parking & Servicing Code.
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 drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not applicable Private dwelling use only. Vehicle queuing is not anticipated with the proposed development in line with Table 9.4.1.3.b of the Access, Parking & Servicing Code.

Table 9.4.1.3.b – Access, parking and servicing requirements

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

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

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	LRV
Air services	1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces.	n/a	n/a	LRV
Bulk landscape supplies	1 space per 50m ² GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee. Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.	n/a	n/a	VAN
Club	Unlicensed clubrooms: 1 space per 45m ² of GFA. Licensed clubrooms: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m ² : RCV Other: VAN

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used for setting down and picking up of students. Tertiary and further education: 1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	Primary school or secondary schools: 1 space per 5 students over year 4. Tertiary and further education: 2 spaces per 50 full time students.	Required for all educational establishments with a GFA greater than 2000m ² .	RCV
Food and drink outlet	1 space per 25m ² GFA and outdoor dining area. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA, and outdoor dining area.	1 space per 100m ² of GFA, and outdoor dining area.	n/a	See Table 9.4.1.3.d
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Health care services	1 space per 20m ² of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m ² GFA for any other Home Based Business.	n/a	n/a	n/a
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m ² of GFA.	Required for all hospitals with a GFA greater than 2000m ² .	RCV
Hotel	1 space per 10m ² GFA and licensed outdoor area; plus For 1 space per 50m ² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles. Note - Use standard for any Short Term Accommodation for hotel accommodation use.	1 space per 100m ² of GFA.	n/a	LRV
Indoor sport and recreation	Squash court or another court game: 4 spaces per court. Basketball, netball, soccer, cricket: 25 spaces per court / pitch. Ten pin bowling:	1 space per 4 employees.	n/a	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	3 spaces per bowling lane. Gymnasium: 1 space per 15m ² of GFA.			
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Multiple dwelling	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit In all cases 60% of the car parking area is to be covered.	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	1 space per 25m ² of GFA or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table 9.4.1.3.e
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Outdoor sport and recreation	Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators, plus 1 space per 5m ² of other spectator areas. Football: 50 spaces per field.	Football: 5 space per field. Lawn bowls: 5 spaces per green.	n/a	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>Lawn bowls: 30 spaces per green.</p> <p>Swimming pool: 15 spaces; plus 1 space per 100m² of useable site area.</p> <p>Tennis court or other court game: 4 spaces per court.</p> <p>Golf course: 4 spaces per tee on the course.</p> <p>Note - Use standard for Club for clubhouse component.</p>	<p>Swimming pool: 1 space per swimming lane.</p> <p>Tennis court or other court game: 4 space per court.</p> <p>Golf course: 1 space per 15m² of GFA for clubhouse component.</p>		
Place of worship	1 space per 15m ² of GFA.	1 space per 100m ² of GFA.	n/a	LRV
Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m ² of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	<p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.</p>	<p>Use standard for relevant standard for each component.</p> <p>For example: Use Short Term Accommodation</p>	n/a	RCV

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

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	<p>If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan:</p> <p>For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces.</p> <p>For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.</p> <p>For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above.</p> <p>In all cases 60% of the car parking area is to be covered.</p> <p>Note: Where Short term accommodation is to be inter-changeable with a Multiple dwelling land use, multiple dwelling parking rates apply.</p>			
Showroom	1 space per 50m ² GFA.	1 space per 200m ² GFA.	n/a	AV
Special industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	<p>Indoor:</p> <p>1 space per 15m² of GFA.</p> <p>Outdoor cinema:</p> <p>1 space per 5m² of designated viewing area, plus 1 car space per 2 employees.</p>	1 space per 200m ² GFA.	n/a	VAN
Veterinary services	1 space per 50m ² of GFA.	n/a	n/a	VAN

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Warehouse	1 space per 90m ² of GFA.	n/a	n/a	Where self-storage: RCV Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.		To be determined

Table 9.4.1.3.c – Design vehicles

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

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

Gross floor area (m ²)	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-
1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-
2000 – 2799	2	2	2	-

2800 – 3599	2	2	2	1
3600 and over	To be determined via a parking study.			

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

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

9.4.4 Filling and excavation code

9.4.4.1 Application

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

Note—This code does not apply to building work that is regulated under the Building Code of Australia. (2) When using this code, reference should be made to Part 5.

9.4.4.2 Purpose

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

9.4.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Filling and excavation - General		
<p>PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.</p>	<p>AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p>and</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p> <p>AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p>AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.</p> <p>AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.</p> <p>AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p> <p>AO1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p>	<p>Not applicable Proposed development does not involve any major cutting, filling and excavation work, only minimal tree clearing within a 10m x 10m area to install dwelling footings, with the goal for minimal environmental impact. The proposed dwelling will be located on higher footings to accommodate for the existing natural change in landform where the rainforest area is approximately 1-1.5m lower than the Banabilla Rd grade level, so that at road grade pedestrian and vehicle parking access can be provided to the dwelling. This outcome helps to prevent erosion and protect the visual amenity of the site and surrounding area.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Visual Impact and Site Stability		
PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m ² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more. AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.	Not applicable Proposed development does not involve any major cutting, filling and excavation work, only minimal tree clearing within a 10m x 10m area to install dwelling footings, with the goal for minimal environmental impact. The proposed dwelling will be located on higher footings to accommodate for the existing natural change in landform where the rainforest area is approximately 1-1.5m lower than the Banabilla Rd grade level, so that at road grade pedestrian and vehicle parking access can be provided to the dwelling. This outcome helps to prevent erosion and protect the visual amenity of the site and surrounding area.
Flooding and drainage		
PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	AO3.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves. AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves. AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	Not applicable Proposed development does not involve any major cutting, filling and excavation work, only minimal tree clearing within a 10m x 10m area to install dwelling footings, with the goal for minimal environmental impact. The proposed dwelling will be located on higher footings to accommodate for the existing natural change in landform where the rainforest area is approximately 1-1.5m lower than the Banabilla Rd grade level, so that at road grade pedestrian and vehicle parking access can be provided to the dwelling. This outcome helps to prevent erosion and protect the visual amenity of the site and surrounding area.

Performance outcomes	Acceptable outcomes	Applicant response
	AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	
Water quality		
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Not applicable Proposed development does not involve any major cutting, filling and excavation work, only minimal tree clearing within a 10m x 10m area to install dwelling footings, with the goal for minimal environmental impact. The proposed dwelling will be located on higher footings to accommodate for the existing natural change in landform where the rainforest area is approximately 1-1.5m lower than the Banabilla Rd grade level, so that at road grade pedestrian and vehicle parking access can be provided to the dwelling. This outcome helps to prevent erosion and protect the visual amenity of the site and surrounding area.
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	AO5 Excavation and filling is clear of the zone of influence of public utilities.	Not applicable Proposed development does not involve any major cutting, filling and excavation work, only minimal tree clearing within a 10m x 10m area to install dwelling footings, with the goal for minimal environmental impact. The proposed dwelling will be located on higher footings to accommodate for the existing natural change in landform where the rainforest area is approximately 1-1.5m lower than the Banabilla Rd grade level, so that at road grade pedestrian and vehicle parking access can be provided to the dwelling. This outcome helps to prevent erosion and protect the visual amenity of the site and surrounding area. Vegetation clearing is clear of the zone of influence of public utilities as confirmed by Telstra.

9.4.5 Infrastructure works code

9.4.5.1 Application

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

Note – The Filling and excavation code applies to operational work for filling and excavation. (2) When using this code, reference should be made to Part 5.

9.4.5.2 Purpose

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

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Works on a local government road		
<p>PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.</p>	<p>AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.</p> <p>AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.</p> <p>AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.</p> <p>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.</p> <p>Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</p> <p>AO1.5</p>	<p>Complies with PO1 Proposal does not involve works on a local government road. Banabilla Rd is an unformed road in Council's road hierarchy and does not currently provide a footpath or infrastructure in the road verge. Vehicular access to the proposed development from Banabilla Rd will be direct and at the same road grade. A future fence for privacy and to nominate an agreed access point for a future gate will not be proposed without consultation with Council concerning potential future road realignment works to ensure safety and efficiency of the road for all users.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	AO2.1 Accessibility structures are not located within the road reserve. AO2.2 Accessibility structures are designed in accordance with AS1428.3. AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	Not applicable Proposal does not involve works on a local government road. Banabilla Rd is an unformed road in Council's road hierarchy and does not currently provide a footpath or infrastructure in the road verge.
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	Complies with PO3 A reticulated water supply system does not exist for the area. The proposed dwelling will provide adequate, safe and reliable supply of potable, fire fighting and general use water. An existing water tank retrieved and cleaned from ex TC Jasper will be utilised at the proposed development to save on recovery costs. Additional water tanks can be purchased in future to increase supply.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>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 other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.</p>	
Treatment and disposal of effluent		
<p>PO4 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.</p>	<p>AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i>.</p>	<p>Complies with AO4.2 There is no sewerage network in the area. Proposed on-site sewerage system will feature a compliant wastewater design developed in consultation with Douglas Shire Council's Plumbing Inspector. See <i>Attachment 6 Council Approved Wastewater Design & Permit</i>.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Stormwater quality		
<p>PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</p> <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	<p>AO5.1 A connection is provided from the premises to Council's drainage system;</p> <p>or</p> <p>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.</p> <p>AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity. <p>AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p>	<p>Complies with PO5 There is no Council drainage system in the area. Stormwater will be managed on-site in line with the natural features of the site. The applicant Owner Builder including any contractors will provide and adhere to an erosion and sediment control plan.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	
Non-tidal artificial waterways		
<p>PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <ul style="list-style-type: none"> (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives. 	<p>AO6.1 Development involving non-tidal artificial waterways ensures:</p> <ul style="list-style-type: none"> (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. <p>AO6.2 Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. <p>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:</p> <ul style="list-style-type: none"> (a) there is sufficient flushing or a tidal range of >0.3 m; or 	<p>Not applicable Proposed development does not involve non-tidal artificial waterways.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(b) any tidal flow alteration does not adversely impact on the tidal waterway; or</p> <p>(c) there is no introduction of salt water into freshwater environments.</p> <p>AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <p>(a) amenity (including aesthetics), landscaping or recreation; or</p> <p>(b) flood management, in accordance with a drainage catchment management plan; or</p> <p>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</p> <p>(d) aquatic habitat.</p> <p>AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.</p> <p>AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.</p> <p>AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.</p>	
Wastewater discharge		
<p>PO7 Discharge of wastewater to waterways, or off site:</p> <p>(a) meets best practice environmental management;</p> <p>(b) is treated to:</p> <p>(i) meet water quality objectives for its receiving waters;</p>	<p>AO7.1 A wastewater management plan is prepared and addresses:</p> <p>(a) wastewater type;</p> <p>(b) climatic conditions;</p> <p>(c) water quality objectives;</p> <p>(d) best practice environmental management.</p>	<p>Complies with PO7 Proposed dwelling will feature a compliant wastewater management system developed in consultation with Douglas Shire Council's Plumbing Inspector. See <i>Attachment 6 Council Approved Wastewater Design & Permit</i>.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<ul style="list-style-type: none"> (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters. 	<p>A07.2 The waste water management plan is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water. 	
	<p>A07.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</p> <p>A07.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <ul style="list-style-type: none"> (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; 	<p>Complies with PO7 Proposed dwelling will feature a compliant wastewater management system developed in consultation with Douglas Shire Council's Plumbing Inspector. See <i>Attachment 6 Council Approved Wastewater Design & Permit</i>.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>(b) manages wastewater so that:</p> <ul style="list-style-type: none"> (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method. 	
Electricity supply		
<p>PO8 Development is provided with a source of power that will meet its energy needs.</p>	<p>AO8.1 A connection is provided from the premises to the electricity distribution network;</p> <p>or</p> <p>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.</p> <p>Note - Areas north of the Daintree River have a different standard.</p>	<p>Complies with AO8.1 Proposed development will include a future connection to nearby existing mains power.</p>

Performance outcomes	Acceptable outcomes	Applicant response
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	Not applicable Proposal does not include pad-mounted electricity.
Telecommunication		
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.	Not applicable Telstra has provided written confirmation that nearby underground Telstra cables are damaged, may be dug up and removed, with no plans to repair this infrastructure.
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not applicable Telstra has provided written confirmation that nearby underground Telstra cables are damaged, may be dug up and removed, with no plans to repair this infrastructure.
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.	Complies with PO12 The Council Banabilla Rd is an unformed road in Council's Transport Network Overlay maps. There is no existing kerb and channel along Banabilla Rd. Vehicular access to and from Banabilla Rd is proposed to be direct and at existing road grade. A future private property fence and access gate for a nominated vehicle access point will not be proposed without consultation with Council concerning any potential future road alignment works to ensure the safety of all road users.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO12.2 There is existing road, kerb and channel for the full road frontage of the site.</p> <p>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.</p>	
Alterations and repairs to public utility services		
<p>PO13 Infrastructure is integrated with, and efficiently extends, existing networks.</p>	<p>AO13 Development is designed to allow for efficient connection to existing infrastructure networks.</p>	<p>Not applicable Proposed development does not impede existing public utility networks. Telstra has provided written confirmation that nearby underground Telstra cables are damaged, may be dug up and removed, with no plans to repair this infrastructure. The proposed dwelling will achieve minimum setback to the overhead powerline.</p>
<p>PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development;</p> <p>or</p> <p>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.</p>	<p>Not applicable Proposed development does not impede existing public utility networks. Telstra has provided written confirmation that nearby underground Telstra cables are damaged, may be dug up and removed, with no plans to repair this infrastructure. The proposed dwelling will achieve minimum setback to the overhead powerline.</p>

Performance outcomes	Acceptable outcomes	Applicant response
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.	Complies with AO15 The Owner Builder will oversee complaint construction management practices and require a construction management plan from any contractors.
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. Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	Complies with PO16 Proposed development does not impede existing public utility networks. Telstra has provided written confirmation that nearby underground Telstra cables are damaged, may be dug up and removed, with no plans to repair this infrastructure. The proposed dwelling will achieve minimum setback to the overhead powerline.
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 Telstra has provided written confirmation that nearby underground Telstra cables are damaged, may be dug up and removed, with no plans to repair this infrastructure.

Performance outcomes	Acceptable outcomes	Applicant response
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: <ul style="list-style-type: none"> (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.	Not applicable Proposed dwelling house does not involve trade waste.
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and 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 Proposed dwelling house does not involve fire services in developments accessed by a common private title.

Performance outcomes	Acceptable outcomes	Applicant response
PO20 Hydrants are suitable identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	AO20 No acceptable outcomes are prescribed.	Not applicable Proposed dwelling house does not involve fire services in developments accessed by a common private title.

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

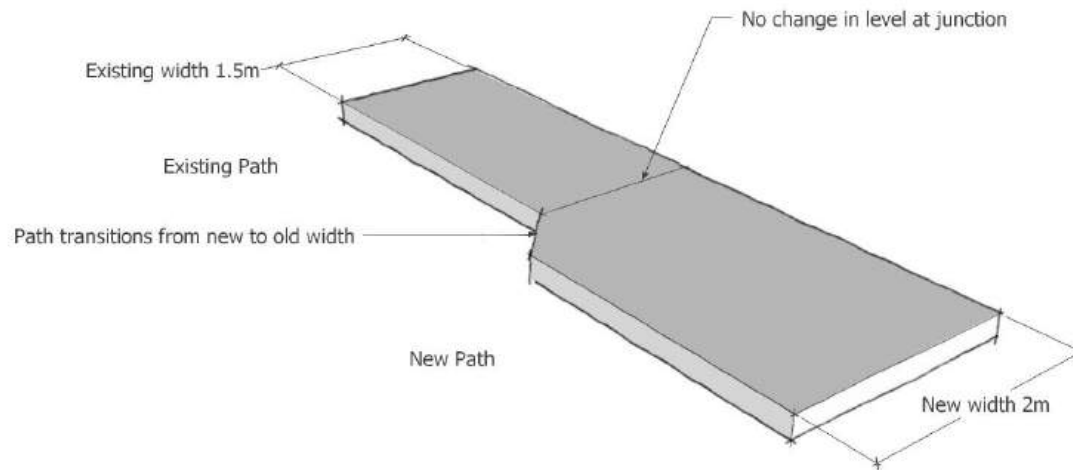
Issue	Design objectives
Drainage control (Temporary drainage works)	(a) Design life and design storm for temporary drainage works: (i) Disturbed open area for <12 months – 1 in 2 year ARI event; (ii) Disturbed open area for 12-24 months – 1 in 5 year ARI event; (iii) Disturbed open area for >24 months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

Issue	Design objectives
(Changes to the natural hydraulics and hydrology)	

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

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

Figure 9.4.5.3.a – New footpath sections



9.4.9 Vegetation management code

9.4.9.1 Application

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

9.4.9.2 Purpose

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

9.4.9.3 Criteria for assessment

Table 9.4.9.3.a – Vegetation management – assessable development

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Change of use within existing building or facilities		
PO1 Vegetation is protected to ensure that: <ol style="list-style-type: none"> (a) the character and amenity of the local area is maintained; (b) vegetation damage does not result in fragmentation of habitats; (c) vegetation damage is undertaken in a sustainable manner; 	AO1.1 Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over; or AO1.2 Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government;	Not applicable Proposed development does not involve a change of use within existing building or facilities.



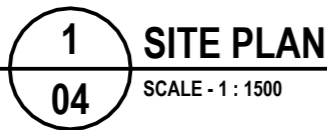
Performance outcomes	Acceptable outcomes	Applicant response
<p>(d) the Shire's biodiversity and ecological values are maintained and protected;</p> <p>(e) vegetation of historical, cultural and / or visual significance is retained;</p> <p>(f) vegetation is retained for erosion prevention and slope stabilisation.</p>	<p>or</p> <p>AO1.3 Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:</p> <p>(a) vegetation declared as a pest pursuant to the Land Protection (Pest and Stock Route Management) Act 2002; or</p> <p>(b) vegetation identified within the local government's register of declared plants pursuant to the local government's local laws; or</p> <p>(c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or</p> <p>(d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within three metres of an existing or approved structure, not including a boundary fence;</p> <p>or</p> <p>AO1.4 Vegetation damage that is reasonably necessary for carrying out work that is:</p> <p>(a) authorised or required under legislation or a local law;</p> <p>(b) specified in a notice served by the local government or another regulatory authority;</p> <p>or</p> <p>AO1.5 Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval;</p> <p>or</p> <p>AO1.6 Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the <i>Vegetation Management Act 1999</i>;</p> <p>or</p> <p>AO1.7 Vegetation damage is essential to the maintenance of an existing fire break;</p> <p>or</p> <p>AO1.8</p>	


Performance outcomes	Acceptable outcomes	Applicant response
	<p>Vegetation damage is essential to prevent interference to overhead service cabling;</p> <p>or</p> <p>AO1.9 Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the <i>Vegetation Management Act 1999</i>;</p> <p>or</p> <p>AO1.10 Vegetation damage is undertaken in accordance with section 584 of the <i>Sustainable Planning Act 2009</i>.</p> <p>AO1.11 Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).</p> <p>AO1.12 Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.</p>	
<p>P02 Vegetation damaged on a lot does not result in a nuisance</p>	<p>AO2.1 Damaged vegetation is removed and disposed of at an approved site;</p> <p>or</p> <p>AO2.2 Damaged vegetation is mulched or chipped if used onsite.</p>	<p>Complies with P02 The proposed development involves minimal vegetation clearing and the Owner Builder will ensure the responsible contractor complies with the Acceptable Outcomes of this code when clearing vegetation.</p>
For assessable development		
<p>P03 Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>	<p>Not applicable The proposed dwelling is not located on the Places of Significance overlay.</p>

Attachment 5

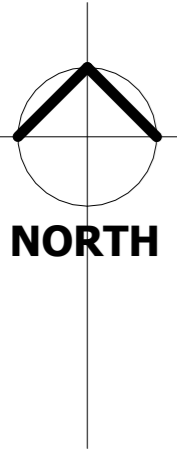
Site Plan & Survey

Applicant: Leonard Tunsted, 6 Banabilla Rd DEGARRA, Lot 6 SP123877




DESIGN WIND SPEED -		C-	SOIL CLASSIFICATION -	
A				
No.	DATE		DESCRIPTION	
VARIATIONS INCLUDED IN THIS DRAWING				
DRAWING TITLE				
SITE PLAN				
SHEET NO. 02A		PRINT TIME:	21/05/2025 8:20:31 A	
PRELIMINARY:		19/05/25	CONSTRUCTION:	
A3	SCALE:		ISSUE:	A
	AS NOTED AT A3		DRAWN BY:	WE
PRELIMINARY ISSUE				
SSHQJ JOB No.		COM891	DRAWING No.	
PROJECT PROPOSED RESIDENCE Lot 6 on SP123877 BANABILLA ROAD DEGARRA				
CLIENT LEONARD TUNSTED				
				
PO BOX 876 ATHERTON QLD 4883 33-35 ALBRECHT ST TOLGA INDUSTRIAL ESTATE, QLD, 4882 PH: 07 4095 4008 EMAIL: info@sshqj.com.au WEB: www.superiorsteelhomesnq.com.au			QBCC. 1097802	
THIS DRAWING IS COPYRIGHT ©				

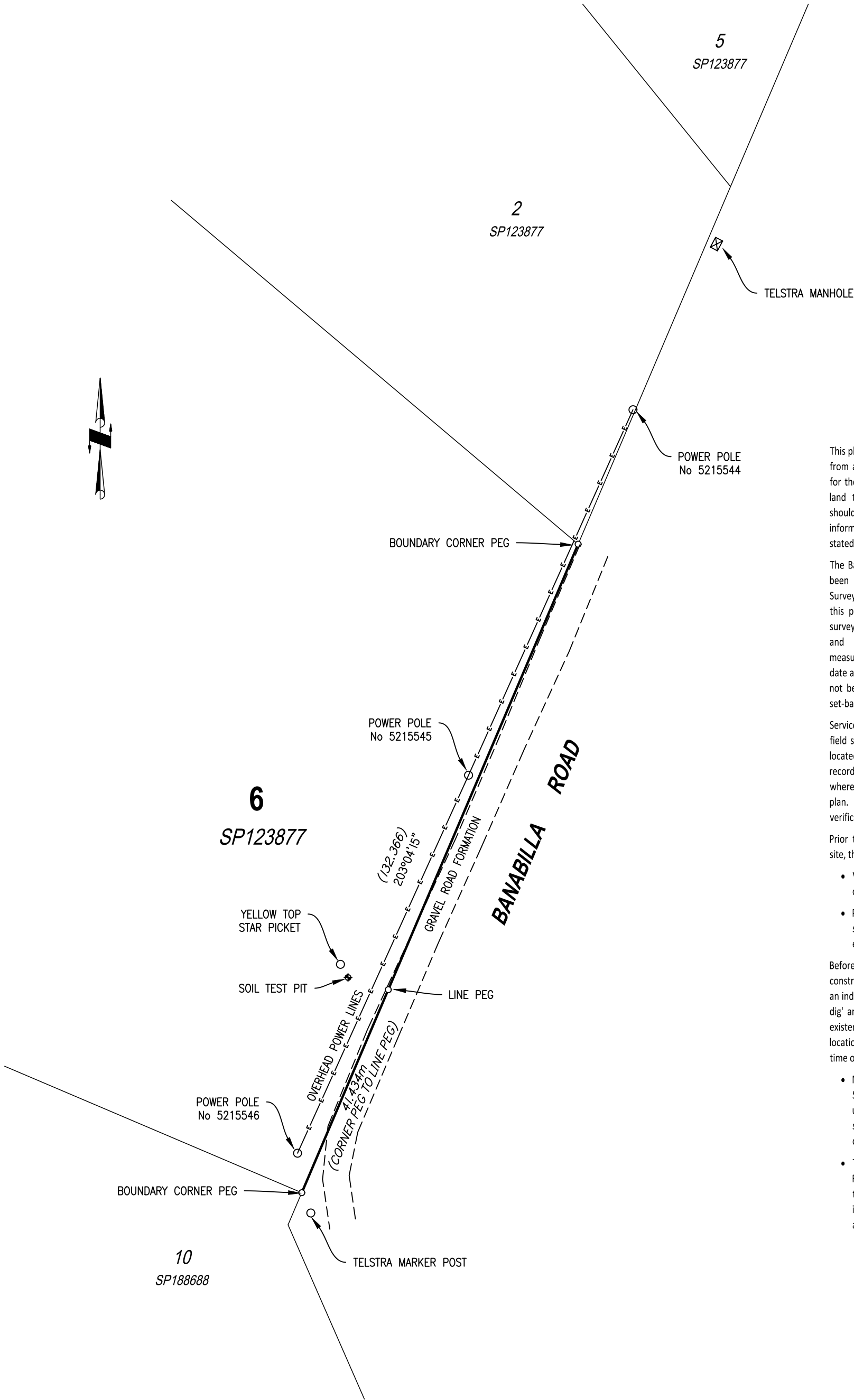
NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING



2 SITE PLAN EXPOLDED
04 SCALE - 1 : 400

DESIGN WIND SPEED -		C-	SOIL CLASSIFICATION -		P
A					
No.	DATE		DESCRIPTION		
VARIATIONS INCLUDED IN THIS DRAWING					
DRAWING TITLE					
SITE PLAN					
SHEET NO.		02	PRINT TIME:		21/05/2025 8:20:30 AM
PRELIMINARY:		19/05/25	CONSTRUCTION:		-
A3	SCALE:		ISSUE:		A
	AS NOTED AT A3		DRAWN BY:		WE
PRELIMINARY ISSUE					
SSHNG JOB No.		COM891		DRAWING No.	
				-	
PROJECT					
PROPOSED RESIDENCE					
Lot 6 on SP123877					
BANABILLA ROAD					
DEGARRA					
CLIENT					
LEONARD TUNSTED					
					
PO BOX 876			QBCC. 1097802		
ATHERTON QLD 4883					
33-35 ALBRECHT ST					
TOLGA INDUSTRIAL ESTATE, QLD, 4882					
PH: 07 4095 4008					
EMAIL: info@sshng.com.au					
WEB: www.superiorsteelhomesnq.com.au					
THIS DRAWING IS COPYRIGHT ©					

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTRAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING



IMPORTANT NOTE

This plan has been prepared for the Douglas Shire Council from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose. The information on this plan is current as at the surveyed date stated on this plan.

The Banabilla Road boundary of Lot 6 on SP123877 has been surveyed and marked as part of Identification Survey IS237383. The remaining boundaries shown on this plan were not verified or marked at the time of survey but were determined by existing title dimensions and occupation (where available), not by field measurement. As such, these dimensions could be out of date and incorrect by modern standards. This plan should not be used for building or boundary, or to prescribed set-backs, without further boundary survey.

Services shown hereon were located where possible by field survey completed on 22-03-2025. If not able to be located, known services have been shown from the records of the relevant authorities or service providers where available and have been noted accordingly on this plan. All services shown from records only will need verification prior to, or during work on site.

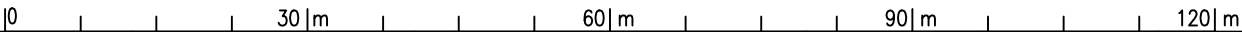
Prior to any demolition, excavation or construction on site, the relevant authority should be contacted for:

- Verification of all services plotted from records only; and
- Possible location of any services altered since this survey was completed or any new services installed either on or adjacent to the site.

Before starting any demolition, excavation or construction on the site, the relevant person should make an independence and updated enquiry of 'dial before you dig' and any relevant service providers to ascertain the existence of further services (if any) and the accurate location of those not able to have been surveyed at the time of preparing this plan (or data).

- No responsibility can be accepted by TerraModus Surveying Pty Ltd for any damage caused to any underground service or any loss or injury so suffered if enquiry and verification have not been completed in accordance with this note.
- This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

SCALE 1:750 @ A3



<u>NOTES</u>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
--------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Attachment 6

Council Approved Wastewater Design & Permit

Applicant: Leonard Tunsted, 6 Banabilla Rd DEGARRA, Lot 6 SP123877



GENERAL NOTES: This form is to be used for the purposes of sections 48(a) and 54(a) of the Plumbing and Drainage Regulation 2019 (PDR).

1. Description of land

The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

Street address *(include number, street, suburb/locality and postcode)*

Banabilla Road DEGARRA 4895

Lot and plan:

LOT: 6 SP: 123877

Shop/tenancy number

(if applicable)

Storey/level

(if applicable)

Local government area

Douglas Shire Council

2. Owner details

Owner's name

L J Tunsted & J D Fowler

Phone number:

Postal address:

6 Banabilla Road DEGARRA QLD 4895

Email address

--> owner email <-- ### Invalid Field Definition ###

3. Applicant details

The applicant need not be the owner of the land.

Company name in full:

To Be Advised

Contact person:

Phone number

Mobile:

Email address of applicant:

Note: If lodging this application, the applicant is responsible for ensuring the information provided is correct and that they are authorised to manage the application on the owner's behalf.

4. Certification

This form certifies that the relevant local government or public-sector entity has made the following decision in relation to the application for a permit as described above.

Tick the relevant boxes:

Application refused

☐

Permit approved

☐

Permit approved - with conditions

☒

Permit approved - to amend an existing permit

☐

Permit approved – to extend the term of an existing permit

☐

Permit number

5667/2025

Date of issue

26 May 2025

Date of expiry

26/05/2027

Issued by

**Paul Wrobel
Plumbing Inspector
Douglas Shire Council**

5. Attachments

Local government or public sector entity may attach additional documentation to this form.

Conditions of permit

☒

Approved plans and specifications

☐

Details of any alternative/performance solution

☐

Information notice

☐

Provide further comments (if applicable):

Information Notice

Permit with Conditions

Plumbing and Drainage Regulation 2019 s.50

Re: Banabilla Road DEGARRA 4895

Permit No:

Decision

On 26 May 2025, Douglas Shire Council considered the above application and decided to issue a permit subject to the following conditions:

1. Waste water treatment system must be installed as per the report submitted by Earthtest.

Reason for the Decision

The reasons for imposing the conditions are that:

1. Site and soil conditions and set back distances set out in the QPWC 2019.

Appeals against Local Government's Decisions

If you are dissatisfied with the decision of the Local Government to impose the above conditions on the permit, you are entitled to appeal to Development Tribunals (the Tribunals) in accordance with section 229 of the *Planning Act 2016*.

An appeal against this notice must be lodged within 20 business days after the day the notice is given. If your appeal is not lodged within this timeframe, no further action can be taken by the Tribunals in relation to Local Government's decision.

You can lodge an Appeal Notice by submitting a Form 10 – Application for appeal/declaration and providing the prescribed fee to the Registrar of the Tribunals as follows:

Post to:

Department of Housing and Public Works
The Registrar, Development Tribunals
Building Legislation and Policy
PO Box 15009 City East QLD 4002 Australia

Or email to: registrar@qld.gov.au

For further information about the Tribunal, including the Appeal Notice (Form 10) and the schedule of fees, visit the Department's website at www.hpw.qld.gov.au or contact the Registrar on 1800 804 833.

Enquiries about this notice or to make an inspection appointment, please contact Douglas Shire Council's Plumbing Inspector, Paul Wrobel on plumbing@douglas.qld.gov.au or 0417 704 540.

DATED: 26 May 2025



Neil Beck
A/Manager Environment and Planning

PROPERTY DETAILS

Property Title:	LOT: 6 SP: 123877	Parcel No.	10700
Property No:	6104	Assessment No:	919662
Property Address:	Banabilla Road DEGARRA 4895		
Application No:	2025 / 5667	Responsible Person:	To Be Advised
Plumbing Inspector:	Paul Wrobel	Connection Date:	



Site Classification

And

Wastewater Management System

For

Leonard Tunstead

At

Lot 6 Banabilla Road

Degarra

INTRODUCTION:

Earth Test has been engaged by Leonard Tunstead to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 6 Banabilla Road, Degarra.

Real Property Description:-

Lot 2, on SP123877

Local Authority: Tablelands Regional Council.

It is understood the intention is to construct a new dwelling at the site.

A site and soil evaluation was carried out in February 2025.

SITE FACTORS:

The site was identified by its site address, a photo was taken to confirm the sites identity.

The lot has an area of about 34890 square metres.

Two Dynamic Cone Penetrometer tests were performed at locations DCP1 and DCP2, two boreholes BH1 and BH2, and one constant head soil permeability test P1 as shown on the site plan.

Atterberg Limits tests were performed on a disturbed sample from Borehole1.



Site testing at Lot 6 Banabilla Road, Degarra



SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Leonard Tunstead.		DATE SAMPLED: 19/02/2025 Sampled by: G. Negri
PROJECT: Lot 6 Banabilla Road, Degarra.		
REPORT DATE: 17/05/2025		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.2	Sandy Clayey GRAVEL, Yellow-Brown, FILL	Disturbed sample 0.6-0.8m. Watertable not encountered.
0.2-0.6	Sandy Silty CLAY, Brown, FILL	
0.6-1.8	Sandy Silty CLAY, Red-Brown	
BOREHOLE No: BH2		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.3	Sandy Silty CLAY, Brown, Topsoil	Watertable not encountered.
0.3-1.5	Sandy Silty CLAY, Red-Brown	



ATTERBERG LIMITS TEST REPORT

CLIENT: Leonard Tunstead

SAMPLE No: SI 146-25

PROJECT: Lot 6 Banabilla Road, Degarra

DATE SAMPLED: 19/02/2025

SAMPLE DETAILS: BH1 0.6-0.8m

Sampled by: G. Negri

REPORT DATE: 17/05/2025

Tested By: K. Hodgson

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	31%
Plastic Limit: AS 1289.3.2.1	19%
Plasticity Index: AS 1289.3.3.1	12%
Linear Shrinkage: AS 1289.3.4.1	5.0%
Length Of Mould:	250mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	12.9%
% Passing 0.075mm:	



DYNAMIC CONE PENETROMETER REPORT

AS 1289.6.3.2

CLIENT: Leonard Tunstead.

SAMPLE No: SI 146-25

PROJECT: Lot 6 Banabilla Road, Degarra.

DATE SAMPLED: 19/02/2025

SAMPLE DETAILS: Sites "DCP1 & DCP2." as per site plan.

Tested By: G. Negri

REPORT DATE: 17/05/2025

DEPTH (Metres)	Site: DCP1	Site: DCP2
	No Blows	No Blows
0.0 – 0.1	3	2
0.1 – 0.2	4	2
0.2 – 0.3	5	1
0.3 – 0.4	4	2
0.4 – 0.5	4	2
0.5 – 0.6	4	4
0.6 – 0.7	4	4
0.7 – 0.8	3	3
0.8 – 0.9	3	4
0.9 – 1.0	3	4
1.0 – 1.1	4	4
1.1 – 1.2	4	3
1.2 – 1.3	4	4
1.3 – 1.4	3	4
1.4 – 1.5		
1.5 – 1.6		
1.6 – 1.7		
1.7 – 1.8		
1.8 – 1.9		
1.9 – 2.0		



SITE CLASSIFICATION

Lot 6 Banabilla Road, Degarra.

The Dynamic Cone Penetrometer test results at DCP2 indicate adequate soft results to approximately 0.5m, DCP1 indicates allowable bearing pressure to 1.5m.

The Atterberg Limits test results indicate a slightly reactive soil.

Un-Controlled Deep Fill exists at the site.

Due to the presence of soft conditions and “Un-Controlled Deep Fill >0.4m”, the site must be classified **CLASS-“P”**.

To comply with the “Building Services Board Subsidence Policy” advice should be sought from a Registered Professional Engineer for footing design.

All site works must be carried out in accordance with AS 3798-2007 “Guidelines on earthworks for commercial and residential developments”

If the depth of any cut exceeds 0.5m or uncontrolled fill exceeds 0.4m the classification shall be reconsidered.

Because this investigation is limited in scope and extent, it is possible that areas may exist which differ from those shown on the test hole records and used in the site classification. Should any variation from the reported conditions be encountered during excavation work, this office must be notified immediately so that reappraisal of the classification can be made.

Gavin Negri
Earth Test



SITE AND SOIL EVALUATION

Lot 6 Banabilla Road, Degarra.

The site and soil evaluation carried out on 19/02/2025 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	Level Pad
Shape	Linear Planar
Aspect	Nil
Exposure	Good
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not on lot
Vegetation	Grass
Watercourse	Not in area affected by Land Application Area.
Water table	Not encountered during investigation.
Fill	Some encountered in LAA
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Soft, Moist
Other site specific factors	

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Brown
Texture	Clay-Loam with Gravel
Structure	Weak
Coarse Fragments	2-10%
Measured Permeability Ksat (m/d)	Indicative Permeability 0.5-1.5
Dispersion	Slakes
Soil Category	3-4
Resultant Design Load Rating, DLR (mm/d)	15

WASTEWATER MANAGEMENT SYSTEM

An “All-Waste” septic tank discharging into conventional trenches is considered suitable for this site.

This system has been designed to conform to the requirements of the following codes, acts, regulations and standards. All work to be carried out in accordance with the following codes.

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2018.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2019.
- Queensland PLUMBING AND WASTEWATER CODE.

SYSTEM SIZING FACTORS.

A population equivalent of two (2) persons has been chosen for the proposed dwelling.

Standard water-reduction fixtures must be used to ensure the integrity of the system.

They shall include:-

- Dual flush 6/3 litre water closets.
- Shower-flow restrictors.
- Aerator faucets (taps).
- Water-conserving automatic washing machines.

Note: - Garbage grinders are not permitted.

The water supply for the site will be onsite roof rainwater.

As per AS/NZ 1547:2012 Appendix H, Table H1 the “Typical wastewater design flow” for a “Onsite roof rainwater supply” gives a flow allowance of 120 L/Person/day.

The daily flow for the dwelling (2 persons @ 120 L/person/day) will be 240 L/day.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is 3000 L.

The tank must be fitted with an effective outlet filter.

LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

From AS/NZ 1547:2012 APPENDIX L, L4 DESIGN AREA SIZING, L4.2 Sizing

$$L = Q / (DLR \times W)$$

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 240/15 \times 0.9 \\ &= 17.8 \end{aligned}$$

Use two 9.0m long by 0.9m wide conventional trenches for land application area.

See plan and detail cross-section.

1kg gypsum per m² shall be applied to the base before laying the aggregate

SYSTEM INSTALLATION

Avoid compaction by keeping people and machinery off the finished trench or bed floor.

The Land Application Area is not able to withstand traffic and must not be driven on.

The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations, local government requirements and the relevant Australian Standards.

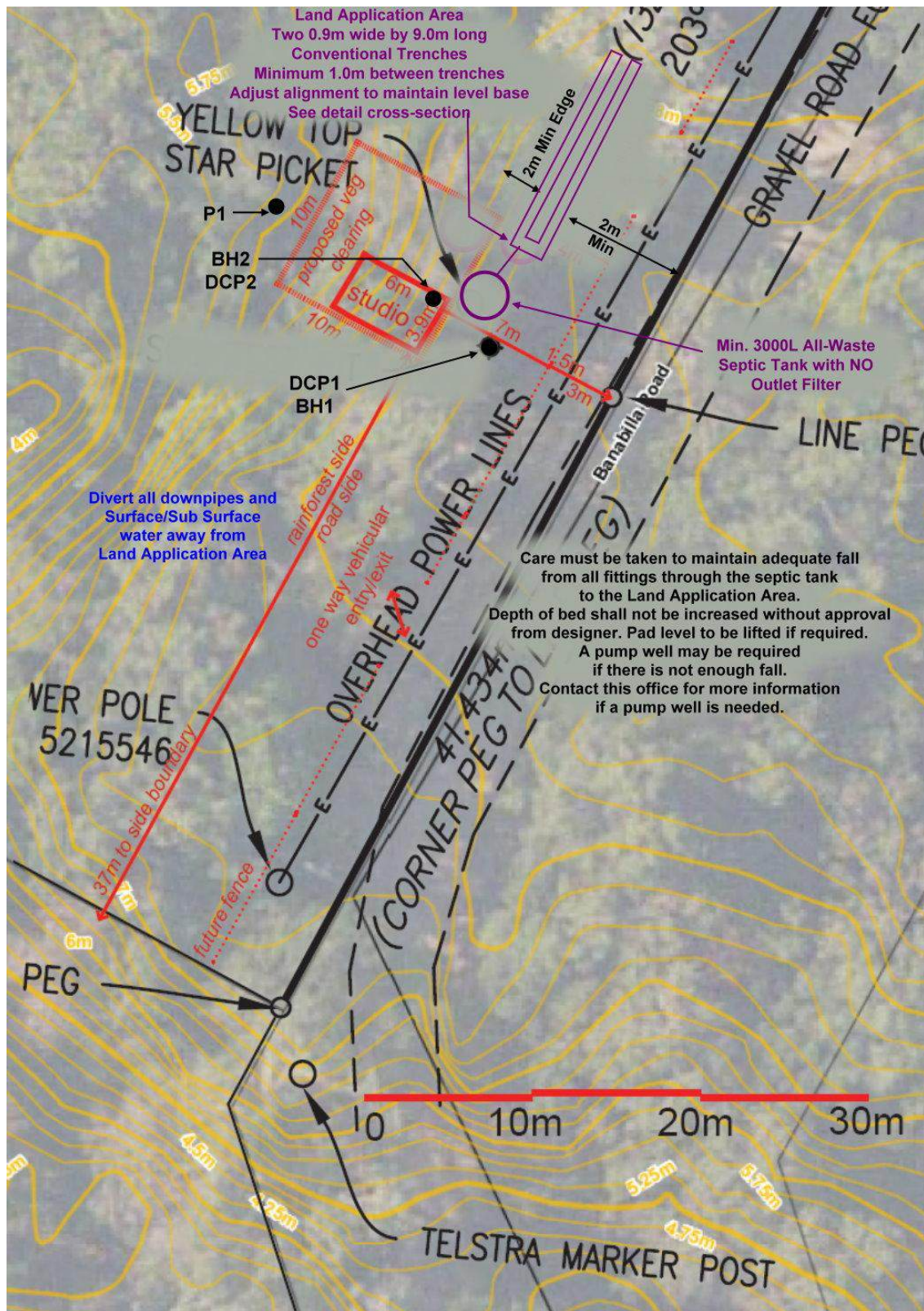
Operation and Maintenance

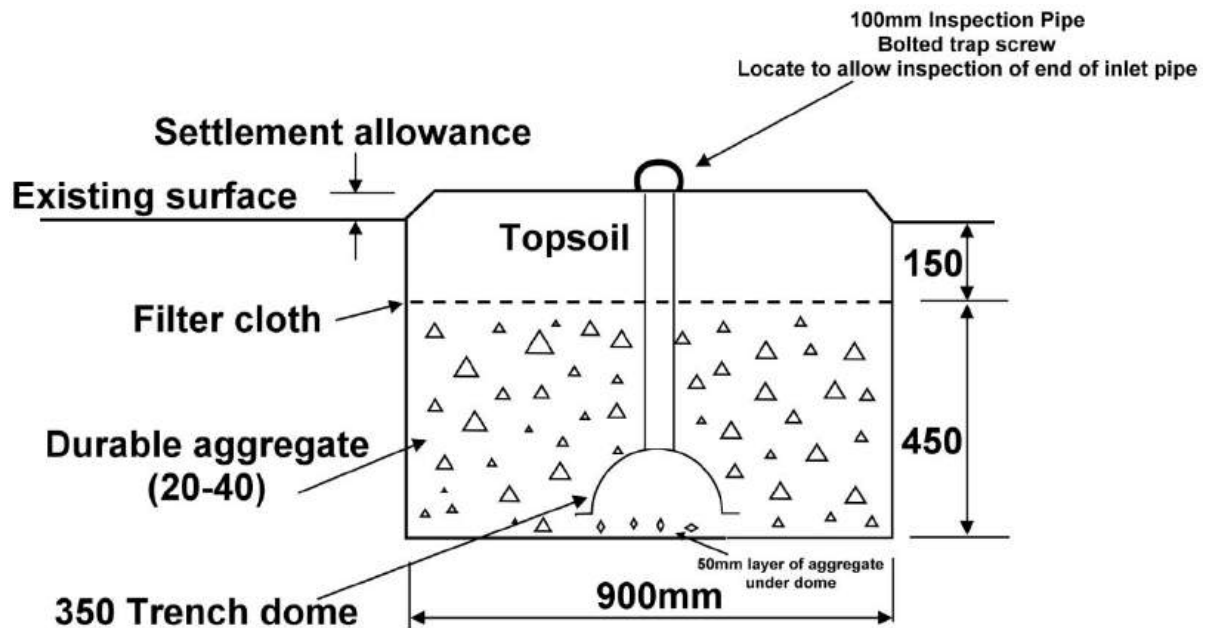
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

A handwritten signature in dark ink, appearing to read "Gavin Negri".

Gavin Negri
Earth Test

SITE PLAN
Lot 6 Banabilla Road, Degarra.
NOT TO SCALE





900 Wide Conventional Trench

Land Application Area Typical Plan

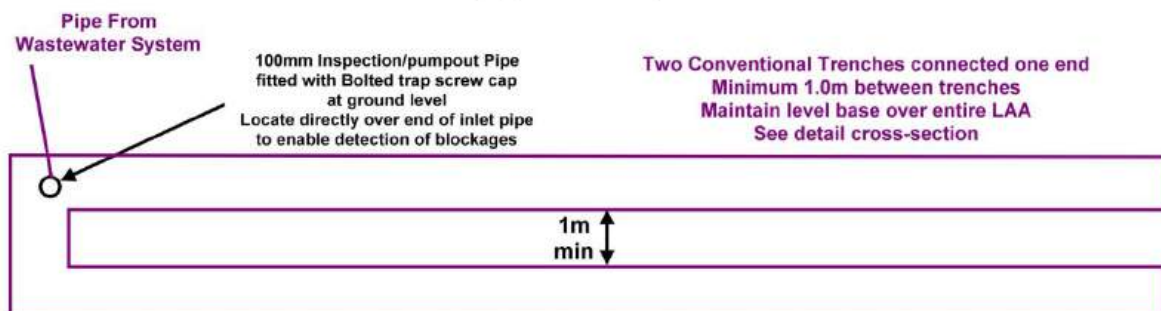


Table T2 – Setback distances for subsurface land application area for a greywater treatment plant or an on-site sewage treatment plant

Feature	Horizontal separation distance ^①		
	Up slope	Down slope	Level
Property boundaries, pedestrian paths, walkways, recreation areas, retaining wall, and footings for buildings and other structures.	2	4	2
Inground swimming pools	6	6	6
Inground potable water <i>tank</i> not exposed to primary effluent	6	6	6
Inground potable water <i>tank</i> exposed to primary effluent	15	15	15

① Distances are given in metres and are measured from the edge of trench/bed excavation or subsurface irrigation distribution pipework to the nearest point of the feature

Table T5 - Setback distances for on-site sewerage facilities and greywater use facilities - Protection of surface water and groundwater.

Feature	Separation distance ^①		
For onsite – see Table 2.1 in AS 1546.3			Primary ^②
For greywater – see Table 2.1 in AS 1546.4			Untreated
Top of bank of permanent water course			50
Top of bank of intermittent water course			
Top of bank of a lake, bay or estuary			
Top water level of a surface water source used for agriculture, aquaculture or stock purposes			
Open stormwater drainage channel or drain			
Bore or a dam			
Unsaturated soil depth to a permanent water table (vertically)			1.2

① Distances are given in metres and are measured from the edge of the irrigated wetted area to any point of the feature.

② Note: Primary effluent typically has a (BOD⁵) (Biochemical Oxygen Demand) of between 120 -240 mg/L and Total Suspended Solids of between 65 -180 mg/L.

Attachment 7

Proposed Dwelling Indicative Layout and Profile

Applicant: Leonard Tunsted, 6 Banabilla Rd DEGARRA, Lot 6 SP123877

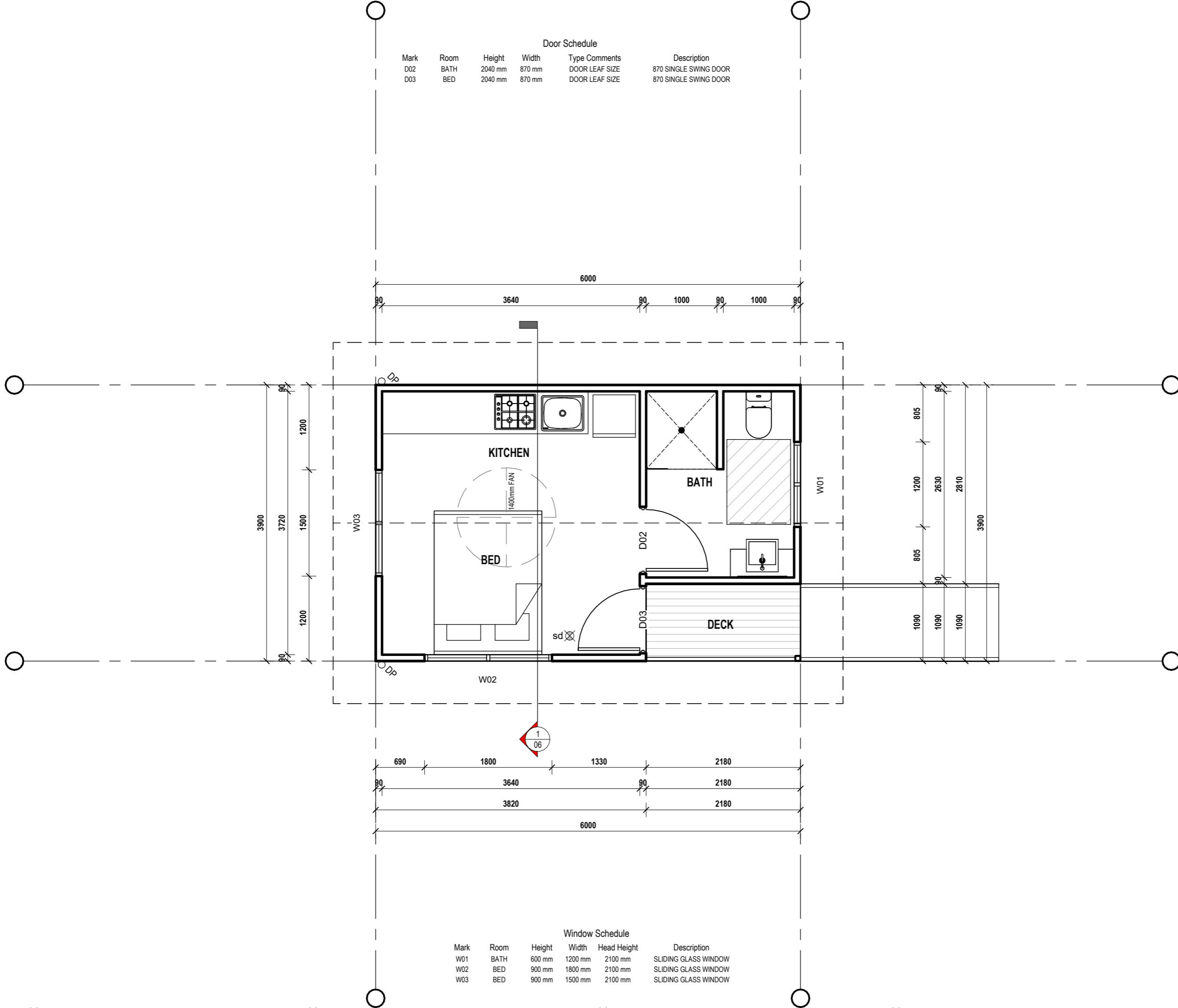
Door Schedule					
Mark	Room	Height	Width	Type Comments	Description
D02	BATH	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D03	BED	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR




BAL - 29

ELEVATION KEY

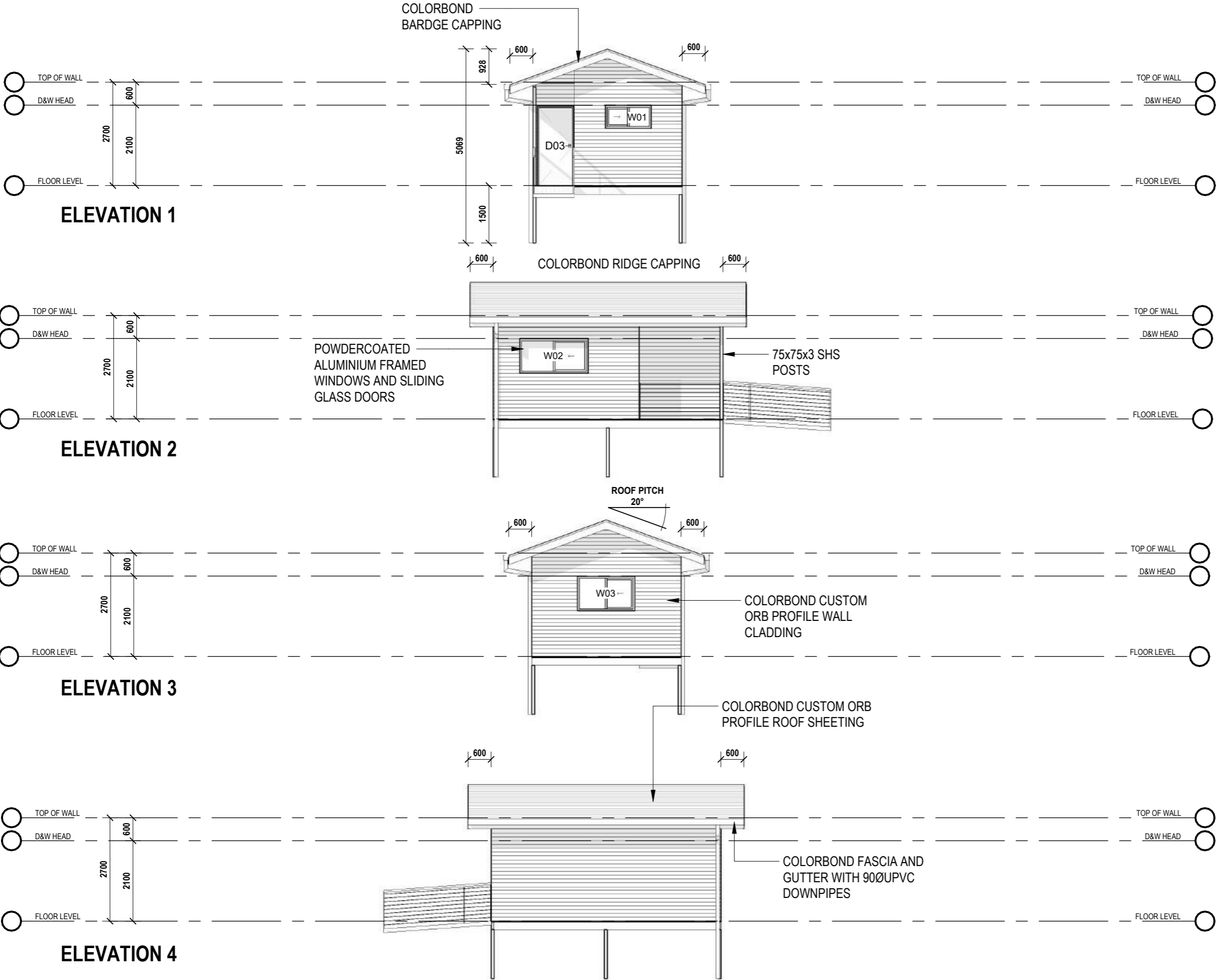
FLOOR AREAS LEGEND	
LIVING	21.02 m²
DECK	2.38 m²
23.40 m²	




Window Schedule					
Mark	Room	Height	Width	Head Height	Description
W01	BATH	600 mm	1200 mm	2100 mm	SLIDING GLASS WINDOW
W02	BED	900 mm	1800 mm	2100 mm	SLIDING GLASS WINDOW
W03	BED	900 mm	1500 mm	2100 mm	SLIDING GLASS WINDOW

DESIGN WIND SPEED -		C-	SOIL CLASSIFICATION -		P
A					
No.	DATE		DESCRIPTION		
VARIATIONS INCLUDED IN THIS DRAWING					
DRAWING TITLE					
FLOOR PLAN					
SHEET NO.		03	PRINT TIME:		21/05/2025 8:20:32 AM
PRELIMINARY:		19/05/25	CONSTRUCTION:		-
A3	SCALE:		ISSUE:		A
	1:50 AT A3		DRAWN BY:		WE
PRELIMINARY ISSUE					
SSHNG JOB No.		COM891		DRAWING No.	
				-	
PROJECT					
PROPOSED RESIDENCE					
Lot 6 on SP123877					
BANABILLA ROAD					
DEGARRA					
CLIENT					
LEONARD TUNSTED					
<div><div></div><div><div>PO BOX 876</div><div>ATHERTON QLD 4883</div><div>33-35 ALBRECHT ST</div><div>TOLGA INDUSTRIAL ESTATE, QLD, 4882</div><div>PH: 07 4095 4008</div><div>EMAIL: info@sshng.com.au</div><div>WEB: www.superiorsteelhomesnq.com.au</div></div></div>					
THIS DRAWING IS COPYRIGHT ©					

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTRAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING



DESIGN WIND SPEED -		C-	SOIL CLASSIFICATION -		P
A					
No.	DATE	DESCRIPTION			
VARIATIONS INCLUDED IN THIS DRAWING					
DRAWING TITLE					
ELEVATIONS					
SHEET NO.		04	PRINT TIME: 21/05/2025 8:20:35 AM		
PRELIMINARY:		19/05/25	CONSTRUCTION:		-
A3	SCALE:		ISSUE:		A
	1:100 AT A3		DRAWN BY:		WE
PRELIMINARY ISSUE					
SSHQ JOB No.		COM891		DRAWING No.	
PROJECT					
PROPOSED RESIDENCE					
Lot 6 on SP123877					
BANABILLA ROAD					
DEGARRA					
CLIENT					
LEONARD TUNSTED					
					
PO BOX 876			QBCC. 1097802		
ATHERTON QLD 4883					
33-35 ALBRECHT ST					
TOLGA INDUSTRIAL ESTATE, QLD, 4882					
PH: 07 4095 4008					
EMAIL: info@sshnq.com.au					
WEB: www.superiorsteelhomesnq.com.au					
THIS DRAWING IS COPYRIGHT ©					

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTRAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN **WILL VOID** ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

Attachment 8

Fire Management Plan

Applicant: Leonard Tunsted, 6 Banabilla Rd DEGARRA, Lot 6 SP123877



**BUSHFIRE MITIGATION REPORT
FM 7228
for
L TUNSTED
at
6 BANABILLA ROAD
DEGARRA**

**PREPARED BY
ELDON BOTTCHER ARCHITECT PTY LTD
145 VARSITY PARADE
VARSITY LAKES
PH 07 55920082
EMAIL bushfires@eb-a.com.au
14/04/2025**



TABLE OF CONTENTS**DISCLAIMER****1. INTRODUCTION**

- 1.1. Address
- 1.2. Local Authority
- 1.3. R.P.D.
- 1.4. Site Area
- 1.5. Responsible Fire Authority
- 1.6. Potential Bushfire Hazard Rating.
- 1.7. Land Tenure
- 1.8. Adjoining Owners
- 1.9. Current Land Use
- 1.10. Fire Danger Index
- 1.11. Topography
- 1.12. Predominant Wind Direction
- 1.13. Slope
- 1.14. Aspect
- 1.15. Fuel Type
- 1.16. Threat Vegetation Location
- 1.17. Fire History
- 1.18. Location of access tracks
- 1.19. Location of fire breaks
- 1.20. Location of existing firefighting infrastructure
- 1.21. Historical and cultural sites
- 1.22. Koala Habitat

2. SITE AND HAZARD ASSESSMENT

- 2.1. Discussion with Responsible Fire Authority
- 2.2. Vegetation Types
- 2.3. Potential Bushfire Hazard Rating.
- 2.4. Building Construction
- 2.5. Ecological Requirements

3. RISK MANAGEMENT PLAN

- 3.1. Agencies / Persons Responsible
- 3.2. Bushfire Safety Objectives
- 3.3. Aims
- 3.4. Functional Requirements
- 3.5. Proposed Fire Fighting Infrastructure
- 3.6. Construct a Fire Trail/Emergency Access Trail
- 3.7. Minimum Pedestrian Fire Trail Standards
- 3.8. Vegetation Management
- 3.9. Effluent Disposal Areas
- 3.10. Fire Trail and Fire Break Maintenance
- 3.11. Building Construction
- 3.12. Street Numbering
- 3.13. Less Flammable Landscaping
- 3.14. Insurance
- 3.15. Emergency Response Procedures
- 3.16. Community Awareness Strategies
- 3.17. Administering Staff

4. FIRE MANAGEMENT ACTION SUMMARY AND SCHEDULE**5. APPENDICES**

- 5.1. Form 15
- 5.2. Site Plans
- 5.3. Profiles
- 5.4. Supporting Information

DISCLAIMER

Experienced fire fighters with extensive knowledge of building have prepared this Report. Their practical knowledge of fire fighting has been backed up by academic study.

However, fire is an element of nature. Small natural occurrences can disastrously affect the outcome of the best planning. Human actions similarly can have disastrous results.

Whilst every care has been taken in the formulation of this management report, there can be no guarantee that even the strictest adherence to its recommendations can guarantee safety of life and property.

The authors of this report accept no responsibility for any damage to life or property caused by fire or any other cause to persons using land or structures, which could in any way be construed to be the subject of this report.

The report has been commissioned as the land falls within an area deemed a fire risk by the local authority.

As such, it must be recognized that structures upon this land and those using the structures could be deemed at risk.

Logo by LogoInstant

Very Important Note:

This report is valid for the following periods;

- a) A maximum time of 5 years from date of preparation.
- b) The currency of the legislation referred to in Section 1 Report Brief
- c) Changes to any legislation generally that may impact on the report outcomes.
- d) Changes to vegetation, both on and off site, which may impact on the results of this report.
- e) Any other changes that may impact on the report in any manner.

THE COPYRIGHT ACT AND MORAL RIGHTS ACT PROTECT THIS REPORT.

IRRESPECTIVE OF THIS REPORT APPEARING ON A COUNCIL PD OR OTHER ONLINE SITE, THERE IS NO PERMISSION IMPLIED OR GIVEN TO ANY PARTY TO DOWNLOAD OR TO USE OR COPY THIS REPORT IN WHOLE OR IN PART IN ANY MANNER OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY PREPARED.

ANY SUCH USE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

THIS REPORT RELIES ON THE AS 3959 FOR THE CALCULATION OF CONSTRUCTION LEVELS.

ANY POSSIBLE ERRORS IN THE STANDARD ARE NOT THE RESPONSIBILITY OF THE AUTHOR.

THIS REPORT IS ONLY TO BE USED AND DISTRIBUTED AS A COMPLETE REPORT CONTAINING AS A MINIMUM SECTIONS 1,2,3,4 AND 5 (SECTIONS 5.1 & 5.2)

THIS REPORT IS NOT TO BE AMENDED IN ANY WAY BY ANY PERSONS OTHER THAN THE ORIGINAL AUTHOR.

THIS REPORT IS ONLY TO BE USED FOR PROJECTS IDENTIFIED IN THE REPORT AND REPRESENTED ON THE SITE PLAN ACCOMPANYING THE REPORT.

INTRODUCTION

This Fire Management Report has been written for the benefit of future occupants of this proposed site and developed in accordance with the requirements of;

- The Douglas Shire Council Town Plan,
- SPP 07/2017.
- Queensland Planning Act 2016
- “Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest” Natural Hazards, Risk and Resilience-Bushfire” published by QFES and Queensland Government.
- Natural hazards, risk and resilience-Bushfire State Planning Policy-state interest guidance material published by Queensland Government
- Bushfire Resilient Building Guidance for Queensland Homes published by CSIRO and Queensland Government
- Integrating Building Work in planning schemes-Guidance for local governments- Queensland Government
- The National Construction Code
- Queensland Bushfire Plan published by Queensland Government prepared by QFES.
- Australian Standard AS3959,
- International Fire Safety Engineering Guidelines
- Australian Fire Engineering Guidelines

The report has been prepared as supporting documentation for a Material Change of Use (Building) Application.

- 1.1. Address:**
6 Banabilla Road
Degarra.
- 1.2. Local Authority**
Douglas Shire Council
- 1.3. R.P.D.**
Lot 6 on SP123877
- 1.4. Site area**
55890m²
- 1.5. Responsible Fire Authority**
Rural Fire Service Queensland via the fire brigade for rural fires and QFD for Structural fires.
- 1.6. Potential Bushfire Hazard Rating.**
The draft risk rating maps prepared for the State Government show the ratings on this property ranging from Medium to High and being in a bushfire hazard buffer area, with the subject site being in the medium hazard area.
It must be noted that State Government has revised the mapping and there may be changes to previously mapped areas.
- 1.7. Land tenure.**
Freehold
- 1.8. Adjoining owners are:**
Freehold
- 1.9. Current Land Use:**
Residential
- 1.10. Fire danger Index.**
FDI 40 (nominated by AS 3959 as advised by Queensland Government Dept. of Housing and Public Works)
- 1.11. Topography**
Undulating
- 1.12. Predominant Wind Direction**
The predominate wind direction is from the South East. In times of severe fire weather, the wind direction will be from the North West. The Topography will create microclimates, which will cause swirling, which will modify the apparent wind direction according to primary direction and velocity.

- 1.13. Slope**
 7⁰ downslope
 -3⁰ upslope

- 1.14. Aspect**
 West

- 1.15. Fuel Type**
Predominate vegetation.

REGIONAL ECOSYSTEM	VHC	VHC DESCRIPTION	SURFACE FUEL LOAD	TOTAL FUEL LOAD
7.3.45b	9.2	Moist to dry eucalypt woodlands on coastal lowlands and ranges	11.4	17.2
7.11.51a	9.2	Moist to dry eucalypt woodlands on coastal lowlands and ranges	11.4	17.2

- 1.16. Threat Vegetation Location**
 Subject and surrounding sites

- 1.17. Fire History**
 There is no evidence of a recent fire event.

- 1.18. Location of Access Tracks**
 The site is served by an unsealed access track from an unsealed road system.

- 1.19. Location of Fire Breaks**
 There are no formal firebreaks. The road forms an effective fire break 6m wide to the west

- 1.20. Location of existing firefighting Infrastructure**
 There is no formal firefighting infrastructure.

- 1.21. Historical and Cultural Sites**
 There is no evidence of Historical and Cultural sites on the property.

- 1.22. Koala Habitat**
 The site is not located in a Koala Habitat Area

2. SITE AND HAZARD ASSESSMENT

2.1. Discussion with Responsible Fire Authority

The fires management report has not been discussed with the First Officer of the Rural Fire Brigade, due to a Commissioners Directive in relation to advice provided by Rural Fire Brigade members.

2.2. Vegetation Types

The vegetation type predominate to this site are as scheduled in section 1.15.

2.3. Potential Bushfire Hazard Rating.

Desktop study and assessment against the State Planning Policy Mapping Methodology generally confirms the intent of both Local Government and State Mapping in that the area is in a Potential Bushfire Hazard Area, and the relevant aspects required for Town Planning and Building are to be addressed.

2.4. Building Construction

All buildings situated within the site are in a Designated Risk Area. There is a requirement that certain Buildings within this area be constructed in accordance with the National Construction Code/Building Code of Australia, which refers to either the Australian Standard for Construction in Bushfire Prone Areas (AS 3959) or NASH Standard-Steel Framed Construction in Bushfire Areas as Deemed to Satisfy Solutions.

The levels determined effect the types and usage of materials in relation to the type of Bushfire Attack, which may occur as assessed under the Standard. The Level of Bushfire Attack is assessed taking the vegetation types, slope, and distance from vegetation into account. The most common elements affected are Windows and flyscreening, with some restrictions on cladding and timber types. A comprehensive breakdown is available in either the National Construction Code, the Australian Standard for Construction in Bushfire Prone Areas or NASH Standard-Steel Framed Construction in Bushfire Areas.

Extracts of these documents are not provided due to copyright reasons. Full details can be obtained from your building designer or certifier.

Note that the Building Code of Australia only requires Classes 1,2 and 3 buildings, certain Class 9 buildings and Class 10a building associated with those buildings to comply with the bushfire provisions of the NCC /BCA.

Building Class requirements AS 3959

2.4.1.	FDI	40
2.4.2.	Vegetation Classification	Site specific fuel loads
2.4.3.	Land slope	Downslope to west 7 degrees

Distance of building from Predominate vegetation class (m) (Vegetation Management Zone)	Primary Bushfire Attack Level
5.5	BAL-29

2.4.4.	Land slope	Upslope to east -3 degrees
--------	------------	-------------------------------

Distance of building from Predominate vegetation class (m) (Vegetation Management Zone)	Primary Bushfire Attack Level
6	BAL-29

Note:

The levels shown above have been produced using Method 2 as outlined in the AS 3959. Printouts of these calculations are included as Appendix 5.3.1. Site specific fuel loads provided by the State Government are utilised as a Performance Solution to provide more accurate site-specific loads than those provided in AS 3959.

The Vegetation management zone is described as all areas managed to a Low Threat condition encompassed by the distance between the building and threat vegetation from which construction levels are taken.

The distances shown above are horizontal distances, not measured along the slope.

Construction levels for elevations of a building that are subject to shielding from a single fire source within 100m from the proposed building can be reduced in accordance with 3.5 of AS 3959 by one level but not below BAL-12.5 All fire sources on adjoining sites and across roads must be considered when utilising this reduction.

ALL ELEVATIONS ARE TO BE THE SAME CONSTRUCTION LEVEL DUE TO VEGETATION MASS DISTRIBUTION.

Construction Levels are shown as part of a comprehensive Bushfire Management Plan.

They are provided for the end user of the land and its eventual occupants.

THEY ARE NOT PROVIDED FOR ASSESSMENT BY THE LOCAL AUTHORITY, IN ACCORDANCE WITH THE PLANNING ACT 2016, THE STATE PLANNING POLICY, AND THE BUILDING ACT 1975.

The Planning Act 2016 Section 8 What are Planning Instruments (5) and (6) state;

- (5) A local planning instrument must not include provisions about building work, to the extent the building work is regulated under the building assessment provisions, unless permitted under the Building Act.
- (6) To the extent a local planning instrument does not comply with subsection (5), the local planning instrument has no effect.

The Building Act 1975, Section 31 states;

“(4) A local law, local planning instrument or local government resolution must not include provisions about building work, to the extent the building work is regulated under a code under subsection (3).

(5) To the extent a local law, local planning instrument or local government resolution does not comply with subsection (4), the local law; local planning instrument or local government resolution is of no effect.

(6) Subsections (3) to (5) are subject to sections 32 and 33.”

Building Work in planning schemes-Guidance for local governments

The above references are further supported by “Integrating Building Work in planning schemes-Guidance for local governments”- Queensland Government Section 3.9 Bushfire Prone Areas, with particular reference to Section 3.9.1 Planning scheme cannot include.

Building works applications for specifies classes of buildings in a “designated bushfire prone area” are required to meet the mandatory bushfire provisions in the BCA and AS 3959-2018: Construction of buildings in Bushfire prone areas.

For building works the scheme is limited to designating the bushfire prone area, it is not the role of the scheme to include additional benchmarks for building work to mitigate bushfire hazard, such as the design of the building or setbacks/clearance requirement from vegetation.

The planning scheme provisions consequently need no and should not deal with the construction or built form of Class 1-3 buildings and class 10 structures in bushfire prone areas, such as the Bushfire attack levels (BAL) defined by AS3959-2018.

We refer also to Section 3.9.2 which states; *(However the planning scheme should not include information about the construction of hardstand areas, the size of water tanks, or tank fittings, for example, as these are not matters that are assessed at planning development application stage)*

We refer also to Section 3.9.2 which states; *(However the planning scheme should not include information about the construction of hardstand areas, the size of water tanks, or tank fittings, for example, as these are not matters that are assessed at planning development application stage)*

The National Construction Code- Volume 1 Building Code of Australia, Part G5 Construction in Bushfire Prone Areas, Performance Requirements G5P1 Bushfire Resistance cites performance Requirements for

- (a) a Class 2 or 3 Building; and
 - (b) a Class 9a health-care building; and
 - (c) a Class 9b-
 - i) early childhood centre; and
 - ii) primary or secondary school; and
 - (d) a Class 9c residential care building; and
 - (e) a Class 10a building or deck immediately adjacent or connected to a building of a type listed in (a) to (d).
- Section G5P2 addresses “ Additional bushfire requirements for certain Class 9 buildings” and applies to Class 9a, 9b and 9c buildings.

G5D1 Deemed-to-Satisfy Provisions

- (1) Where a Deemed-to Satisfy Solution is proposed, Performance Requirement s G5P1⁵ and subject to G5D2⁶, G5P2⁷, are satisfied by complying with G5D3⁸ and G5D4⁹

G5D3 Protection -residential buildings

In a designated bushfire prone area, the following must comply with AS 3959:

- (a) A Class 2 or 3 building
- (b) A class 10a building or deck immediately adjacent or connected to as Class 2 or 3 building.

G5D4 Protection – certain Class 9 Buildings

- (1) In a designated bushfire prone area, the following must comply with Specification 43²⁵
 - a) A Class 9a health -care building
 - b) A class 9b-
 - i) Early childhood centre ; or
 - ii) Primary or secondary school
 - c) A Class 9c residential care building
- (2) In a designated bushfire prone area, a Class 10a building immediately adjacent or connected to a building of a type listed in (1) must comply with S43C2²⁶ and S43c13²⁷

The National Construction Code- Volume 2 Building Code of Australia, Performance Requirements H7P5 Buildings in bushfire prone areas:-

A Class 1 building or a Class 10a building or deck associated with a Class 1 building that is constructed in a designated bushfire prone area must be designed and constructed to-

- a) Reduce the risk of ignition from a *design bushfire* with an annual probability of exceedance not more than 1:50 years; and
- b) Take account of the assessed duration and intensity of the fire actions of the *design bushfire*; and
- c) Be designed to prevent internal ignition of the building and its contents; and
- d) Maintain the structural integrity of the building for the duration of the *design bushfire*.

H7D4 Construction in bushfire prone areas

- (1) The requirements of (2) only apply in a *designated bushfire prone area*.
- (2) Performance requirement H7P5 is satisfied for a Class 1 building , or a Class 10a building or deck associated with a Class 1 building, if it is constructed in accordance with-
 - a) AS 3959 ; or
 - b) NASH Standard-Steel Framed Construction in Bushfire Areas.

Qld Variation to H7D4 Construction in Bushfire prone areas

- (3) The requirements of (2) do not apply when, in accordance with AS 3959, the classified vegetation is group F rainforest (excluding wet sclerophyll forest types) , mangrove community=ties or grass lands under 300mm high.

Therefore, it is clear that compliance with any Construction Level of AS 3959 satisfies the Performance Requirements of Building Code of Australia, and all construction levels therefore are to be considered as mitigating risk in an equal manner.

2.5. Ecological Requirements

There are no specific ecological requirements in relation to bushfire management.

Note;

The Category of Bushfire Attack referred to in the Australian Standard is different to the Hazard/Risk area referred to above.

Extensive modification of the existing vegetation types including that on adjoining sites could result in a change of Category of Bushfire Attack and therefore variation in the Level of construction required.

It is the responsibility of the owner of each individual site to ensure that plantings after their occupation of the site do not reduce the safety of their buildings in a manner, which could require a higher level of Construction than that originally utilised.

3. RISK MANAGEMENT PLAN

3.1. Agencies / Persons Responsible

The responsible Fire Authority is the Rural Fire Service Queensland through the Rural Fire Brigade being responsible for Bush Fires and the Queensland Fire Department being responsible for Structural Fires. It is the responsibility of the Owners of the properties to ensure that the relevant measures required by this Management Report are in place prior to inspection by the Council and the Building Certifier and to ensure that those measures are in place prior to the occupation of any buildings, which are the subject of this report. It is the responsibility of Council and Building Certifiers to ensure that relevant measures within their responsibility are in place prior to the issuance of any certification.

3.2. Bushfire Safety Objective

The objective of this report is to minimise potential risk to life and property by protecting the buildings from the effects of bushfire.

3.3. Aims

The aims to achieve this objective are to mitigate the effect of the bushfire attack mechanisms of: -

- 3.3.1. Radiant Heat
- 3.3.2. Direct Flame Contact
- 3.3.3. Wind
- 3.3.4. Ember Attack
- 3.3.5. Smoke

3.4. Functional Requirements

The functional requirements to achieve this objective are: -

- 3.4.1. The provision of safe conditions for fire fighters
- 3.4.2. The provision of safe conditions for residents
- 3.4.3. Ensure adequate and safe access to and from the property.
- 3.4.4. Ensure adequate and safe water supply to the property and the establishment of firefighting water reserves.
- 3.4.5. Provide a system of fire breaks and trails to protect the building component.
- 3.4.6. Remove vegetation that is considered dangerous and a hazard in Fire Conditions
- 3.4.7. To ascertain the required standard of construction of the buildings in accordance with the requirements of the National Construction Code and the Australian Standard for Construction in Bushfire Prone Areas or the provision of a satisfactory alternative solution
- 3.4.8. Facilitate the return to "normalcy "

3.5. Proposed Fire Fighting Infrastructure

- 3.5.1. The proposed building is to always have a minimum dedicated firefighting water reserve of 10,000l.
- 3.5.2. This reserve can be in the form of a Tank and must be in place at the time of completion of the new Building.
- 3.5.3. Pools and dams are not suitable for firefighting due to potential water quality, chemistry issues, and reliability of supply.
- 3.5.4. The tank , or hydrant supplied from the tank , must be located a minimum of 9m from the nearest building, have flat standing area immediately adjacent, and be no further than 20m from the building and be located between the building and the road.
- 3.5.5. The tank storage can comprise part of a larger tank providing the normal outlet is positioned to reserve 10,000l in the bottom for firefighting purposes only. Provide a 50mm male cam lock fitting outlet with isolating valve for fire brigade purposes only.
- 3.5.6. The tank is to be of non -combustible materials.
- 3.5.7. The capacity noted is a minimum required by Douglas Shire Council. In the event of a bush or structural fire this capacity will probably prove to be inadequate. It is highly recommended that a substantially greater amount be dedicated for firefighting purposes.

3.6. Construct a Fire Trail/Emergency Access track.

- 3.6.1. A new pedestrian trail is to be established around the building envelopes. This trail is to comply fully with the standards as set out in this Report.
- 3.6.2. All Building Envelopes are to have a 6m wide defendable space, generally complying with the requirements (except for width) of the vehicular fire trail requirements to the whole perimeter. This space is not to be obstructed by structures or landscaping.
- 3.6.3. The road access and all boundary crossings through fences to these trails can be either a gate or a fence cutting point consisting of strainer posts 3.6m apart with fencing wire between
- 3.6.4. The location shown is indicative only and can be modified to suit terrain and vegetation.
- 3.6.5. **NO WORKS CAN BE CARRIED OUT ON ADJOINING PROPERTIES UNLESS FORMAL APPROVAL IN PERPETUITY IS PROVIDED AND ATTACHED TO THE LAND TITLE**

3.7. Minimum Pedestrian Fire Trail Standards

The Fire/Maintenance trail has: -

- 3.7.1. A minimum width of 4m cleared of midstorey vegetation.
- 3.7.2. A minimum trafficable width of 1.5m
- 3.7.3. A maximum gradient of 25% (or stairs complying with BCA exits stair requirements) with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance.

3.8. Vegetation management

- 3.8.1. Any grass and existing mid storey vegetation within the Vegetation Management Zone shall be always kept to a maximum of 100mm or be of less flammable or rain forest species.
- 3.8.2. Existing non rainforest trees within this area are to be reduced to give a noncontinuous canopy cover between trees with a total cover of less than 30% of the area.
- 3.8.3. Generally, no trees that are of protected size are required to be removed to comply with the above requirements, subject to the comments below in relation to wind during a bushfire event.
- 3.8.4. The above vegetation management scenario will produce a Low Threat scenario like “*maintained public reserves and parklands*” as cited in section 2.2.3.2(f) of AS 3959.
- 3.8.5. The width of the vegetation management zone noted above can be used to calculate the required BAL.
- 3.8.6. All dead and damaged timber to be removed from the building envelope and the surrounding areas indicated to be fuel reduced and removed from site.
- 3.8.7. **NO WORKS CAN BE CARRIED OUT ON ADJOINING PROPERTIES UNLESS FORMAL APPROVAL IN PERPETUITY IS PROVIDED AND ATTACHED TO THE LAND TITLE**
- 3.8.8. Requirements noted above may be subject to State and Local Authority approval. Those approvals must be obtained prior to implementation of any of these measures.
- 3.8.9. Refer to Sections 14 and 19 of the Planning Act 2016 in relation to Local Authority Approval.
- 3.8.10. The management referred to above is regarded as “Essential Management “(necessary to remove or reduce the imminent risk that the vegetation poses of serious personal injury or damage to infrastructure” under the Sustainable Planning Regulation Schedule 24. It is recommended that the owner register any clearing work with www.dnrm.qld.gov.au, “Vegetation management notification form for self-assessable codes”.

Under changes to **Planning Regulation 2017 effective December 13, 2019**, permitted operational work includes the following:

Schedule 6, Part 3, Section 20A - Operational work for necessary firebreaks or fire management lines

Operational work that is clearing native vegetation if—

(a) the clearing is necessary for—

- (i) establishing or maintaining a necessary firebreak to protect infrastructure, other than a fence, road or vehicular track, and the maximum width of the firebreak is equal to 1.5 times the height of the tallest vegetation next to the infrastructure, or 20m, whichever is the wider; or*
- (ii) establishing a necessary fire management line, and the maximum width of the clearing for the fire management line is 10m; and*

(b) the clearing—

- (i) is on freehold land; or*
- (ii) is on indigenous land; or*
- (iii) is on land leased under the Land Act 1994 for agriculture or grazing purposes; or*
- (iv) is on land leased under the Land Act 1994, other than for agriculture or grazing purposes, and is consistent with the purpose of the lease; or*
- (v) is on trust land under the Land Act 1994, other than indigenous land, is carried out, or allowed to be carried out, by the trustee and is consistent with achieving the purpose of the trust; or*
- (vi) is on unallocated State land and is carried out, or allowed to be carried out, by the chief executive of the department in which the Land Act 1994 is administered; or*
- (vii) is on land that is subject to a licence or permit under the Land Act 1994 and is carried out by the licensee or permittee.*

As an example, with a height of the tallest vegetation being between 30 – 35m, the width of clearing would be calculated as between 45 – 52.5m.

Under Planning (Spit Master Plan and Other Matters) Amendment Regulation 2019 (Subordinate Legislation 2019 No.243) amends Schedule 6 Part 3 stating that “Development local categorising instrument is prohibited from stating if the above operational work is assessable development”.

Under Schedule 7 Part 3 this is placed in context, stating that *the above operational work is accepted development*.

It must be noted that the distances noted above in relation to 20m, and vegetation height are not related to distances necessary to achieve a BAL but relate more to damage that may occur from a tree falling. In relation

to bushfire this could be from wind which is one of the attack mechanisms of bushfire and could be exacerbated by the drying impacts of a bushfire loosening tree roots through drying out of the soil.

This is regarded as “Clearing necessary to remove or reduce the imminent risk the vegetation poses to people or buildings and other structures”

Note. The major fire threat to this building is from ember attack from fire in vegetation outside the control of the owner located on surrounding land. As such, there is little that the owner can do to manage this.

The management is a component of the Construction Level. Therefore, the Building Certifier must ensure that the management has occurred in accordance with this report before issuing final certification.

Recent research (Project Vesta) indicates that tree canopy without mid storey and surface fuels forms an important filter for control of ember attack, which is responsible for more than 90% all bushfire related Building fires.

3.9. Effluent Disposal Areas

Where possible, effluent disposal shall be located on the downhill side of the building envelope and be maintained in a band with a minimum 6m width. Grass in this area should be kept to a maximum of 50mm and any landscaping should be of Less Flammable Vegetation

3.10. Fire Trail and Fire Break Maintenance

- 3.10.1. The existing Driveway and any proposed driveways are to be always kept in a condition suitable for 2wd Heavy Vehicles.
- 3.10.2. The fire trails are to be kept always mowed to a maximum of 50mm and to be kept in a manner to the satisfaction of the Fire Brigade.

3.11. Building Construction

All construction is to be in accordance with National Construction Code/Building Code of Australia, which refers to either the Australian Standard for Construction in Bushfire Prone Areas (AS 3959) or NASH Standard-Steel Framed Construction in Bushfire Areas as Deemed to Satisfy Solutions. and the Level of construction assessed under Section 2.4 “Building Construction .”

Note that it is our opinion that timber should not be used externally for BAL-29 plus construction even though under the Australian Standard situations could arise where it could be deemed acceptable.

The plans lodged for Building Certification are to be assessed on this basis by the Building Certifier. A final stage completion certificate (Form 21) issued by the Building Certifier is to be received prior to occupation of the building.

Buildings are not to be occupied until certification is received.

Buildings are to be maintained in a manner that protects the integrity of the construction and building elements as outlined in this report.

3.12. Street Numbering

Numbering is to be installed in accordance with the current Street Numbering System at time of completion of building.

3.13. Less Flammable Landscaping

Any new landscaping within the vegetation management zone is to be Less Flammable, in accordance with the list enclosed as an Appendix at the rear of this Report, rainforest species, or cultivated gardens, and comply with the requirements of “ Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest” Natural Hazards , Risk and Resilience-Bushfire” published by QFES and Queensland Government, and “Natural hazards, risk and resilience-Bushfire-Assessment Benchmark 5” which cite a maximum Fuel Load of 8t/ha for revegetation or rehabilitation within bushfire prone areas.

“Bushfire Resilient Building Guidance for Queensland Homes” published by Qld State Government provides a schedule of species in Appendix E.

<https://www.qra.qld.gov.au/bushfireguideline>

3.14. Insurance

Failure to comply with this management report may have a detrimental effect upon the Insurance of the subject Buildings.

3.15. Emergency Response Procedures

In the event of Fire Emergency, assistance is to be obtained by dialling 000.

- 3.15.1. The owner should read thoroughly the brochures contained and those recommended at the rear of this report. They contain valuable information that could assist in the saving of lives and property in a fire event!

3.16. Community Awareness Strategies

- 3.16.1. Each subsequent owner is to be provided with a copy of this Fire Management report with an alert placed on either Title or Council Rate searches that the Report is in existence and is to be made available to ensuing owners.

3.17. Administering Staff

It is the responsibility of the owners to ensure compliance with this Report and the Town Plan, and to ensure that each of the new owners is provided with a copy of this report.

It is the responsibility of the Council and the Building Certifier to ensure that the relevant measures required by this management report are in place prior to the final completion stage inspection of any buildings on any sites which are the subject of this report as noted in Clause 3.1 of this report.

It is the responsibility of the ensuing owners of the properties to maintain the properties in the conditions outlined in this report.

4. FIRE MANAGEMENT ACTION SUMMARY AND SCHEDULE

DEVELOPMENT REQUIREMENTS	BUILDING REQUIREMENTS	MAINTENANCE
<p>Provision of fire access trails</p> <p>All dead and damaged timber to be removed from the areas indicated to be mowed and removed from site.</p>	<p>Buildings to comply with the National Construction Code/Building Code of Australia,</p> <p>No occupation until compliance with the relevant Standard and this Management Report</p> <p>Emergency Fire Fighting supplies Of 10,000 litres</p> <p>Pedestrian access around Building Site</p>	<p>Regular mowing and maintenance of the vegetation management areas as set out in this report.</p> <p>Drive and fire trail access to be kept clear and accessible to satisfaction of the Fire Brigade.</p> <p>Building materials are to be maintained in "as new "condition to preserve the integrity of the relevant materials.</p>

5. APPENDICES

- 5.1. Form 15
- 5.2. Site Plans
- 5.3. Profiles
- 5.4. Supporting Information:
 - 5.4.1. Method 2 Calculation printouts
 - 5.4.2. Fuel Load Calculation

Note. These items below are referenced for information purposes only and are not to be construed as being part of the management report.

This information is generic and not provided for approval purposes.

It is only provided for end user knowledge and provided as a separate file to the report body

- 5.4.3. Clearing for Bushfire Management
- 5.4.4. Planning Regulation Fact Sheet December 2019
- 5.4.5. Prepare. Act. Survive
- 5.4.6. Rural property Fire Management Guide 2010
- 5.4.7. Notes for Landholders
- 5.4.8. Bushfire Action Guide
- 5.4.9. Bushfire Safety in Urban Fringe Areas
- 5.4.10. Water + Power -Vital for Fire fighting
- 5.4.11. Less Flammable Vegetation
- 5.4.12. Fire Retardant Native Plants
- 5.4.13. Tree selection for Fire-Prone Areas
- 5.4.14. Bushfire Resilient Building Guidance for Queensland Homes Appendix E
- 5.4.15. First Draft (specifying timber in bush fire zones)
- 5.4.16. External water spray system
- 5.4.17. Fire Retardant Coating Solutions
- 5.4.18. Archicentre Bushfire Design Guide
- 5.4.19. Section 3.8 Sign Types - Fire Trail Signage of the GCCC Natural Areas Management Unit Signage Guidelines
(Page 16)
- 5.4.20. Trail Number and Key Point signage
- 5.4.21. Bushfire Hydrant detail
- 5.4.22. Tank detail
- 5.4.23. Recycled Water for Firefighting
- 5.4.24. Sample Easement Document
- 5.4.25. Bushfire Windows and Shutters
- 5.4.26. A guide to retrofit your home for better protection from a bushfire.
- 5.4.27. FireFly BAL-FZ System
- 5.4.28. Bushfire Planning and Design Certification Scheme Update
- 5.4.29. Eaves Water System
- 5.4.30. Aussi Ember Guard
- 5.4.31. The Australian "False Alarm: the great rainforest fire that wasn't".
- 5.4.32. Hijacking Australian 2019 Bushfire Tragedies to Fearmonger Climate Change
- 5.4.33. Bushfires have been in Australia for over 60 million years.

We also recommend that the landholder obtains and reads the following;

- 5.4.34. Bushfire Hazard Planning in Queensland
- 5.4.35. Protecting your home against Bushfire
Both available from the Dept. of Local Government and Planning, and
- 5.4.36. Fire in Bushland Conservation
Available from Queensland Heritage Trust.
- 5.4.37. Bushfire Resilient Building Guidance for Queensland Homes
<https://www.qra.qld.gov.au/bushfireguideline>

Signed

E J Bottcher

.....
Eldon Bottcher
Grad. Dip. DBPA (UWS) Dip. Arch. (QIT), Cert. R.F.M. (USQ), F.R.A.I.A., M.A.I.E.S. AIFireE
Architect
BPAD-L3 Practitioner



**APPENDIX 5.1
FORM 15**

Form 15**Compliance certificate for
building design or specification**

This form is to be used by an appointed competent person for the purposes of section 10 of the *Building Act 1975* and sections 73 and 77 of the Building Regulation 2021 (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.

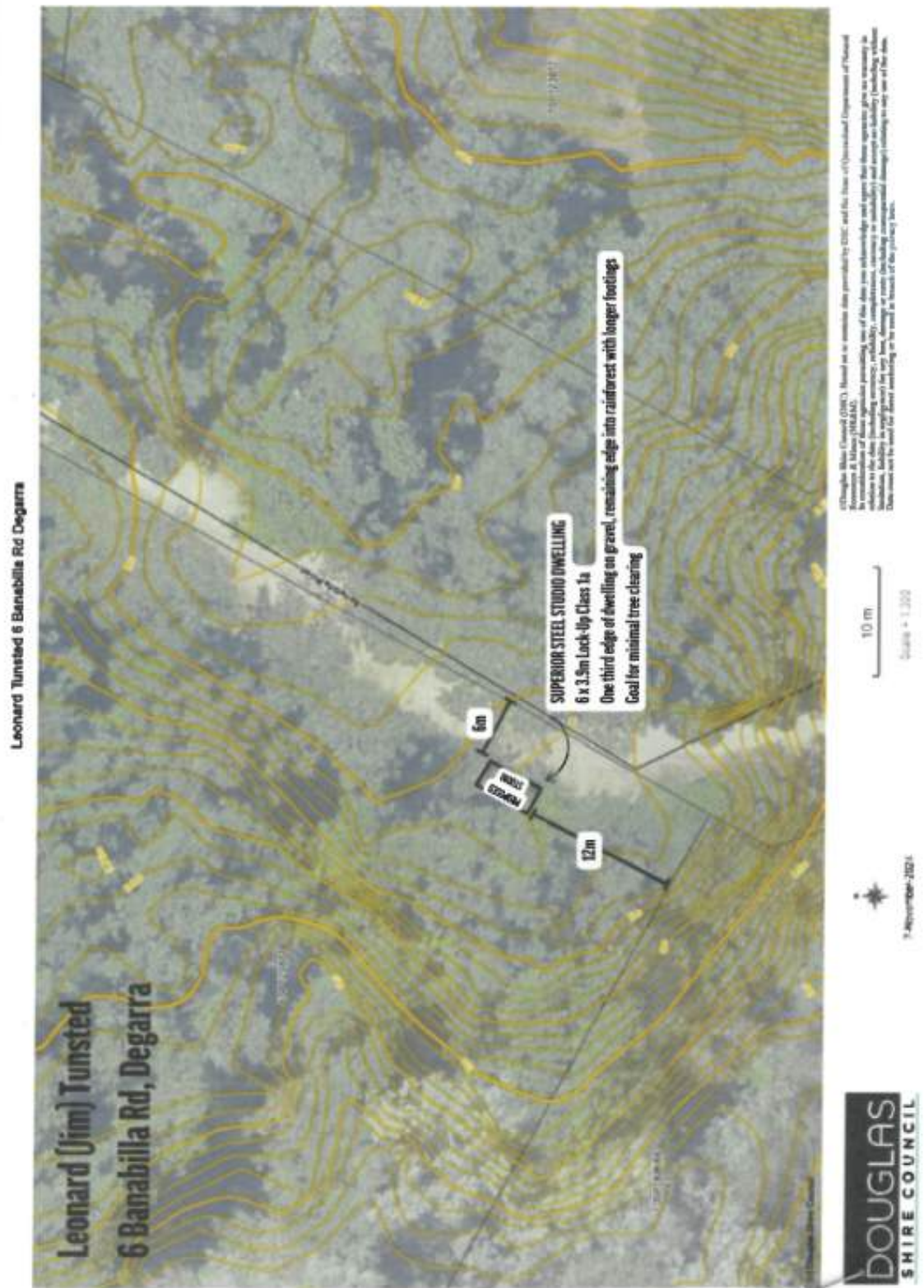
<p>1. Property description</p> <p>This section need only be completed if details of street address and property description are applicable.</p> <p>E.g., in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.</p> <p>The description must identify all land the subject of the application.</p> <p>The lot and plan details (e.g., SP/RP) are shown on title documents or rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address <i>(include no., street, suburb/locality, and postcode)</i> 6 Banabilla Road Degarra</p> <p style="text-align: right;">State QLD Postcode</p> <p>Lot and plan details <i>(attach list if necessary)</i> Lot 6 on SP123877</p> <p>Local government area the land is situated in. Douglas Shire Council</p>
<p>2. Description of aspect/s certified</p> <p>Clearly describe the extent of work covered by this certificate, e.g., all structural aspects of the steel roof beam.</p>	<p>Work as required for bushfire mitigation purposes as set out in the Bushfire Management Report FM 7228 prepared by Eldon Bottcher Architect Pty Ltd including assessment of Construction Levels assessed under AS 3959 and nominated in Section 2.4 of the report as BAL xxx</p>
<p>3. Basis of certification</p> <p>Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.</p>	<p>Compliance with the Bushfire Management Report FM 7228 prepared by Eldon Bottcher Architect Pty Ltd</p> <p>No certification of components covered by The Building Act 1975, The building Code of Australia or AS 3959.</p> <p>Douglas Shire Council Town Plan Bushfire Management Constraint code.</p>
<p>4. Reference documentation</p> <p>Clearly identify any relevant documentation, e.g., numbered structural engineering plans.</p>	<p>Bushfire Mitigation Report FM 7228</p>

5. Building certifier reference number and building development application number	Building certifier reference number Building development application number (<i>if available</i>) Not Available															
6. Appointed Competent person details. Under Part 6 of the Building Regulation a person must be assessed as a competent for the type of work (design - specification) by the relevant building certifier.	<table border="0"> <tr> <td>Name (<i>in full</i>) Eldon John Bottcher</td> <td>Contact person Eldon Bottcher</td> </tr> <tr> <td>Company name (<i>if applicable</i>) Eldon Bottcher Architect Pty Ltd</td> <td>Mobile number 0412434134</td> </tr> <tr> <td>Business phone number 07 55920082</td> <td></td> </tr> <tr> <td>Email address. bushfires@eb-a.com.au</td> <td></td> </tr> <tr> <td>Postal address P.O. Box 3606 Robina Town Centre</td> <td>Postcode 4230</td> </tr> <tr> <td colspan="2">Licence Class or registration type (<i>if applicable</i>) </td> </tr> <tr> <td colspan="2">Licence or registration number (<i>if applicable</i>) Reg Architect Qld 1325 FPA Australia BPAD Level 3 practitioner 16935</td> </tr> </table>		Name (<i>in full</i>) Eldon John Bottcher	Contact person Eldon Bottcher	Company name (<i>if applicable</i>) Eldon Bottcher Architect Pty Ltd	Mobile number 0412434134	Business phone number 07 55920082		Email address. bushfires@eb-a.com.au		Postal address P.O. Box 3606 Robina Town Centre	Postcode 4230	Licence Class or registration type (<i>if applicable</i>) 		Licence or registration number (<i>if applicable</i>) Reg Architect Qld 1325 FPA Australia BPAD Level 3 practitioner 16935	
Name (<i>in full</i>) Eldon John Bottcher	Contact person Eldon Bottcher															
Company name (<i>if applicable</i>) Eldon Bottcher Architect Pty Ltd	Mobile number 0412434134															
Business phone number 07 55920082																
Email address. bushfires@eb-a.com.au																
Postal address P.O. Box 3606 Robina Town Centre	Postcode 4230															
Licence Class or registration type (<i>if applicable</i>) 																
Licence or registration number (<i>if applicable</i>) Reg Architect Qld 1325 FPA Australia BPAD Level 3 practitioner 16935																
7. Signature of appointed competent person This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.	<table border="0"> <tr> <td>Signature</td> <td>Date</td> </tr> <tr> <td><i>E J Bottcher</i></td> <td>14 April 25</td> </tr> <tr> <td colspan="2">.....</td> </tr> </table>		Signature	Date	<i>E J Bottcher</i>	14 April 25									
Signature	Date															
<i>E J Bottcher</i>	14 April 25															
.....																

LOCAL GOVERNMENT USE ONLY

Date received		Reference Number/s	
---------------	--	--------------------	--

APPENDIX 5.2 SITE PLANS



APPENDIX 5.3 PROFILE

ELDON BOTTCHER**EDUCATION AND QUALIFICATIONS****Graduate Diploma in Design in Bushfire Prone Areas**

University of Western Sydney

Diploma in Architecture

Queensland Institute of Technology

Certificate of Rural Fire Management

University of Southern Queensland

Registered Architect

Queensland

A+ Architect

Australian Institute of Architects

FPA Australia Certified Practitioner (BPAD-Level 3-16935)

Bushfire Planning and Design (BPAD-LEVEL 3), Alternate Solutions & DTS

PROFESSIONAL MEMBERSHIPS**Fellow**

Australian Institute of Architects

Member

Australian Institute of Emergency Services

Member

Australian Institute of Engineers Society of Fire Safety

Member

Queensland Environmental Law Association.

Member Board of Experts

Bushfire Building Council of Australia

Associate Member

Institution of Fire Engineers

Corporate Member

Fire Protection Association of Australia

PROFESSIONAL EXPERIENCE**Director**

Eldon Bottcher Architect Pty Ltd since 1978

Bushfire Assessment and Planning Consultant since 1998 with Involvement in more than 7,000 Bushfire Mitigation Projects ranging from single dwellings to major subdivisions, burn plans and general mitigation advice.

Group Officer

Albert Rural Fire Brigades Group

Queensland Fire and Rescue Service

Group Officer

Gold Coast Rural Fire Brigades Group

Queensland Fire and Rescue Service

Group Officer

South East Regional Support Group

Queensland Fire and Rescue Service

Planning Officer

Gold Coast Rural Fire Brigades Group

Queensland Fire and Rescue Service

Life Member

Guanaba Rural Fire Brigade

Member

Clagiraba Rural Fire Brigade

Member Practice Committee AIA Qld Chapter

AIA Qld Chapter advisor to AIA National to NCC

AIA delegate to Building Industry and Research

Consultation Panel on Bushfire Hazard advising

Queensland State Bushfire Committee

BBCA representation to Australian Standards Committee FP20 (AS 3959 & AS 5414)

Research Consultant to Queensland University of Technology Scenic Rim Black Saturday Recovery Project

FPA State Committee

Member (Bushfire)

OTHER BUSHFIRE RELATED COURSES AND TRAINING

I.C.S./AIIIMS (40 hr. course) in Incident Command Systems

Certificate 4 (Workplace Training and Assessment)

RFSQ Level 1

RFSQ Level 2 (Officer)

RFSQ Fire Management 1

RFSQ Crew Leader

Certificate II in Public Safety (Firefighting Operations)

Fire Weather 1

QELA Expert Witness Workshop 2020

BUSHFIRE RELATED AWARDS**Planning Institute of Australia****National Planning Award****State Planning Award**

Gold Coast Bushfire Management Strategy

(Co-Initiator and Member of Preparation Committee)

Australian Government**National Medal**

Long and Distinguished Service to Fire fighting

Queensland Fire and Rescue Service**Diligent and Ethical Service Medal + Clasp**

Service to Fire fighting

Queensland Government**Australia Day Medallion**

Services to Rural Fire Fighting

Queensland Government**Year of the Volunteer Medallion**

Services to Fire fighting

UDIA

Best Consultancy Team Award in 2007.

SERVICES OFFERED**Bushfire management Reports****Bushfire Safety Engineering****Bushfire Planning and Design****Bushfire Hazard Assessment****Performance Solutions****Expert Witnessing**

(See Planning and Environment Court of Queensland

Determination

File No. BD 624 of 2005 sections 28 to 35)

Continuing Professional Development Lectures**Tertiary Education Lectures and Tutorials****Town Planning Bushfire Codes for Local Authorities****Bushfire Burn Planning****General consultancy relating to all aspects of Bushfire**



©



3/02/25

APPENDIX 5.4

SUPPORTING INFORMATION

(NOTE: SOME OF THIS INFORMATION IS GENERIC AND NOT PROVIDED FOR APPROVAL PURPOSES. IT IS ONLY PROVIDED FOR END USER KNOWLEDGE)

 BPAD Bushfire Planning & Design Accredited Practitioner Level 3	ELDON BOTTCHER ARCHITECT PTY LTD		
	145 VARSITY PARADE	PH 0755920082	
	VARSITY LAKES	E architects@eb-a.com.au	
	QLD. 4327		
 Member Australian Institute of Architects	THIS ASSESSMENT USES AS 3959 METHOD 2		
PROJECT	PROPOSED RESIDENCE		
SITE ADDRESS	6 BANABILLA ROAD DEGARRA		
	DOWNSLOPE VEGETATION TO WEST		
INPUTS			
FDI			20
VEGETATION TYPE	SEE TABLE	Site Specific Fuel Loads	
TOTAL FUEL LOAD			17.2 tonnes/ha
SLOPE UNDER VEGETATION			7 degrees
SLOPE BETWEEN VEGETATION AND BUILDING			7 degrees
FLAME WIDTH			100m
ELEVATION OF RECEIVER			2.3m
DISTANCE BETWEEN VEGETATION AND BUILDING			5.5m
RESULTS			
RADIANT HEAT			28.44 kw/m ²
FLAME LENGTH			4.95m
RATE OF SPREAD			0.44 km/hr
ATMOSPHERIC TRANSMISSIVITY			88%
PEAK ELEVATION OF RECEIVER			2.3m
FLAME ANGLE			74 degrees
CONSTRUCTION LEVEL REQUIRED			BAL – 29 BAL

 BPAD Bushfire Planning & Design Accredited Practitioner Level 3	ELDON BOTTCHER ARCHITECT PTY LTD		
	145 VARSITY PARADE	PH 0755920082	
	VARSITY LAKES	E architects@eb-a.com.au	
	QLD. 4327		
 Member Australian Institute of Architects	THIS ASSESSMENT USES AS 3959 METHOD 2		
PROJECT	PROPOSED RESIDENCE		
SITE ADDRESS	6 BANABILLA ROAD DEGARRA		
	UPSLOPE VEGETATION TO EAST		
INPUTS			
FDI			20
VEGETATION TYPE	SEE TABLE	Site Specific Fuel Loads	
TOTAL FUEL LOAD			17.2 tonnes/ha
SLOPE UNDER VEGETATION			-3 degrees
SLOPE BETWEEN VEGETATION AND BUILDING			-3 degrees
FLAME WIDTH			100 m
ELEVATION OF RECEIVER			2.3 m
DISTANCE BETWEEN VEGETATION AND BUILDING			6 m
RESULTS			
RADIANT HEAT			19.82 kw/m ²
FLAME LENGTH			3.51 m
RATE OF SPREAD			0.22 km/hr
ATMOSPHERIC TRANSMISSIVITY			88%
PEAK ELEVATION OF RECEIVER			2.3 m
FLAME ANGLE			71 degrees
CONSTRUCTION LEVEL REQUIRED			BAL – 29 BAL



State-wide Bushfire Prone Area Mapping

Vegetation Hazard Class Descriptions and Fuel Characteristics – Jan 2017

Vegetation Hazard Class	Potential Fuel Load (t/ha)						Prone Type ¹		Fuel Continuity ²	
	Surface	Near Surface	Elevated	Bark	Total (Remnant)	Total (Non-Remnant)	Remnant	Non-Remnant	Remnant	Non-Remnant
1.1 <i>Complex mesophyll to notophyll vine forests</i>	2.6	0.0	0.0	0.0	2.6	12.0	3	1	2	1
2.1 <i>Complex to simple, semi-deciduous mesophyll to notophyll vine forest</i>	3.5	0.0	0.0	0.0	3.5	12.0	3	1	2	1
3.1 <i>Notophyll vine forest</i>	4.5	0.0	0.0	0.0	4.5	12.0	3	1	2	1
3.3 <i>Notophyll vine thicket</i>	4.4	0.0	0.0	0.0	4.4	12.0	3	1	2	1
4.1 <i>Notophyll and notophyll palm or vine forest</i>	4.5	0.0	0.0	0.0	4.5	12.0	3	1	2	1
5.1 <i>Notophyll to microphyll vine forests</i>	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
5.2 <i>Notophyll to microphyll vine forest with sparse overstorey</i>	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
5.5 <i>Sedgeland within Notophyll to microphyll vine forests</i>	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
6.1 <i>Montane Notophyll vine forest and microphyll fern forest</i>	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
6.3 <i>Montane Notophyll vine thicket and microphyll fern thicket</i>	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
7.1 <i>Semi-evergreen to deciduous microphyll vine forest</i>	6.0	0.0	0.0	0.0	6.0	12.0	3	1	2	1
7.2 <i>Sparse semi-evergreen to deciduous microphyll vine forest</i>	6.0	0.0	0.0	0.0	6.0	12.0	3	1	2	1
8.1 <i>Wet eucalypt tall open forest</i>	28.0	3.0	2.0	2.0	35.0	35.0	1	1	1	1
8.2 <i>Wet eucalypt tall woodland</i>	18.0	3.1	1.7	1.0	23.8	23.8	1	1	1	1
9.1 <i>Moist to dry eucalypt open forests on coastal lowlands and ranges</i>	17.5	3.5	2.2	1.0	24.2	24.2	1	1	1	1
9.2 <i>Moist to dry eucalypt woodland on coastal lowlands and ranges</i>	11.4	3.5	1.3	1.0	17.2	17.2	1	1	1	1
9.3 <i>Shrubland within moist to dry eucalypt on coastal lowlands and ranges</i>	7.8	3.0	1.9	0.0	12.7	12.7	1	1	1	1
10.1 <i>Spotted gum dominated open forests</i>	16.3	3.0	1.5	0.0	20.8	20.8	1	1	1	1
10.2 <i>Spotted gum dominated woodlands</i>	14.0	3.0	1.0	0.0	18.0	18.0	1	1	1	1
11.2 <i>Moist to dry eucalypt woodlands on basalt areas</i>	7.5	4.0	0.5	1.0	13.0	13.0	1	1	1	1
12.1 <i>Dry eucalypt open forest on sandstone and shallow soils</i>	15.0	3.5	1.5	1.0	21.0	21.0	1	1	1	1

¹ Prone Type: 1 = Bushfire Prone, 2 = Grass Fire Prone, 3 = Low Hazard

² Fuel Continuity: 1 = Continuous, 2 = Discontinuous

Regional ecosystem details for 7.3.45

Regional ecosystem	7.3.45
Vegetation Management Act class	Least concern
Wetlands	Not a Wetland
Biodiversity status	Of concern
Subregion	1, 2, (8), (4), (6), (5), (9), (11.1), (3), (7), (9.4), (9.6), (9.3)
Estimated extent ¹	Pre-clearing 33000 ha; Remnant 2021 11000 ha
Short description	Corymbia clarksoniana +/- C. tessellaris +/- E. drepanophylla open forest to open woodland on alluvial plains
Structure code	Open Forest
Description	<p>Corymbia clarksoniana (Clarkson's bloodwood) +/- C. tessellaris (Moreton Bay ash) +/- E. drepanophylla (ironbark) open forest to open woodland. Alluvial plains. Not a Wetland. (BVG1M: 9e).</p> <p>Vegetation communities in this regional ecosystem include:</p> <p>7.3.45a: Eucalyptus drepanophylla, Corymbia clarksoniana, +/- E. platyphylla, +/- C. tessellaris, +/- C. dallachiana woodland to open forest. Lowland alluvial plains of southern, drier areas. Not a Wetland. (BVG1M: 9e).</p> <p>7.3.45b: Corymbia clarksoniana woodland to open forest. May include small areas of Acacia leptostachya shrubland. Alluvial plains. Not a Wetland. (BVG1M: 9e).</p> <p>7.3.45c: Corymbia clarksoniana and C. tessellaris +/- E. tereticornis +/- E. platyphylla +/- Lophostemon suaveolens +/- Melaleuca dealbata +/- C. dallachiana woodland. Alluvial plains. Not a Wetland. (BVG1M: 9e).</p> <p>7.3.45d: Corymbia tessellaris, C. intermedia, C. clarksoniana grassy woodland, open woodland and sparse woodland occurring only on the Palm Islands. Alluvial fans. Not a Wetland. (BVG1M: 9e).</p> <p>7.3.45e: Woodland with Corymbia clarksoniana in the Cowie Point and Duncans Flat area. Alluvium. Not a Wetland. (BVG1M: 9e).</p> <p>7.3.45f: Corymbia clarksoniana dense open forest, with Melaleuca dealbata, Eucalyptus platyphylla, C. tessellaris, Lophostemon suaveolens, and occasionally E. pellita. Dense secondary tree layer of Alphitonia excelsa, Acacia oraria, A. mangium, A. crasscarpa, A. flavescens, Pandanus sp., and Planchonia careya. (This vegetation community is practically extinct with all remnants being below mappable size.). Fine silts possibly of marine origin forming a very flat plain. Perhaps a recent natural invasion of the former marine plain. Redbank area. Not a Wetland. (BVG1M: 9e).</p>

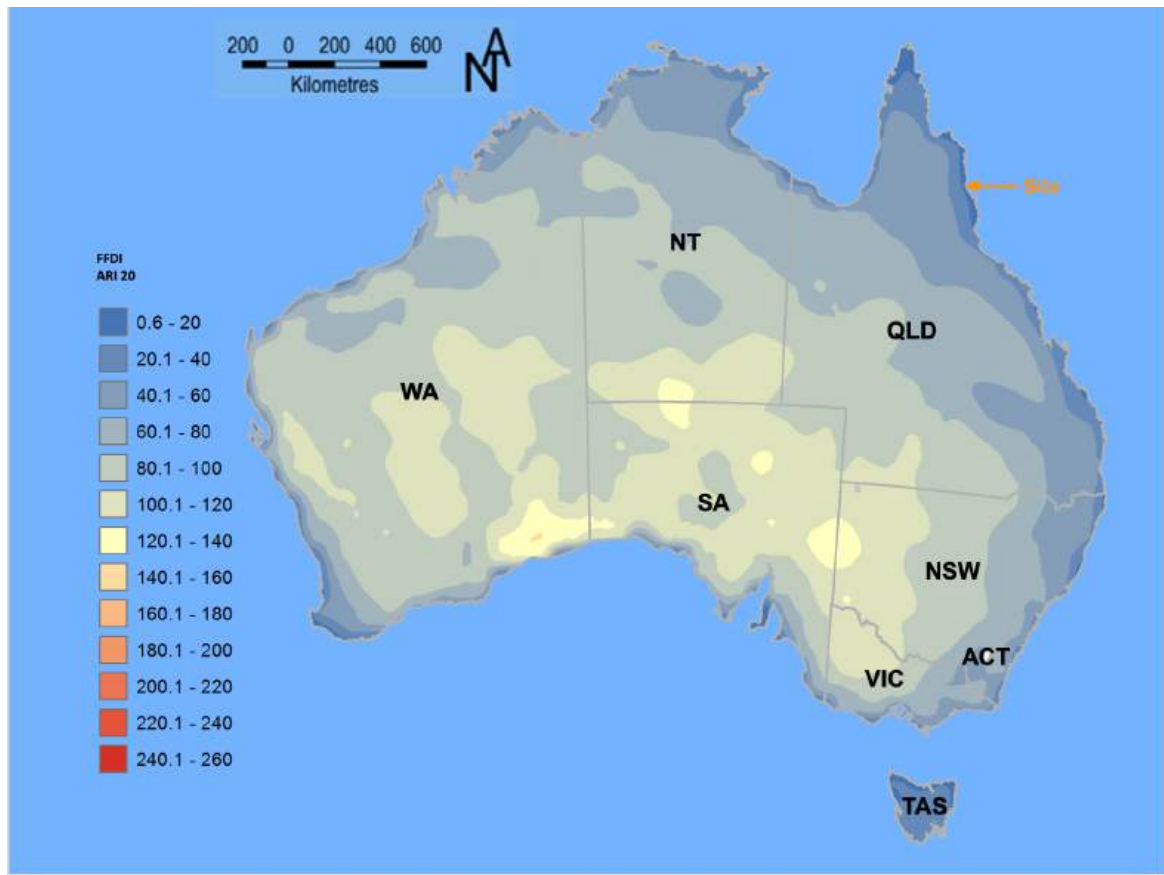


Regional ecosystem details for 7.11.51

Regional ecosystem	7.11.51
Vegetation Management Act class	Least concern
Wetlands	Not a Wetland
Biodiversity status	Of concern
Subregion	8, 7, 9, (3.2), (3), (1), (9.3), (4)
Estimated extent ¹	Pre-clearing 19000 ha; Remnant 2021 16000 ha
Short description	Corymbia clarksoniana and/or Eucalyptus drepanophylla open forest to woodland on metamorphics
Structure code	Open Forest
Description	<p>Corymbia clarksoniana (Clarkson's bloodwood) and/or Eucalyptus drepanophylla (ironbark) open forest to woodland. Metamorphics. Not a Wetland. (BVG1M: 9c).</p> <p>Vegetation communities in this regional ecosystem include:</p> <p>7.11.51a: Corymbia clarksoniana, Eucalyptus tereticornis, E. drepanophylla woodland, low woodland to open forest with Allocasuarina torulosa, Allocasuarina littoralis, Lophostemon suaveolens, Acacia cincinnata, A. flavescens, Banksia aquilonia, Xanthorrhoea johnsonii. Metamorphics. Not a Wetland. (BVG1M: 9c).</p> <p>7.11.51b: Eucalyptus drepanophylla woodland. Foothills and uplands on metamorphics, of the moist to dry rainfall zones. Not a Wetland. (BVG1M: 13c).</p> <p>7.11.51c: Corymbia clarksoniana woodland. Metamorphics. Not a Wetland. (BVG1M: 9c).</p>
Supplementary description	Stanton and Stanton (2005), M250b, CM250b, Q250b, M150, M226
Protected areas	Kuranda NP, Little Mulgrave NP, Kuranda West FR, Mowbray NP, Ngalba-bulal NP (CYPAL), Wooroonooran NP, Mount Windsor NP, Macalister Range NP, Dinden NP, Dinden West FR, Annan River (Yuku Baja-Muliku) RR, Gadgarra NP, Annan River (Yuku Baja-Muliku) NP, Mou
Special values	7.11.51: Potential habitat for NCA listed species: Grevillea glossadenia, Coleus gratus.







END OF REPORT