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

Applicant: Raphaelle Christin, 182 Banabilla Rd, Degarra Lot 5 SP139712

Dear Assessment Manager,

Please refer to *Attachment 1 DA Form 1 & 2* by Ms Raphaelle Christin for a Dwelling including domestic outbuilding Material Change of Use and Building Works Made Code Assessable Against the Douglas Shire Council Planning Scheme 2018 (Code Assessable) Development Application at 182 Banabilla Rd, DEGARRA.

BACKGROUND

In December 2023, Ms Christin's motorhome was destroyed by ex-Tropical Cyclone Jasper and is now uninhabitable. A shed was constructed to provide shelter.

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

DEVELOPMENT ASSESSMENT

State Interest Referrals

There are no State Interest referrals required in accordance with the Planning Regulation 2017. Refer to *Attachment 2 State Assessment and Referral Agency (SARA) Matters of Interest Report*. The proposed dwelling is located outside of all mapped State interest layers, with the exception of being located within current Category B regulated vegetation mapping. Clearing for residential purposes to establish a single dwelling on the lot is exempt clearing under the Planning Regulation 2017. Further, the proposed MCU is for a Dwelling of 37.18sqm not located within the Coastal Management District.

Douglas Shire Council 2018 Planning Scheme

A Material Change of Use and Building Works in the Douglas Shire Council Planning Scheme for a Dwelling including domestic outbuilding/shed is Self-Assessable in the Tables of Assessment of the Douglas Shire Council Planning Scheme 2018. However, due to some areas of non-compliance with the Acceptable Outcomes, such as partially building within the Hillslopes Overlay mapping area, this triggers the requirement for a Code Assessable Material Change of Use and Building Works Made Assessable against the Planning Scheme Development Application to Council. Refer *Attachment 3 Property Report* and *Attachment 4 Douglas Shire Council Planning Scheme 2018 Compliance Tables & 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 existing cleared for housing, existing vehicular access areas 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. **Rural zone code**
    b. **Acid sulfate soils code**
    c. **Bushfire hazard overlay code**

d. **Coastal environment overlay code**
e. **Flood and storm tide hazard overlay code**
f. **Hillslopes overlay code**
g. **Natural areas overlay code**
h. **Transport network overlay code**
i. **Dwelling house code**
j. **Access, parking and servicing code**
~~k. **Filling and excavation code**~~
~~l. **Coastal communities local plan code**~~

5. Site Plan
6. Council approved Wastewater Design & Permit
7. Proposed Multi-Structure Class 1a Dwelling and domestic outbuilding layout, elevations and pre-approved Colorbond range
8. Fire Management Report

SUMMARY OF KEY PLANNING MATTERS	Image
Site description ***Existing cleared area*** The proposed dwelling will be located in an existing cleared area on the applicant's property utilising existing onsite water tanks, vehicular access, parking and manoeuvring space. The existing cleared house pad area is 55m from the Banabilla Rd frontage and 50m from the nearest side boundary. ***Slope*** The existing cleared area is flat, and the existing driveway gradient is short and minimal. ***Proposed dwelling location*** The proposed dwelling will be located on a flat house pad, on the highest ground within the property outside the Q100 flood mapped area as determined by a suitably qualified professional in the Degarra Flood Study. The dwelling will comprise one separate bedroom replacing the temporary caravan on-site (shown in image) as well as a separate laundry, bathroom and toilet structure, as part of a proposed multi-structure Class 1a dwelling with domestic outbuilding/shed structure. Refer to *Attachment 5 Site Plan* and *Attachment 7 Proposed Multi-Structure Class 1a Dwelling and domestic outbuilding layout, elevations and pre-approved Colorbond range*	 

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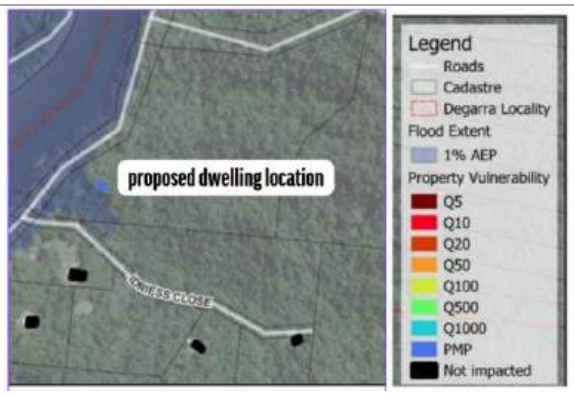
Existing vehicle access & driveway from Banabilla Rd The existing cleared area benefits from an existing vehicular access driveway on suitable grade, with parking area and on-site manoeuvring area. The existing cleared house pad area is flat, and the driveway gradient is short and minimal.	
Vegetation The proposed house pad area is already cleared of vegetation. No further clearing is proposed. Clearing of Category B vegetation is exempt residential clearing for the purposes of establishing 1 single dwelling per lot.	
Hazards & Overlays ***Flood*** Located outside the Q100 flood mapping as determined by a suitably qualified professional in the Degarra Flood Study. The proposed dwelling will have direct vehicular and pedestrian access to Banabilla Rd for evacuation purposes. ***Bushfire*** High Potential Bushfire Intensity. A Bushfire Attack Level (BAL) 12.5 will inform building works approval of the final design. See *Attachment 8 Fire Management Report*. ***Coastal Management District / Erosion Prone Area*** The proposed dwelling is not located within an Erosion Prone or Coastal Management District area. ***Acid Sulfate Soils*** The proposed dwelling is located outside the 5-20m AHD and only minor digging only for footings and on-site septic tank system is proposed. ***Hillslopes Overlay*** The proposed house is partially located within the Hillslopes Overlay and will feature a non-reflective natural colour and timber palette suited to the intent of the Rural Zone and Landscape Values Overlay Code.	

Waterways There is a minor waterway traversing the southern corner of the site. The Council approved Wastewater Design & Permit ensures compliance in relation to separation distances to waterways and on-site wastewater management. See *Attachment 6 Council Approved Wastewater Design & Permit.*	
Dwelling design The dwelling with utilise pre-approved Colorbond colours for dwellings in the Hillslopes overlay. The proposed multi-structure Class 1a dwelling will feature a steel colorbond design for the separate bedroom/kitchenette and a separate timber and iron structure for the bathroom, laundry and toilet. The domestic outbuilding also features a timber and iron appearance suited to the Rural zone. Refer *Attachment 7 Proposed Multi-Structure Class 1a Dwelling and domestic outbuilding layout, elevations and pre-approved Colorbond range*	
Coastal Communities Local Plan The proposed dwelling is not located within any Return to Country Local Area Plan Boundary or Precinct Areas.	

Attachment 1

DA Form 1 & 2

Applicant: Raphaele Christin, 182 Banabilla Rd, DEGARRA, Lot 5 SP 139712

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*)	Raphaelle Christin
Contact name *(only applicable for companies)*	
Postal address *(P.O. Box or street address)*	182 Banabilla Rd
Suburb	DEGARRA
State	QLD
Postcode	4895
Country	AUSTRALIA
Contact number	
Email address *(non-mandatory)*	raphaele.christin@gmail.com
Mobile number *(non-mandatory)*	0429 990 707
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
		182	Banabilla Rd	DEGARRA
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4895	5	SP139712	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)*
-15.940062	145.345405	☒ WGS84 ☐ GDA94 ☐ Other:	DOUGLAS SHIRE COUNCIL

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer: 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)*

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

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

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

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use assessable against the Planning Scheme for a dwelling and domestic outbuilding

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 for a dwelling and domestic outbuilding

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Multi-structure dwelling	Dwelling		37sqm
Shed structure	Domestic outbuilding		72sqm

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)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

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

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

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

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

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

$90,000

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

☐ 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 2under 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
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

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

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

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

Hazardous chemical facilities

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

☐ Yes – *Form 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 Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

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

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

☒ No

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

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

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

Date received: | Reference number(s):

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

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

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*)	Raphaelle Christin
Contact name *(only applicable for companies)*	
Postal address *(PO Box or street address)*	182 Banabilla Rd
Suburb	DEGARRA
State	QLD
Postcode	4895
Country	AUSTRALIA
Contact number	
Email address *(non-mandatory)*	raphaele.christin@gmail.com
Mobile number *(non-mandatory)*	0429 990 707
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

☒ 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).*

Unit No.	Street No.	Street Name and Type	Suburb
	182	Banabilla Road	DEGARRA
Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
4895	5	SP139712	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
☐ Approval ☐ Development application			
☐ Approval ☐ 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*)	Raphaelle Christin
Contact name *(applicable for companies)*	
Postal address *(P.O. Box or street address)*	182 Banabilla Rd
Suburb	DEGARRA
State	QLD

Postcode	4895
Country	AUSTRALIA
Contact number	
Email address *(non-mandatory)*	raphaele.christin@gmail.com
Mobile number *(non-mandatory)*	0429 990 707
Fax number *(non-mandatory)*	

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

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)

☒ New building or structure	☐ Repairs, alterations or additions
☐ Change of building classification *(involving building work)*	☐ Swimming pool and/or pool fence
☐ Demolition	☐ Relocation or removal

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

Building Works Made Assessable against the Planning Scheme for a multi-structure Class 1a dwelling including domestic outbuilding

e) Proposed construction materials

External walls	☐ Double brick ☐ Brick veneer ☐ Stone/concrete	☒ Steel ☒ Timber ☐ Fibre cement	☐ Curtain glass ☐ Aluminium ☒ Other
Frame	☒ Timber ☐ Other	☒ Steel	☐ Aluminium
Floor	☒ Concrete	☒ Timber	☒ Other
Roof covering	☐ Slate/concrete ☐ Aluminium	☐ Tiles ☒ Steel	☐ Fibre cement ☐ 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.*
☒ 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?		
☐ Yes – provide details below ☒ No		
Amount paid	Date paid (dd/mm/yy)	Reference number
$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

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

20) 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.*
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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

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	

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	☐ Double brick ☐ Brick veneer ☐ Stone/concrete	☐ Steel ☐ Timber ☐ Fibre cement	☐ Curtain glass ☐ Aluminium ☐ Other
Frame	☐ Timber ☐ Other	☐ Steel	☐ Aluminium
Floor	☐ Concrete	☐ Timber	☐ Other
Roof covering	☐ Slate/concrete ☐ Aluminium	☐ Tiles ☐ Steel	☐ Fibre cement ☐ 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: Raphaele Christin, 182 Banabilla Rd, DEGARRA, Lot 5 SP 139712

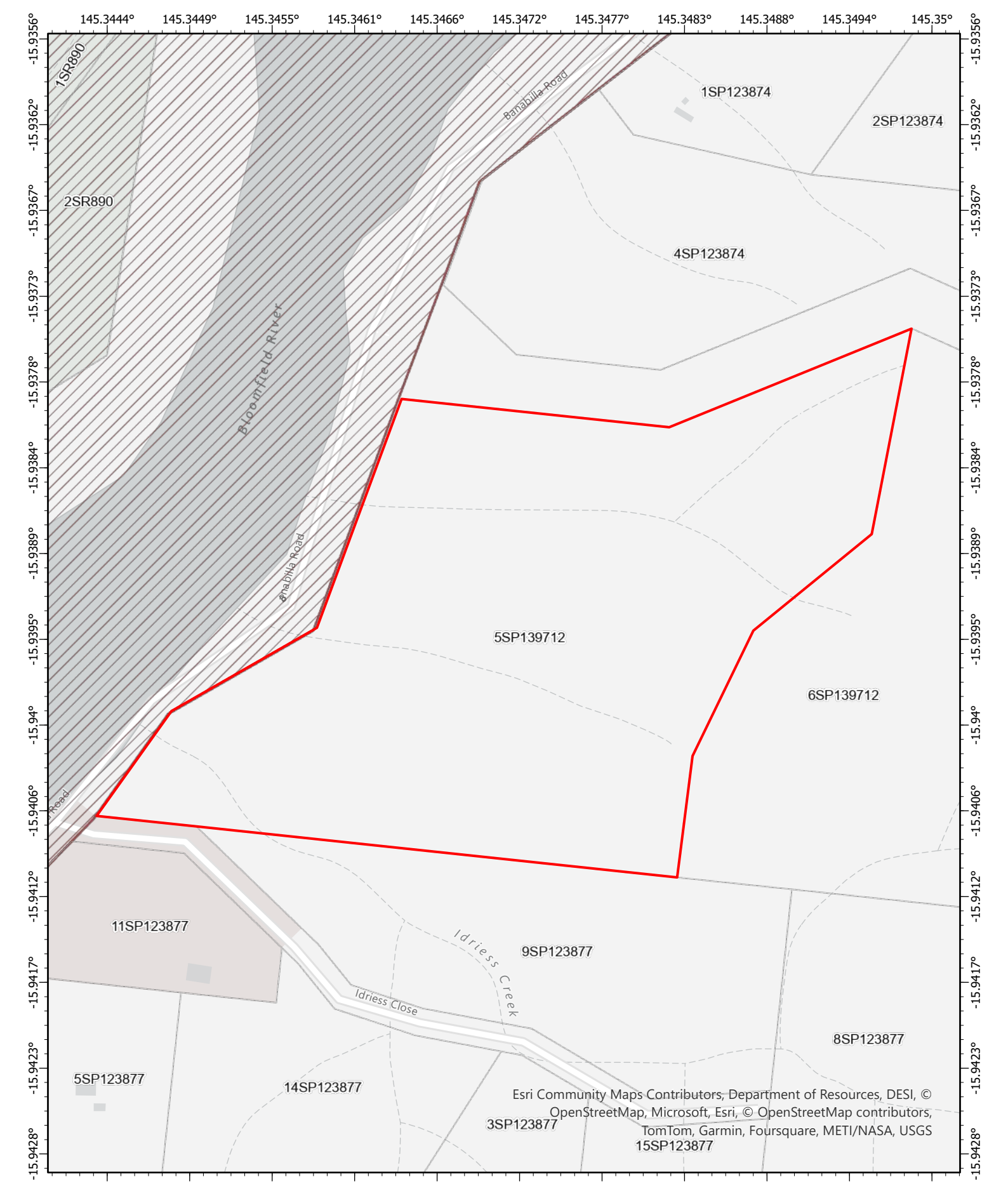
Matters of Interest for all selected Lot Plans

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 5SP139712 (Area: 120000 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Regulated vegetation management map (Category A and B extract)



Coastal management district

Date: 13/02/2025

N

Scale: 1:3,600

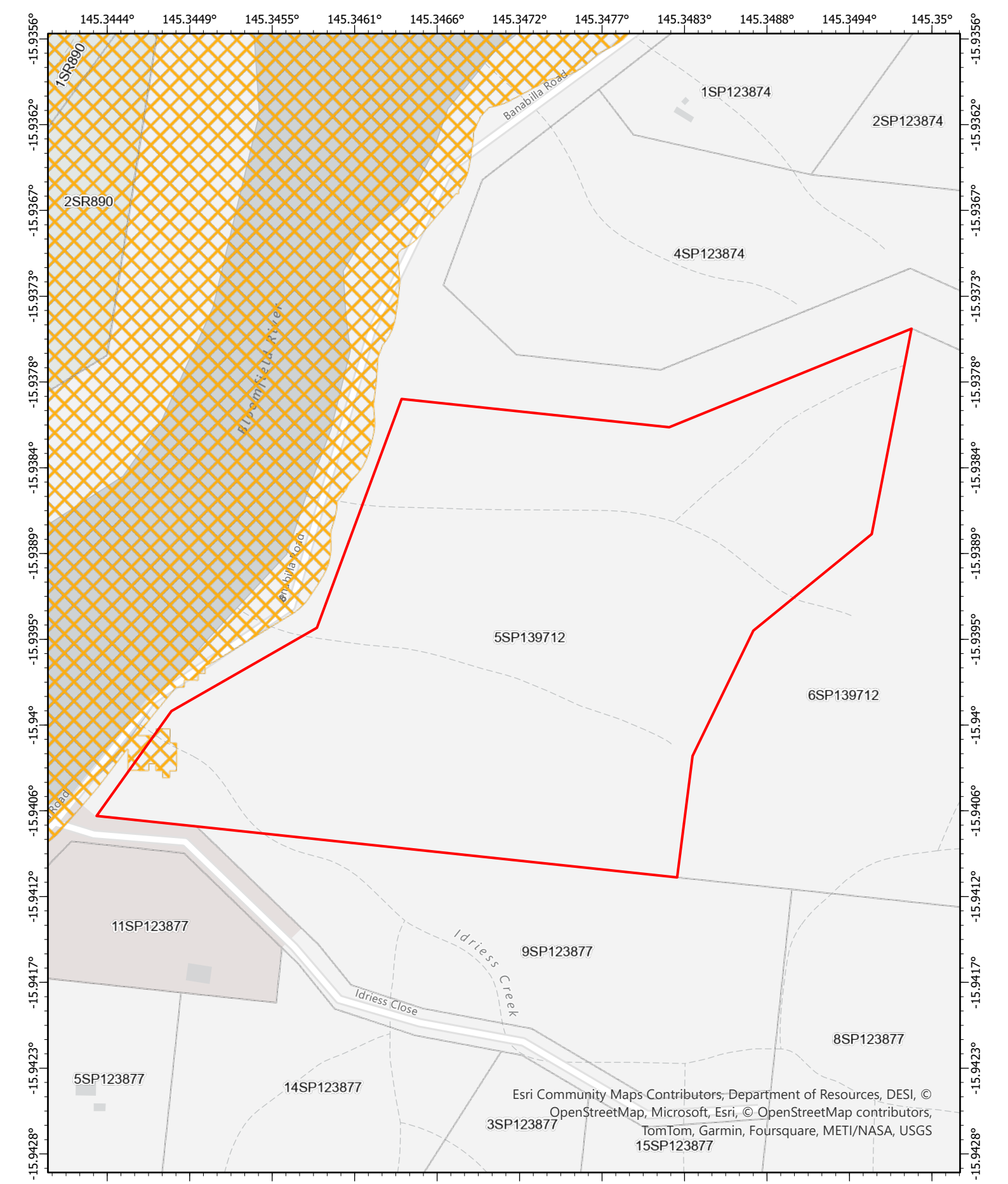
0 30 60 90 120

Metres

Queensland Government

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



Coastal area - erosion prone area

Date: 13/02/2025

N

Scale: 1:3,600

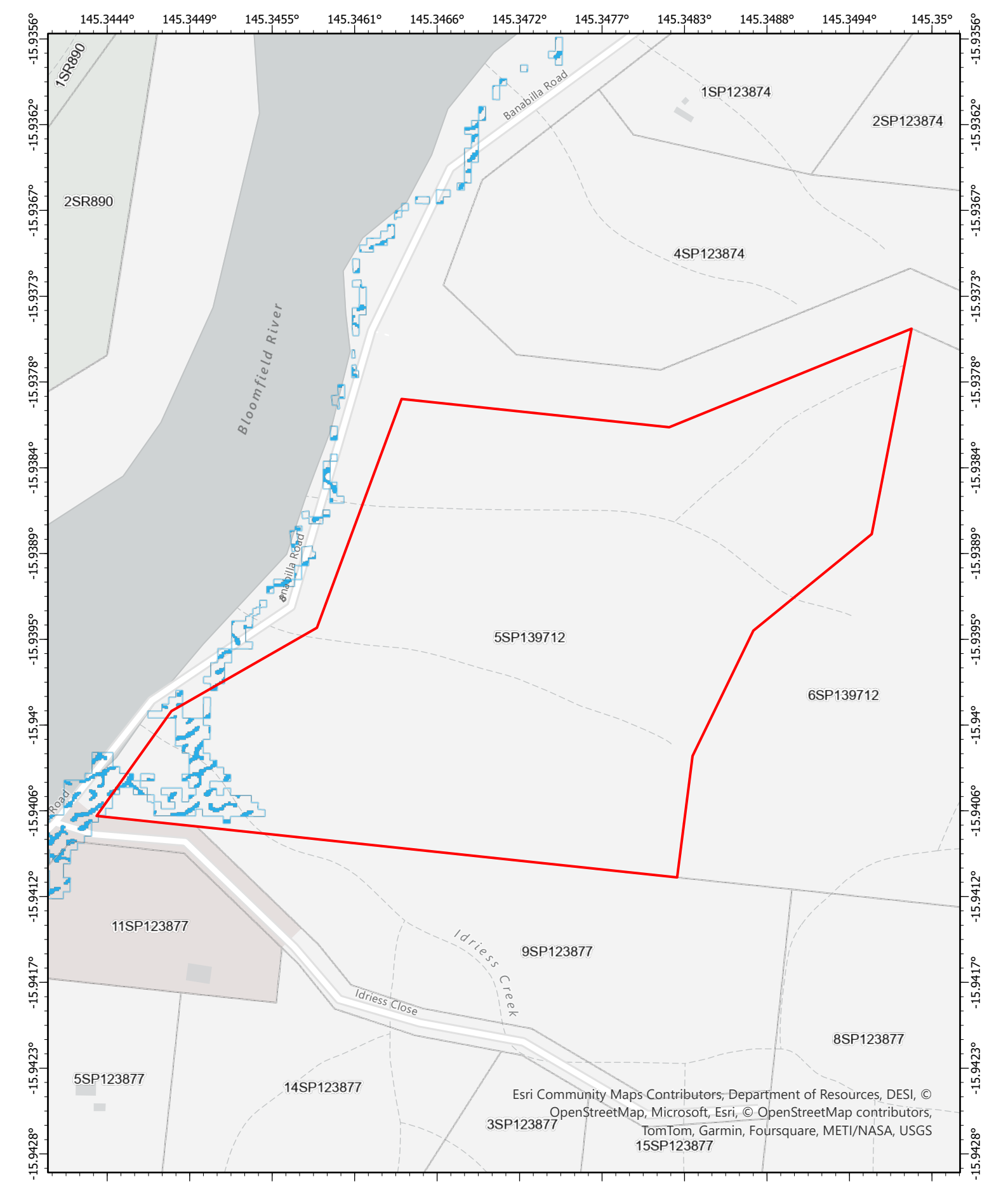
0 30 60 90 120

Metres

Queensland Government

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



Coastal area - medium storm tide inundation area

Date: 13/02/2025

N

Scale: 1:3,600

0 30 60 90 120

Metres

Queensland Government

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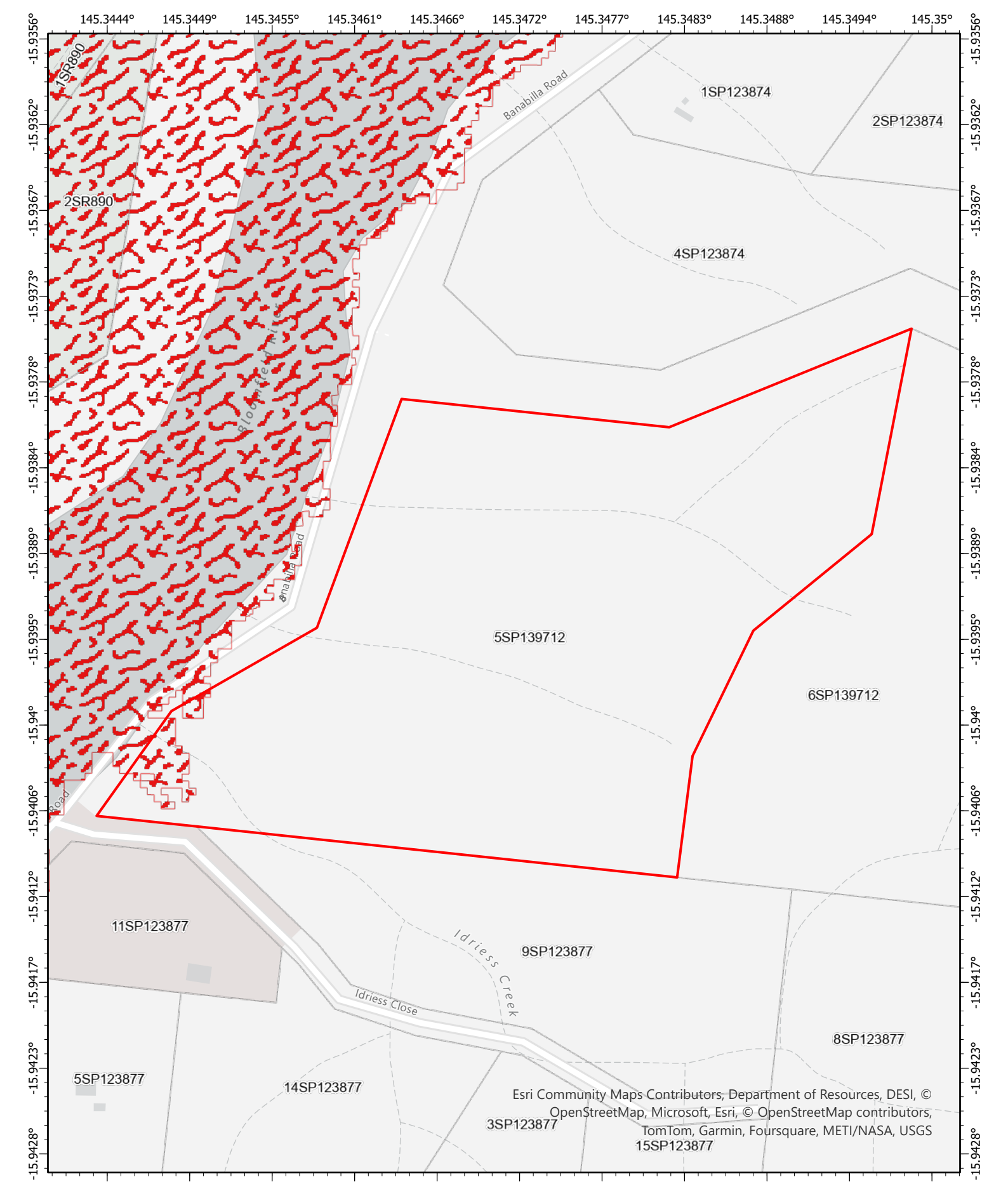
Queensland Government



Coastal area - high storm tide inundation area

Date: 13/02/2025

N

Scale: 1:3,600

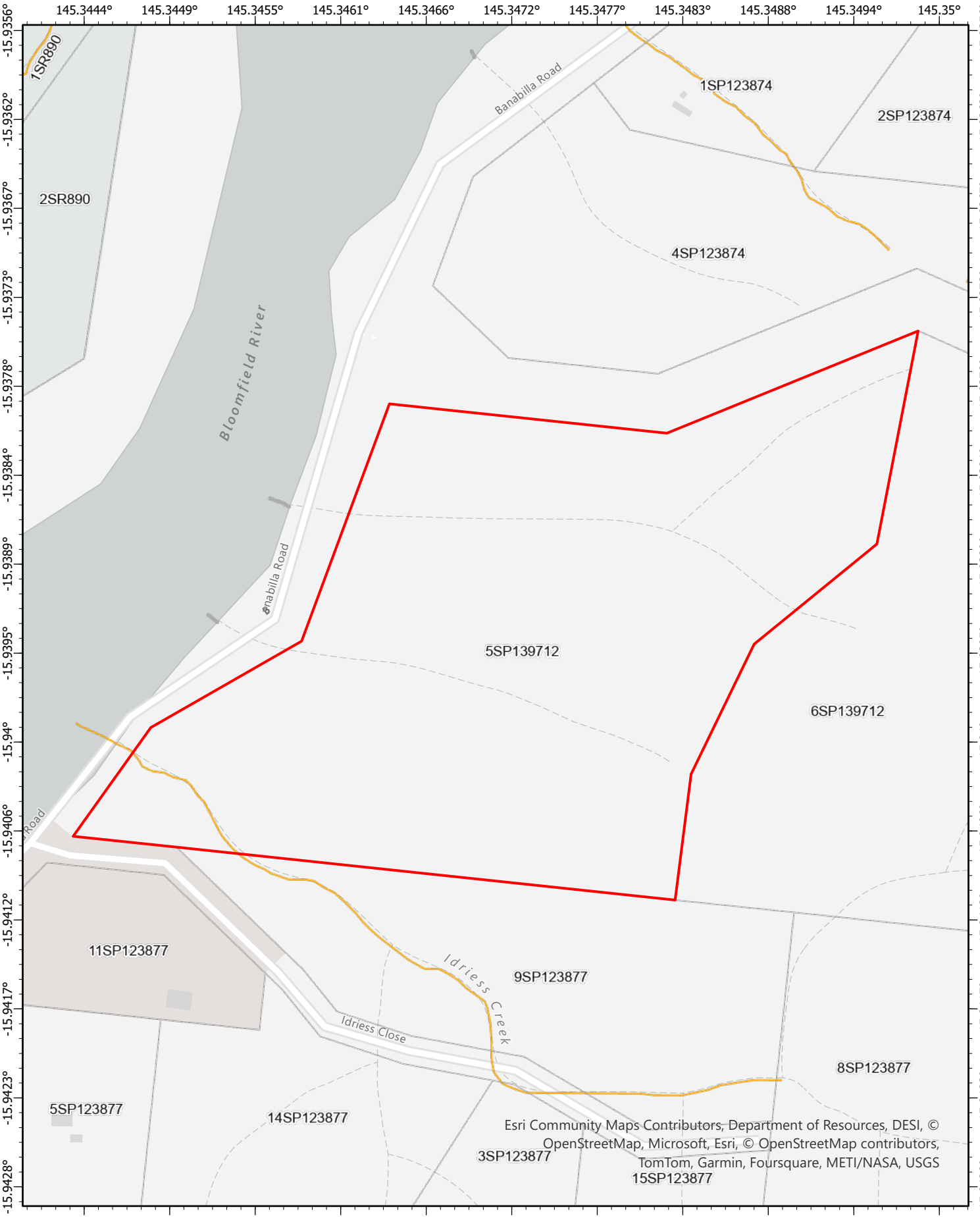
0 30 60 90 120

Metres

Queensland Government

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



Queensland waterways for waterway barrier works

Risk of impact

- Moderate
- Major (tidal)

Date: 13/02/2025

N

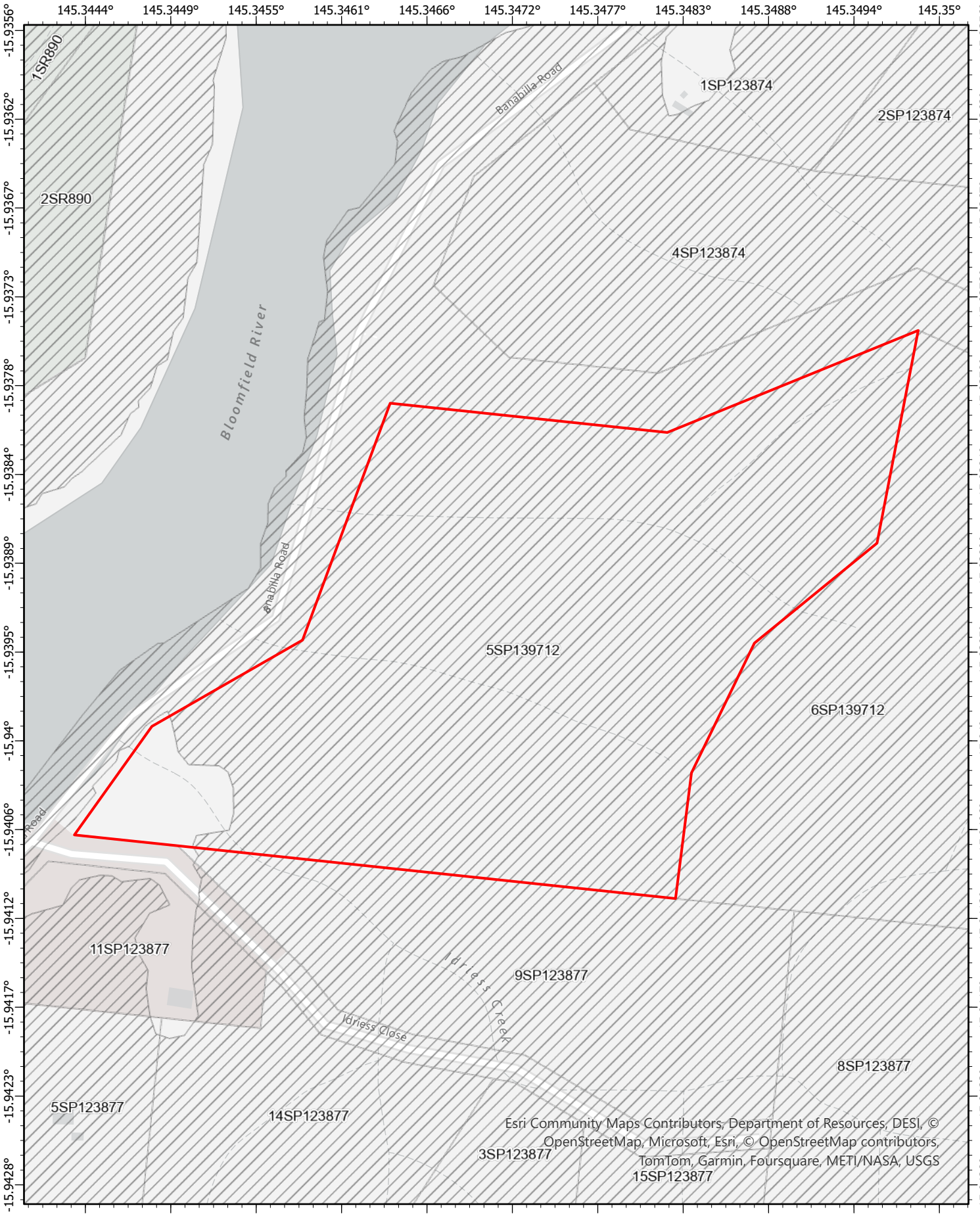
Scale: 1:3,600

0 30 60 90 120

Metres

Queensland Government

Queensland Government



Regulated vegetation management map (Category A and B extract)

Category B on the regulated vegetation management map

Date: 13/02/2025

N

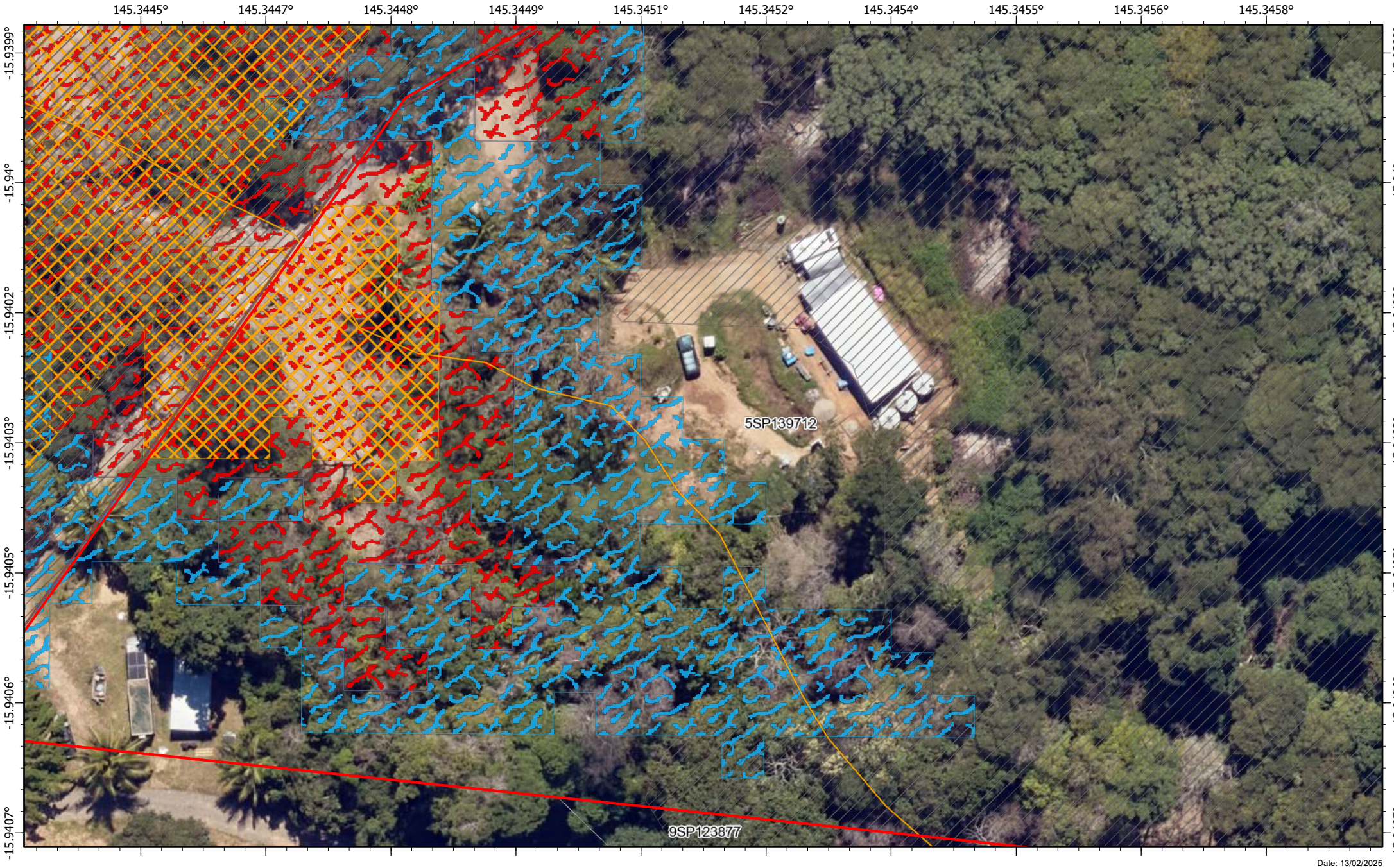
Scale: 1:3,600

0 30 60 90 120

Metres

Queensland Government

Queensland Government



Date: 13/02/2025

DA Mapping System - Export Map

N

Scale: 1:600

0 8 16 24 32

Metres

Queensland Government

Queensland Government

Cadastre

Queensland waterways for waterway barrier works

Risk of impact

Moderate

Regulated vegetation management map (Category A and B extract)

Category B on the regulated vegetation management map

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

Date: 13/02/2025

DA Mapping System - Export Map

Queensland Government

Queensland Government

Attachment 3

Douglas Shire Council Property Report

Applicant: Raphaele Christin, 182 Banabilla Rd, DEGARRA, Lot 5 SP 139712

Search for a Property

Your report will download shortly

Address 182 Banabilla Road DEGARRA

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 or 1800 026 318 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
182 Banabilla Road DEGARRA

Lot Plan
5SP139712 (Lands Lease - 120000m^2)

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.

Your report will download shortly

Zoning

Applicable Zones

Environmental Management

Rural

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
- View Section 6.2.10 Rural Zone Code
- View Section 6.2.10 Rural Zone Compliance table
- View Section 6.2.10 Rural Zone Assessment table

Local Plans

Applicable Precinct or Area

Return to Country

Precinct 5

More Information

- View Section 7.2.5 Return to Country Local Plan Code
- View Section 7.2.5 Return to Country Local Plan Compliance table

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

Bushfire Hazard

Applicable Precinct or Area

Potential Impact Buffer

Very High Potential Bushfire Intensity

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

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

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

Hillslopes

Applicable Precinct or Area

Area Affected by Hillslopes

More Information

- View Section 8.2.5 Hillslopes Overlay Code
- View Section 8.2.5 Hillslopes Overlay Compliance 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.

Your report will download shortly

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

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

Transport Road Hierarcy

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

Zoning

Applicable Zones

Environmental Management

Rural

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
- View Section 6.2.10 Rural Zone Code
- View Section 6.2.10 Rural Zone Compliance table
- View Section 6.2.10 Rural Zone Assessment table

Selected Property

Property

Your report will download shortly

Zoning

- Centre
- Conservation
- Industry
- Low-medium Density Residential
- Recreation and Open Space
- Rural Residential
- Tourism
- Community Facilities
- Environmental Management
- Low Density Residential
- Medium Density Residential
- Rural
- Special Purpose
- Tourist Accommodation

Local Plans

Applicable Precinct or Area

Return to Country

Precinct 5

More Information

- View Section 7.2.5 Return to Country Local Plan Code
- View Section 7.2.5 Return to Country Local Plan Compliance table

Selected Property

Property

Transport Investigation Corridor

Transport Investigation Corridors

Major Road Connections

Major Road Connections

Major Road Connections (No Arrow)

Major Road Connections

Daintree River to Bloomfield

Daintree River to Bloomfield

Creb Track and Quaid Road

Creb Track

60 metre contour

60 metre contour

Local Plan Boundary

Local Plan Boundary

Local Plan Sub Precincts

- 1a Town Centre
- 1b Waterfront North
- 1c Waterfront South
- 1d Limited Development
- 1e Community and Recreation

1f Flagstaff Hill

Your report will download shortly

Local Plan Precincts

Not Part of a Precinct
Precinct 1
Precinct 2
Precinct 3
Precinct 4
Precinct 5
Precinct 6
Precinct 7
Precinct 8
Precinct 9

Live Entertainment Precinct

Live Entertainment Precinct

Indicative Future Open Space

Indicative Future Open Space

Road Reserve Esplanade

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

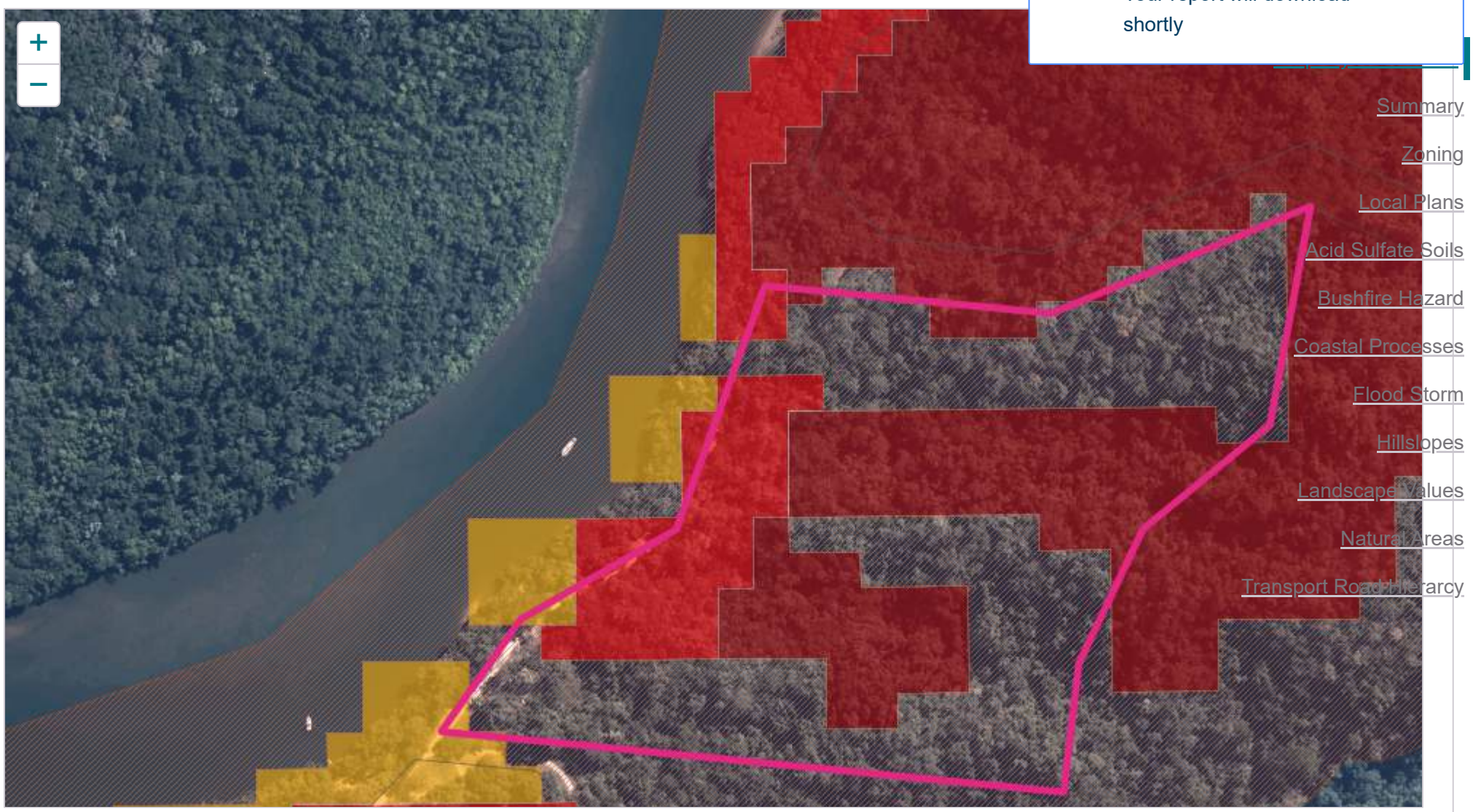
Acid Sulfate Soils (< 5m AHD)
Acid Sulfate Soils (5-20m AHD)
all others

Bushfire Hazard

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



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

Your report will download shortly

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

Your report will download shortly

Hillslopes

Applicable Precinct or Area

Area Affected by Hillslopes

More Information

- View Section 8.2.5 Hillslopes Overlay Code
- View Section 8.2.5 Hillslopes Overlay Compliance table

Selected Property

Property

Area Affected by Hillslopes

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

Your report will download shortly

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

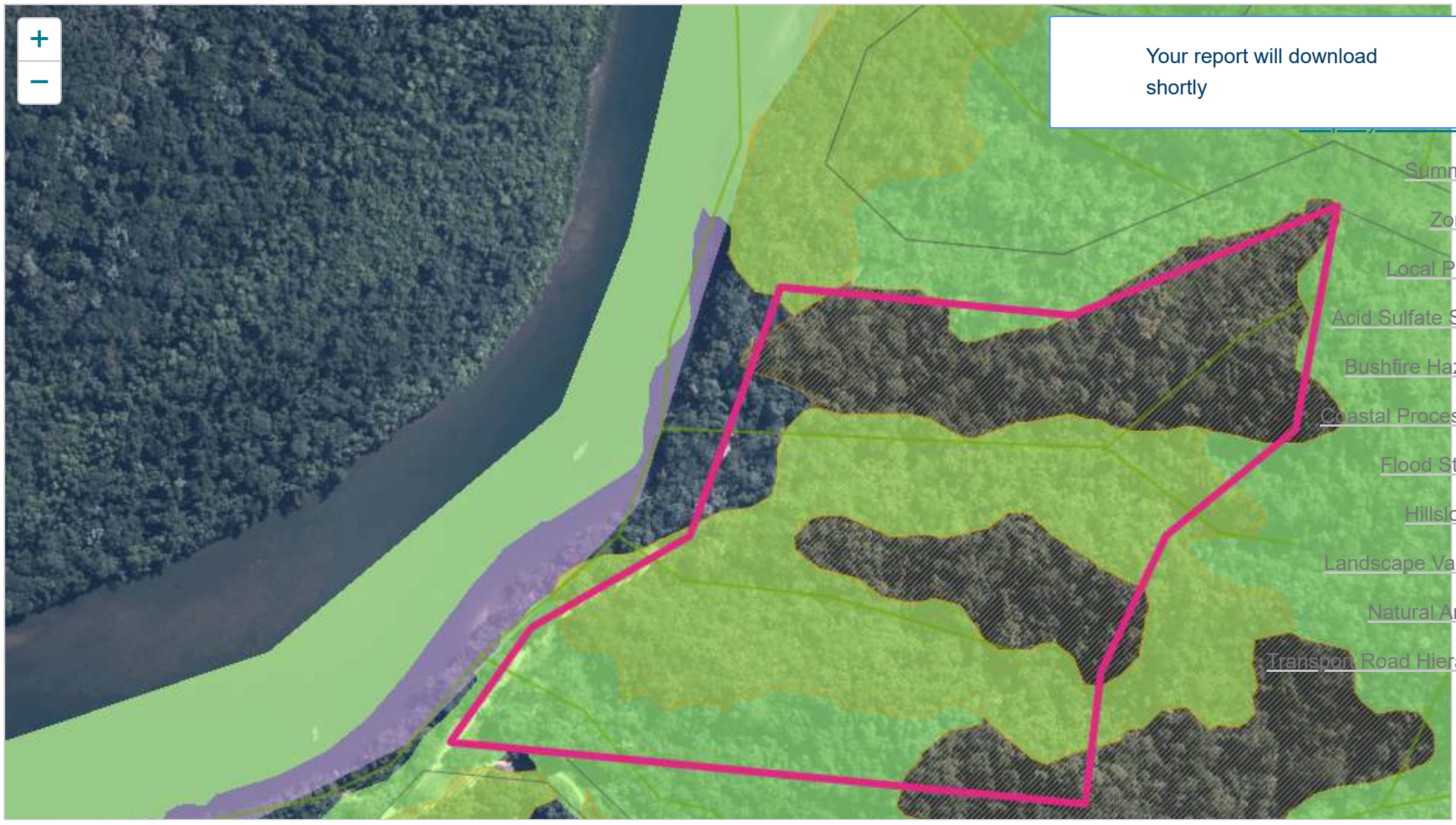
Natural Areas

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 Hierarcy

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

Your report will download shortly

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.

RURAL ZONE MAPPING with Proposed dwelling location

DOUGLAS SHIRE COUNCIL

Road Network

Roads

- DSC
- Private
- State
- To be defined
- WWRC

Watercourses

Major Watercourse

- 8
- 7
- 6
- 5
- 4
- 3

Minor Watercourse

- 2
- 1

Property Boundary (Current)

- Property

Zoning

Zoning

- Centre
- Community Facilities
- Conservation
- Environmental Management
- Industry
- Low Density Residential
- Low-medium Density Resider
- Medium Density Residential
- Recreation and Open Space
- Rural

N

20 m

13-Feb-2025

Scale = 1:1000

HILLSLOPES OVERLAY MAPPING Proposed dwelling location

DOUGLAS SHIRE COUNCIL

Road Network

Roads

- DSC
- Private
- State
- To be defined
- WWRC

Watercourses

Major Watercourse

- 8
- 7
- 6
- 5
- 4
- 3

Minor Watercourse

- 2
- 1

Property Boundary (Current)

- Property

Hillslopes

- Area_Affected_by_Hillslopes

N

20 m

13-Feb-2025

Scale = 1:1000

ACID SULFATE SOILS MAPPING Proposed dwelling location

DOUGLAS SHIRE COUNCIL

Road Network

Roads

- DSC
- Private
- State
- To be defined
- WWRC

Watercourses

Major Watercourse

- 8
- 7
- 6
- 5
- 4
- 3

Minor Watercourse

- 2
- 1

Property Boundary (Current)

- Property

Acid Sulfate Soils

Acid_Sulfate_Soils

- Acid Sulfate Soils (5-20m AH
- Acid Sulfate Soils (< 5m AHI

N

20 m

13-Feb-2025

Scale = 1:1000

BUSHFIRE HAZARD OVERLAY MAPPING Proposed dwelling location

DOUGLAS SHIRE COUNCIL

Road Network
Roads
- DSC
- Private
- State
- To be defined
- WWRC

Watercourses
Major Watercourse
- 8
- 7
- 6
- 5
- 4
- 3

Minor Watercourse
- 2
- 1

Property Boundary (Current)
- Property

Bushfire Hazard
Bushfire_Hazard
- High Potential Bushfire Intens
- Medium Potential Bushfire In
- Potential Impact Buffer
- Very High Potential Bushfire I ty

N

20 m

13-Feb-2025

Scale = 1:1000

COASTAL PROCESSES OVERLAY MAPPING Proposed dwelling location

DOUGLAS SHIRE COUNCIL

Road Network
Roads
- DSC
- Private
- State
- To be defined
- WWRC

Watercourses
Major Watercourse
- 8
- 7
- 6
- 5
- 4
- 3

Minor Watercourse
- 2
- 1

Property Boundary (Current)
- Property

Coastal Processes
- Coastal_Management_District
- Erosion_Prone_Area

N

20 m

13-Feb-2025

Scale = 1:1000

NATURAL AREAS OVERLAY MAPPING Proposed dwelling location

DOUGLAS SHIRE COUNCIL

Road Network

Roads

- DSC
- Private
- State
- To be defined
- WWRC

Watercourses

Major Watercourse

- 8
- 7
- 6
- 5
- 4
- 3

Minor Watercourse

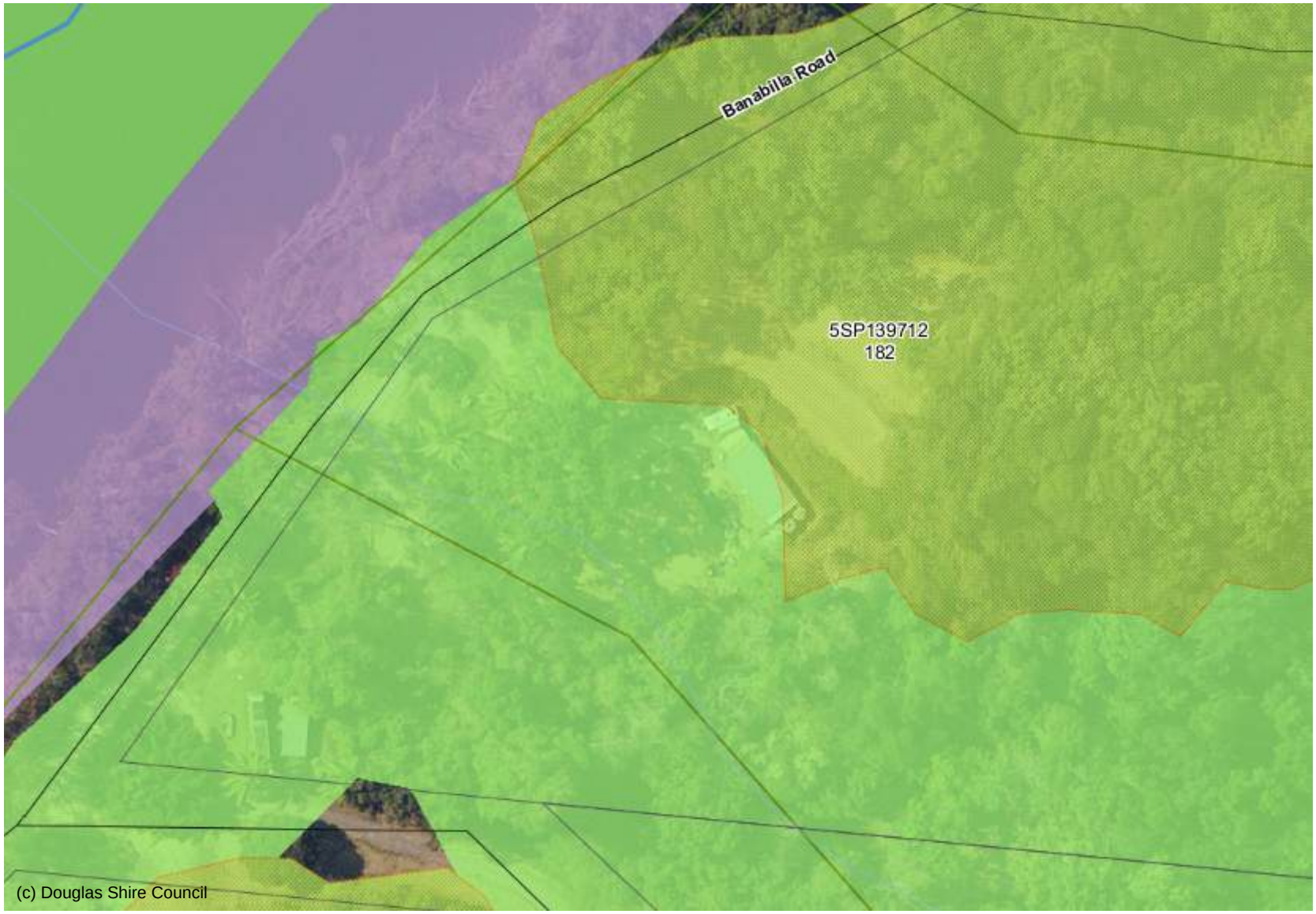
- 2
- 1

Property Boundary (Current)

- Property

Natural Areas

- MSES___Regulated_Vegetation__I
- MSES___High_Ecological_Value_W
- MSES___Wildlife_Habitat
- MSES___High_Ecological_Va_2
- MSES - High Ecological Significance
- MSES___Regulated_Vegetation
- MSES___Protected_Area
- MSES___Marine_Park
- MSES___Legally_Secured_Offset



N

20 m

13-Feb-2025

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Attachment 4

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

Applicant: Raphaele Christin, 182 Banabilla Rd, DEGARRA, Lot 5 SP 139712

Table 5.6.j – Rural zone

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria: Whole of the Douglas Shire Planning Scheme	Rural 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 *	Animal keeping code	Caretaker's accommodation code	Community residence code	Dwelling house code	Home based business code	Forestry for wood production code	Rural activities code	Telecommunications facility 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
Material change of use																																			
Animal keeping	C		a		a	a	a		a	a	a	a	a		a	a	a	a	a								a		a	a	a	a			a
Caretaker's accommodation	S		a		a	a	a		a	a	a	a	a			a	a			a							a			a					a
Community residence	S		a		a	a	a		a	a	a	a	a			a	a				a						a			a					a
Dwelling house	S		a		a	a	a		a	a	a	a	a		a		a	a				a					a			a					
IF within the Places of Significance overlay and involving building work except for internal work that does not affect the significance of the place	C		a		a	a	a		a	a	a	a	a		a	a	a	a				a					a			a					a
Environment facility	C		a		a	a	a		a	a	a	a	a		a	a	a	a									a		a	a	a	a			a
IF less than 50m² of enclosed GFA	S		a		a	a	a		a		a	a	a		a	a	a										a			a	a	a			a
Home based business	S		a																				a				a								
Park	E																																		
Major electricity infrastructure	C		a		a	a	a		a	a	a	a	a	a	a	a	a	a									a		a	a	a	a			a
Rural activities &	S		a		a	a	a		a	a	a	a	a		a	a	a	a						a			a		a	a	a	a			a
IF Cropping for forestry for wood production	C		a		a	a	a		a	a	a	a	a	a	a	a	a	a					a				a		a	a	a				a
IF for Intensive horticulture	C		a		a	a	a		a	a	a	a	a	a	a	a	a	a						a			a		a	a	a				a
Substation	C		a		a	a	a		a	a	a	a	a	a	a	a	a	a									a		a	a	a	a			a
Telecommunications facility	C		a		a	a	a		a	a	a	a	a	a	a	a	a	a								a	a		a	a	a	a			a
Utility installation	C		a		a	a	a		a	a	a	a	a	a	a	a	a	a									a		a	a	a	a			a
All other land uses not identified as inconsistent uses o	I	a																																	
All other land uses identified as inconsistent uses o	IIU	a																																	
Undefined uses	I	a																																	

REVIEW OF APPLICABLE CODES

Column 4 Notes

^ 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)

o Inconsistent uses are identified in the relevant zone code and within the Local plan code for Port Douglas / Craiglie local plan code.

& Rural activities consist of the following land uses:
- Animal husbandry
- Cropping
- Function facility small scale
- Roadside stall
- Rural industry
- Tourist attraction (small scale)
- Tourist park (small scale)
- Wholesale nursery

Note: A farm machinery shed is considered to be a Rural activity

** Operational works on a State-controlled road require approval under the *Transport Infrastructure Act 1994* from the Department of Transport and Main Roads.

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

Table 5.6.j – Rural zone (continued)

Column 1 Development	Column 2 Level of Assessment	Column 3 Assessment Criteria: Whole of the Douglas Shire Planning Scheme	Rural 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 *	Animal keeping code	Caretaker's accommodation code	Community residence code	Dwelling house code	Home based business code	Forestry for wood production works code	Rural activities code	Telecommunications facility 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
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	a		a
Operational work																																			
Operational work **	**C**		a		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 part advertising device	**IIU**	a																																	
If for Filling and excavation less than 50m^3 or less	**S**		a						a		a	a	a		a		a												a	a					
IF for Filling and excavation greater than 50m^3	**C**		a		a	a	a		a		a	a	a		a	a	a												a	a					
IF for Vegetation Damage	**S**		a												a																				a
IF for works on a local government road	**C**		a		a	a	a																						a		a				
Building work																																			
Building work	**S**		a		a	a	a			a	a	a	a				a																		
IF within the Places of significance overlay and where affecting the significance of the place	**C**		a		a	a	a			a	a	a	a			a	a																		
IF for demolition or removal within the Places of significance overlay	**I**	a																																	

Column 4 Notes
^ 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.

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

REVIEW OF APPLICABLE CODES

6.2.10 Rural zone code

6.2.10.1 Application

(1) This code applies to assessing development in the Rural zone.

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

6.2.10.2 Purpose

(1) The purpose of the Rural zone code is to provide for:

(a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;

(b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;

(c) protect or manage significant natural resources and processes to maintain the capacity for primary production.

(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 3.5.5 – Scenic amenity.

(ii) Theme 3 : Natural resource management, Element 3.6.2 – Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries, Element 3.6.4 – Resource extraction.

(iii) Theme 5 Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.4 – Primary production.

(iv) Theme 6 : Infrastructure and transport, Element 3.9.4 – Transport.

(b) recognise the primacy of rural production, in particular sugar cultivation, and other farming practices in rural areas;

(c) provide protection to areas of ecological significance and scenic amenity significance where present.

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

(a) Areas for use for primary production are conserved and fragmentation is avoided.

(b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.

(c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.

(d) Areas of remnant and riparian vegetation are retained or rehabilitated.

Criteria for assessment

Table 6.2.10.3.a – Rural zone code assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	**AO1.1** Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height. **AO1.2** Rural farm sheds and other rural structures are not more than 10 metres in height.	**Complies with AO1.1** Proposed dwelling is not more than 8.5m in height, including roof height. **Complies with AO1.2** Domestic outbuilding (shed) is less than 10m in height.
Setbacks		
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	**AO2** Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.	**Complies with AO2** Proposed dwelling is more than 40 metres from any road and side property boundaries.
PO3 Buildings/structures are designed to maintain the rural character of the area.	**AO3** White and shining metallic finishes are avoided on external surfaces of buildings.	**Complies with AO3** Proposed dwelling and domestic outbuilding design avoids white and shining metallic finishes on external (street facing) surfaces of buildings and is in keeping with the rural character of the area, refer to *Attachment 7*

Performance outcomes	Acceptable outcomes	Applicant response
		Proposed Multi-Structure Class 1a Dwelling and domestic outbuilding layout, elevations and pre-approved Colorbond range
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	**AO4** Uses identified in Table 6.2.10.3.b are not established in the Rural zone.	**Complies with AO4** Proposed dwelling use is consistent with the Rural zone.
Performance outcomes	**Acceptable outcomes**	**Applicant response**
PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	**AO5** No acceptable outcomes are prescribed.	**Complies with AO5** Proposed dwelling use is consistent with the Rural zone.
PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	**AO6** No acceptable outcomes are prescribed.	**Complies with AO6** Proposed development is on an existing cleared house pad, with existing cleared property and driveway access, on-site car parking and manoeuvring so no further native vegetation clearing is proposed. Existing native vegetation in or adjacent to areas of environmental value,

Performance outcomes	Acceptable outcomes	Applicant response
		such a the waterway corridor and remaining lot will be protected.
PO7 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.	**AO7** No acceptable outcomes are prescribed.	**Not applicable** The proposal does not include reconfiguring of a lot.

Table 6.2.10.3.b - Inconsistent uses within the Rural zone.

Inconsistent uses		
• Adult store • Bar • Brothel • Car wash • Child care centre • Club • Community care centre • Community residence • Detention facility, • Dual occupancy • Dwelling unit • Food and drink outlet • Hardware and trade supplies • Health care services • High impact industry	• Hotel • Indoor sport and recreation • Low impact industry • Medium impact industry • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Parking station • Permanent plantation • Port services • Relocatable home park • Renewable energy facility, being a wind farm	• Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Sales office • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Warehouse

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

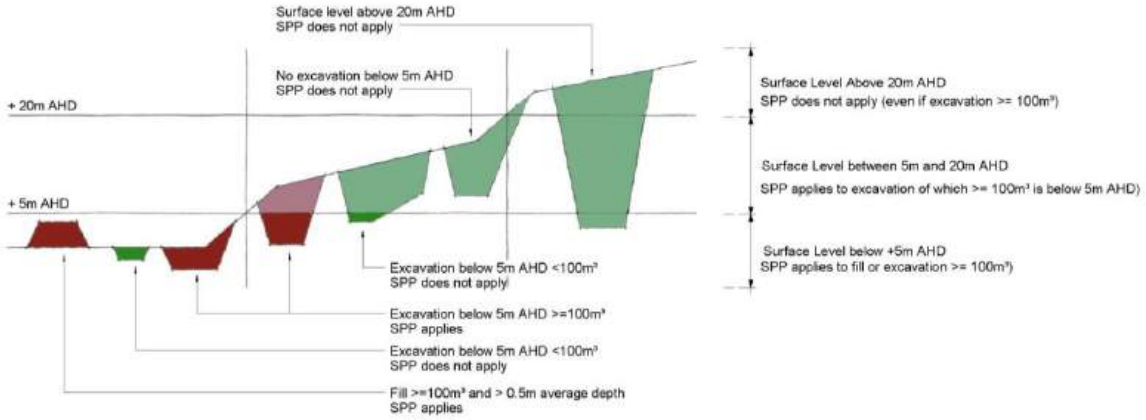
Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		

Performance outcomes	Acceptable outcomes	Applicant response
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 significant excavation or filling is proposed on the site and all soil will remain onsite. Construction of the proposed dwelling involves digging for footings and on-site septic system within the 5-20m AHD area.
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	**Complies with AO2.1** No significant excavation or filling is proposed on the site and all soil will remain onsite. Construction of the proposed dwelling involves digging for footings and on-site septic system within the 5-20m AHD area.

Performance outcomes	Acceptable outcomes	Applicant response
	acid sulfate soils management plan and avoids the release of metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.	
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	**AO3** No acceptable outcomes are prescribed.	**Not applicable** No significant excavation or filling is proposed on the site and all soil will remain onsite. Construction of the proposed dwelling involves digging for footings and on-site septic system within the 5-20m AHD area.

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		
PO1 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** The proposed dwelling use is not a vulnerable use.
PO2 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.
PO3	**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.

Performance outcomes	Acceptable outcomes	Applicant response
Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.		
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 *Sustainable Planning Regulations 2009*. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m^2 and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m2 or less. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009. **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/m^2 at any point.	**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: (a) achieves radiant heat flux level of 29kW/m^2 at all boundaries; 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.	**Not applicable** Proposed dwelling does not involve reconfiguration of lots.
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	**AO5.1** Lot boundaries are separated from hazardous vegetation by a public road which:	**Not applicable** Proposed dwelling does not involve reconfiguration of lots.

Performance outcomes	Acceptable outcomes	Applicant response
the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles. The access is available for both fire fighting and maintenance/defensive works.	(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. **AO5.2** Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity. 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.	
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.	**AO6** Lot boundaries 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	**Not applicable** Proposed dwelling does not involve reconfiguration of lots.

Performance outcomes	Acceptable outcomes	Applicant response
The access is available for both fire fighting and maintenance/hazard reduction works.	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.	
PO7 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot	**AO7** Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:	**Not applicable** Proposed dwelling does not involve reconfiguration of lots.

Performance outcomes	Acceptable outcomes	Applicant response
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.	(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; (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.	
PO8	**AO8**	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	The lot layout: (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. 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	Proposed dwelling does not involve reconfiguration of lots.
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 Bushfire Assessment (Method 2) has been completed by a suitably qualified professional and identifies a BAL of 12.5 to inform final building design Building Works Approval and bushfire mitigation strategies. Refer to *Attachment 8 Fire Management Plan.*
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;	**Complies with PO11** A Bushfire Assessment (Method 2) has been completed by a suitably qualified professional and identifies a BAL of 12.5 to inform bushfire mitigation strategies. A pedestrian fire trail around the building envelope will be provided in line with the Fire Management Plan recommendations. Refer to *Attachment 8 Fire Management Plan.*

Performance outcomes	Acceptable outcomes	Applicant response
	(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 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.	
All development		
PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	**AO12** Private driveways: (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%;	**Complies with AO12** The proposed dwelling has direct frontage to Banabilla Rd for firefighting purposes and will utilise an existing cleared property access and driveway to service the proposed single dwelling. The driveway gradient is short and

Performance outcomes	Acceptable outcomes	Applicant response
	(c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings.	minimal and of sufficient width, vertical clearance and turning areas and will not serve more than 1 dwelling.
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: (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: (i) 10,000l for residential buildings 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. (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;	**Complies with PO13** The proposed dwelling will utilise existing water tanks on-site to assist with recovery and rebuild efforts post ex TC Jasper. Additional water tank can be considered for fire-fighting purposes.

Performance outcomes	Acceptable outcomes	Applicant response
	(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.	
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 will not exacerbate a bushfire event by increasing loads within separation areas and will be informed by the Fire Management Report prepared by a suitably qualified professional. Refer to *Attachment 8 Fire Management Plan.*

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** A Bushfire Assessment (Method 2) has been completed by a suitably qualified professional and identifies a BAL of 12.5 to inform bushfire risk mitigation treatments, which will not adversely impact the natural environment or landscape character of the locality. Refer to *Attachment 8 Fire Management Plan.*

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.

8.2.5 Hillslopes overlay code

8.2.5.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Hillslopes 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 Hillslopes overlay is identified on the Hillslopes overlay map in Schedule 2 and includes the following sub-categories:

(a) Hillslopes constraint sub-category.

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

8.2.5.2 Purpose

(1) The purpose of the Hillslopes 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 3.5.5 Scenic amenity.

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

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

(a) development on hillslopes is safe, serviceable and accessible;

(b) the ecological values, landscape character and visual quality of the hillslopes are protected from development so as to retain the scenic backdrop to the region;

(c) Development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;

(d) Development responds to the constraints of the site including gradient and slope stability;

(e) Works do not involve complex engineering solutions.

Criteria for assessment

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable development		
PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	**AO1.1** Development is located on parts of the site that are not within the Hillslopes constraint sub-category as shown on the Hillslopes overlay Maps contained in schedule 2.	**Complies with PO1** The proposed dwelling is only partially located within the Hillslopes overlay mapping. The landscape character and visual amenity quality of hillslopes areas will be retained to protect the scenic backdrop to the region. The proposed development is screened by an existing native vegetation buffer to Banabilla Rd and the design of the proposed dwelling features timber, natural non-reflective colours and tones on street facing exteriors suited to the Rural character of the area.
For assessable development		
PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	**AO2.1** Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or **AO2.2** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site. **AO2.3**	**Complies with AO2.1** The proposed dwelling is on a flat house pad. **Complies with AO2.3**

Performance outcomes	Acceptable outcomes	Applicant response
	Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction.	The proposed dwelling uses an existing natural gravel driveway that will be improved in future to prevent erosion and to minimise the visual impact of the driveway with landscaping.
	AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that: (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance.	**Complies with AO2.1** The proposed dwelling and improvement of existing driveway does not involve any additional clearing or disturbance to vegetation.
	AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).	**Not applicable** The proposed dwelling is on a flat house pad.
	AO2.6 Development does not alter the sky line.	**Complies with AO2.6** The proposed dwelling does not alter the sky line.
	AO2.7 Buildings and structures:	**Complies with AO2.7** The proposed dwelling will utilise a pre-approved available colour scheme for

Performance outcomes	Acceptable outcomes	Applicant response
	(a) are finished predominantly in the following exterior colours or surfaces: (b) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (c) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (d) are not finished in the following exterior colours or surfaces: (e) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (f) reflective surfaces. **AO2.8** Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features **AO2.9** Areas between the first floor (including outdoor deck areas) and ground level are screened from view. **AO2.10** Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: (a) with a gradient of 1 in 6 (16.6%) or more;	Colorbond steel in consultation with Council, a hardwood stained timber and iron finish and no reflective bright colours, refer to *Attachment 7 Proposed Multi-Structure Class 1a Dwelling and domestic outbuilding layout, elevations and pre-approved Colorbond range.* **Complies with AO2.8** The proposed dwelling will utilise a suitable colour scheme for Colorbond steel, stained timber material selection and no reflective bright colours. See *Attachment 7 Proposed Multi-Structure Class 1a Dwelling and domestic outbuilding layout, elevations and pre-approved Colorbond range.* **Not applicable** The proposed dwelling is single storey. **Not applicable** The proposed dwelling does not feature recreational or ornamental features such as tennis courts, ponds or swimming pools.

Performance outcomes	Acceptable outcomes	Applicant response
	(b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks	
PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions.	**AO3** Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot.	**Not applicable** The proposed dwelling does not involve any excavation or fill.

Performance outcomes	Acceptable outcomes	Applicant response
Lot reconfiguration		
PO4 For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.	**AO4.1** The frontage and depth of all lots is of sufficient width to: (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%);	**Not applicable** The proposal does not involve a reconfiguring of a lot.

Performance outcomes	Acceptable outcomes	Applicant response
	(b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve. **AO4.2** Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code. **AO4.3** Development does not alter ridgelines. **AO4.4** Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	

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		
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. Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	**AO1.1** Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses, **AO1.2** Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.	**Complies with PO1** Proposed development is located and designed to provide suitable amenity, ensure the safety of all persons outside the Q100 flood mapping area as determined by a suitably qualified professional in the Degarra Flood Study and minimise disruption to residents, recovery time and rebuilding and restoration costs after inundation events.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.3 New buildings are: (a) not located within the overlay area;	**Complies with AO1.3** Proposed dwelling is not located within the Q100 flood mapping area as determined by a suitably qualified professional in the Degarra

Performance outcomes	Acceptable outcomes	Applicant response
	(b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. **AO1.4** In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.	Flood Study. Proposed dwelling on the highest part of the site that provides clear and direct pedestrian and vehicle evacuation routes off the site onto Banabilla Rd. The proposed building avoids significant recovery and rebuild costs associated with rebuilding on much higher and steeper terrain, whilst achieving clearance from the Q100 flood mapped event. **Complies with PO1** Proposed dwelling is located 20m from the nearest waterway and more than 50m from the Bloomfield River. Refer *Attachment 6 Council Approved Wastewater Design & Permit.*
For assessable development		
PO2 The development is compatible with the level of risk associated with the natural hazard.	**AO2** The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	**Not applicable** Proposed dwelling is not a retirement facility, community care facility or child care centre.
PO3 Development siting and layout responds to flooding potential and maintains personal safety	For Material change of use **AO3.1** New buildings are: (a) not located within the overlay area;	**Complies with AO3.1** Proposed dwelling 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 onto Banabilla Rd.

Performance outcomes	Acceptable outcomes	Applicant response
	(b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. or **AO3.2** The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated. or **AO3.3** Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m^2 gross floor area. Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings. For Reconfiguring a lot **AO3.4** Additional lots: (a) are not located in the hazard overlay area; or	**Not applicable** Proposed dwelling does not involve reconfiguring of a lot.

Performance outcomes	Acceptable outcomes	Applicant response
	(b) are demonstrated to be above the flood level identified for the site. Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots). Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the *Building Act 1975*. **AO3.5** Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path: (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways. **AO3.6** Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves. or **AO3.7** There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.	

Performance outcomes	Acceptable outcomes	Applicant response
	For Material change of use (Residential uses) **AO3.8** The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, non-habitable uses at ground level; Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.	**Complies 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. Vehicle parking is located on open cleared areas of the property with short and direct access to Banabilla Rd for evacuation purposes.
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	For Material change of use (Non-residential uses) **AO4.2** Non residential buildings and structures allow for the flow through of flood waters on the ground floor. Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Note - The relevant building assessment provisions under the *Building Act 1975* apply to all building work within the Hazard Area and need to take into account the flood potential within the area. **AO4.3** Materials are stored on-site: (a) are those that are readily able to be moved in a flood event;	**Not applicable** Proposal is for a residential use.

Performance outcomes	Acceptable outcomes	Applicant response
	(b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Notes - (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	
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. Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	For Operational works **AO5.1** Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds). **AO5.2** Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than $50m^3$; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters;	**Not applicable** Proposal dwelling does not involve operational works.

Performance outcomes	Acceptable outcomes	Applicant response
	or (c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.	

Performance outcomes	Acceptable outcomes	Applicant response
	For Material change of use **AO5.3** Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and (a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.	**Complies with AO5.3** The proposed dwelling is located outside the Q100 flood mapping area as determined by a suitably qualified professional in the Degarra Flood Study, reducing the hydraulic risk of the development.

Performance outcomes	Acceptable outcomes	Applicant response
	For Material change of use and Reconfiguring a lot **AO5.4** In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters. Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.	**Not applicable** The proposed dwelling is located 20m from the nearest waterway and more than 50m from Bloomfield River, but does not include a Reconfiguring of a lot. Refer *Attachment 6 Council Approved Wastewater Design & Permit.*
PO6 Development avoids the release of hazardous materials into floodwaters.	For Material change of use **AO6.1** Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or **AO6.2** If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters. **AO6.3** Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.	**Not applicable** The proposed dwelling does not involve a Material Change of Use for the manufacture and storage of hazardous materials on-site.

Performance outcomes	Acceptable outcomes	Applicant response
	AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters. Note – Refer to *Work Health and Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous materials.	
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	**AO7** Development does not: (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	**Complies with AO7** The proposed development 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.
PO8 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;	**AO8.1** The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and	**Not applicable** Proposed development is not one of the identified uses (community infrastructure).

Performance outcomes	Acceptable outcomes	Applicant response
retains essential site access during a flood event; is able to remain functional even when other infrastructure or services may be compromised in a flood event.	(d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). or **AO8.2** The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the *Child Care Act 2002* is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant	

Performance outcomes	Acceptable outcomes	Applicant response
	The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. and/or **AO8.3** The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c : (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants. **AO8.4** Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site;	

Performance outcomes	Acceptable outcomes	Applicant response
	(b) designed and constructed to exclude floodwater intrusion / infiltration. **AO8.5** Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	

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	• Parks and open space.
5% AEP level	• Car parking facilities (including car parking associated with use of land).
1% AEP level	• All development (where not otherwise requiring an alternative level of minimum immunity).
0.5% AEP level	• 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	• 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.

8.2.3 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 dwelling is not located within the overlay mapping areas, ie. coastal management district and does not involve coastal protection works seaward of the coastal building line.

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO2 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 dwelling is not located within the overlay mapping areas, ie. coastal management district and does not involve coastal protection works seaward of the coastal building line.
For assessable development		
Erosion prone areas		
PO3 Development identifies erosion prone areas (coastal hazards).	**AO3** No acceptable outcomes are prescribed.	**Complies with AO3** Proposed dwelling is sited outside of any identified erosion prone areas.
PO4 Erosion prone areas are free from development to allow for natural coastal processes.	**AO4.1** Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)	**Complies with AO4.1** Proposed dwelling is sited away from any identified erosion prone areas and is in accordance with the development outcomes for the zone to establish 1 dwelling per lot.

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: (a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	**Complies with AO4.2** Proposed dwelling including domestic outbuilding/shed does not increase the number of people occupying the site.
Coastal management districts		
PO5 Natural processes and protective functions of landforms and vegetation are maintained.	**PO5.1** Development within the coastal management district: (a) maintains vegetation on coastal land forms where its removal or damage may: (i) destabilise the area and increase the potential for coastal erosion, or (ii) interrupt the natural sediment trapping processes or dune or land building processes; (b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards; (c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards;	**Not applicable** Proposed dwelling is not located near overlay mapping areas, ie. coastal management district.

Performance outcomes	Acceptable outcomes	Applicant response
	(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.	

Performance outcomes	Acceptable outcomes	Applicant response
	PO5.2 Where development proposes the construction of an erosion control structure: (a) it is demonstrated that it is the only feasible option for protecting permanent structures from coastal erosion; and (b) those permanent structures cannot be abandoned or relocated in the event of coastal erosion occurring **PO5.3** Development involving reclamation: (a) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability; (b) is located outside active sediment transport area, or otherwise maintains sediment transport	**Not applicable** Proposed dwelling is not located near overlay mapping areas, ie. coastal management district. **Not applicable** Proposal does not involve reclamation.

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
PO6 Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.	**AO6.1** Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality, or natural values within or neighbouring the proposed placement site. And **AO6.2** Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure; and **AO6.3** Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009. And	**Not applicable** Proposed dwelling is not located near overlay mapping areas, ie. coastal management district and does not involve coastal protection work or marine development.

Performance outcomes	Acceptable outcomes	Applicant response
	AO6.4 Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources. and **AO6.4** Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.	
PO7 Development is to maintain access to and along the foreshore for general public access.	**AO7.1** Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms. and **AO7.2** Development provides for regular access points for vehicles including approved roads and tracks. or **AO7.3** Development demonstrates an alternative solution to achieve an equivalent standard of performance.	**Not applicable** Proposed dwelling is not located near overlay mapping areas, ie. coastal management district and does not involve public access.
PO8	**AO8.1**	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
Public access to the coast is appropriately located, designed and operated.	Development maintains or enhances public access to the coast. or **AO8.2** Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres. or **AO8.3** Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access	Proposed dwelling is not located near overlay mapping areas, ie. coastal management district and does not involve public access.
PO9 Development adjacent to state coastal land or tidal water is located, designed and operated to: (a) maintain existing access to and along the foreshore; (b) minimise any loss of access to and along the foreshore, or (c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location.	**AO9.1** Development adjacent to state coastal land or tidal water: (a) demonstrates that restrictions to public access are necessary for: (i) the safe and secure operation of development; (ii) the maintenance of coastal landforms and coastal habitat; or (b) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for:	**Not applicable** Proposed dwelling is not located near overlay mapping areas, ie. coastal management district and does not involve public access.

Performance outcomes	Acceptable outcomes	Applicant response
	(i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms; (ii) vehicles via access points including approved roads or tracks. **AO9.2** Development adjacent to state coastal land or tidal water: (a) is located and designed to: (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, for example through the provision of esplanades or easement corridors to preserve future access; (ii) ensure emergency vehicles can access the area near the development. or (b) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to: (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and (ii) ensure emergency vehicles can access the area near the development.	
AO10	**AO10.1**	**Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
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.	Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken. or **AO10.2** Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.	Proposed dwelling 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 dwelling is not located near overlay mapping areas, ie. coastal management district and does not involve 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 could be restricted or prohibited by the registered proprietor of the inundated land or leased land.	**Not applicable** Proposed dwelling is not located near overlay mapping areas, ie. coastal management district and does not involve development in connection with artificial waterways.
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 AO13** Proposed dwelling does not impact natural coastal landscapes, views and vistas because it retains the landscape character of the Rural zone and utilises existing natural vegetation screening to Banabilla Rd and Bloomfield River.

Performance outcomes	Acceptable outcomes	Applicant response
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 dwelling 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 *Land Act 1994*.	**Not applicable** Proposed dwelling is not located near overlay mapping areas, ie. coastal management district 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 dwelling is not located near overlay mapping areas, ie. coastal management district 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;	**Not applicable** Proposed dwelling is not located near overlay mapping areas, ie. coastal management district and does not involve private marine development.

Performance outcomes	Acceptable outcomes	Applicant response
	(c) if the relevant planning scheme states that desired height, scale or size of buildings or other structures in the immediate surroundings or locality – the stated desired height, scale or size. Note – The prescribed tidal works code in the *Coastal Protection and Management Regulation 2003* outlines design and construction requirements that must be complied with.	
PO18 Private marine development avoids adverse impacts on coastal landforms and coastal processes.	**AO18** Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.	**Not applicable** Proposed dwelling is not located near overlay mapping areas, ie. coastal management district and does not involve private marine development.
For dry land marinas and artificial waterways		
PO19 Dry land marinas and artificial waterways: (a) avoid impacts on coastal resources; (b) do not contribute to the degradation of water quality; (c) do not increase the risk of flooding; (d) do not result in the degradation or loss of MSES; (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:	**AO19** No acceptable solutions are prescribed.	**Not applicable** Proposed development does not involve dry land marinas or artificial waterways.

Performance outcomes	Acceptable outcomes	Applicant response
(i) coastal dependent development, public marine development; or (i) community infrastructure, where there is no feasible alternative; or		
(iii) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or (iv) coastal protection works or works necessary to protect coastal resources and processes.		**Not applicable** Proposed development does not involve dry land marinas or artificial waterways.

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. See *Attachment 7 Proposed Multi-Structure Class 1a Dwelling and domestic outbuilding layout, elevations and pre-approved Colorbond range.* **Complies with AO1.2** Proposed dwelling is setback not less than 50m from any ridgeline or peak. **Complies with AO1.3** Proposed dwelling benefits from existing native vegetation buffer screening including tall native trees to Banabilla Rd and from other public places. Existing native vegetation buffer

Performance outcomes	Acceptable outcomes	Applicant response
		screening can be further enhanced within 3 years of construction.
(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO1.4** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (b) 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. 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. **AO1.5** The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow. **AO1.6** No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%). **AO1.7** Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values.	**Not applicable** Proposed dwelling is located on flat ground. **Complies with AO1.5** Proposed dwelling features non-reflective colours for street facing exteriors, refer *Attachment 7 Proposed Multi-Structure Class 1a Dwelling and domestic outbuilding layout, elevations and pre-approved Colorbond range.* **Complies with AO1.6** Proposed dwelling is located on an existing cleared and flat house pad. No further clearing is proposed. **Not applicable** Proposed development does not involve accommodation activities or reconfiguring of a lot.

Performance outcomes	Acceptable outcomes	Applicant response
	Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required. **AO1.8** Advertising devices do not occur.	**Not applicable** Proposed development does not involve advertising devices.
Development within the Medium landscape value area		
PO2 Development within Medium 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 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;	**AO2.1** Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height. **AO2.2** Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer. **AO2.3** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors.	**Not applicable** Proposed development is located within High landscape value area, not Medium landscape value area.

Performance outcomes	Acceptable outcomes	Applicant response
(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. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs. **AO2.4** The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow. **AO2.5** No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%). **AO2.6** Advertising devices do not occur.	
Development within a Scenic route buffer / view corridor area		
PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2: (a) retains visual access to views of the surrounding landscape, the sea and other water bodies; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors;	**AO3.1** Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code. **AO3.2** No clearing of native vegetation is undertaken within a Scenic route buffer area. **AO3.3**	**Not applicable** Proposed development is located within High landscape value area and not within a Scenic route / buffer view corridor area.

Performance outcomes	Acceptable outcomes	Applicant response
(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. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code. **AO3.4** Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.	
Development within the Coastal scenery area		
PO4 The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO4.1** The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore. **AO4.2** Where located adjacent to the foreshore buildings and structures are setback: (a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or	**Not applicable** Proposed development is located within High landscape value area and not within the Coastal scenery area.

Performance outcomes	Acceptable outcomes	Applicant response
	(b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code. **AO4.3** Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback: (a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or (b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code.	
PO5 Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical. Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.	**AO5** No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code	**Not applicable** Proposed development is located within High landscape value area and not within the Coastal scenery area.

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 using an existing cleared and flat house pad area. The remainder of the lot will be retained as natural vegetation and improved with native vegetation where possible. Development is 20m from the nearest waterway and protects waterway values with a Council approved on-site septic system. The proposed dwelling is sited within Category B vegetation mapping which exempts residential clearing for the purposes of establishing a single dwelling on the lot. See *Attachment 6 Council Approved Wastewater Design & Permit.*

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: (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 avoids significant impact on the relevant environmental values by using an existing cleared and flat house pad area close to Banabilla Rd, so that the remainder of the lot will be retained as natural vegetation and improved with native vegetation where possible. Development is 20m from the nearest waterway and protects waterway values with a Council approved on-site septic system. The proposed dwelling is sited within Category B vegetation mapping which exempts residential clearing for the purposes of establishing a single dwelling on the lot. Refer *Attachment 6 Council Approved Wastewater Design & Permit.*
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	**AO3.1** A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. or	**Not applicable** The site does not include wetland protection areas.

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	**AO4.1** Native vegetation within wetlands and wetland buffer areas is retained. **AO4.2** Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	**Not applicable** The site does not include wetland protection areas.
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.	**Not applicable** Proposal does not include landscaping, but will seek to improve roadside screening using native vegetation where possible.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	**AO6.1** Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and	**Complies with PO6** Proposed development avoids significant impact on the relevant environmental values by using an existing cleared and flat house pad area close to Banabilla Rd, so that the remainder of the lot will be retained as natural

Performance outcomes	Acceptable outcomes	Applicant response
	AO6.2 Development within an ecological corridor rehabilitates native vegetation. and **AO6.3** Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	vegetation for habitat. There are no identified ecological or conservation corridors on the lot.
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** Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	**Complies with AO7.1** Proposed development avoids shading of vegetation and significant impact on the relevant environmental values by using an existing cleared and flat house pad area. The remainder of the lot will be retained as natural vegetation. **Complies with AO7.2** Development is 20m from the nearest waterway and is accompanied by *Attachment 6 Council Approved Wastewater Design & Permit.*
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: (a) water quality;	**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;	**Not applicable** Proposed development is not within an urban area.

Performance outcomes	Acceptable outcomes	Applicant response
(b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration	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.	
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	**AO9** Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	**Complies with AO9** Development is 20m from the nearest waterway and protects waterway values with a Council approved on-site septic system. Refer *Attachment 6 Council Approved Wastewater Design & Permit.*

Table 8.2.7.3.b — Widths of waterway corridors for waterways

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

8.2.10 Transport network overlay code

8.2.10.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:

(a) Transport network (Road Hierarchy) overlay sub-categories:

(i) State controlled road sub-category;

(ii) Sub-arterial road sub-category;

(iii) Collector road sub-category;

(iv) Access road sub-category;

(v) Industrial road sub-category;

(vi) Major rural road sub-category;

(vii) Minor rural road sub-category;

(viii) Unformed road sub-category;

(ix) Major transport corridor buffer area sub-category.

(b) Transport network (Pedestrian and Cycle) overlay sub-categories:

(i) Principal route;

(ii) Future principal route;

(iii) District route;

(iv) Neighbourhood route;

(v) Strategic investigation route.

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 dwelling is compatible with intended role and function of Banabilla Rd as an unformed road in Council's road hierarchy. **Complies with AO1.2** Proposed dwelling to be located on private property access more than 50m from Banabilla Rd.

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 dwelling to be located on private property access more than 50m from Banabilla Rd using an existing property access that is safe and practicable.
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 dwelling maintains existing access and population to Banabilla Rd as an unformed road in Council's road hierarchy.
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.	**Not applicable** Proposed development is not located adjacent to a major transport corridor.

Performance outcomes	Acceptable outcomes	Applicant response
	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
	AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan. **AO4.4** The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.	**Not applicable** Proposed development is not located adjacent to a major transport corridor.
PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	**AO5** No acceptable outcomes are prescribed.	**Not applicable** Proposed development is not located adjacent to a major transport corridor.
Pedestrian and cycle network		

Performance outcomes	Acceptable outcomes	Applicant response
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks	**AO6.1** Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout. **AO6.2** The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.	**Not applicable** Proposed development is not located adjacent to an identified pedestrian and cycle movement network.

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 is 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** There is no secondary dwelling proposed.
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 dwelling will provide an onsite carparking area and access for a minimum 2 occupants only using the existing cleared driveway access and manoeuvring area.
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 complies with acceptable outcomes for building height in the Rural Zone Code for a dwelling including domestic outbuilding.

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		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	**AO1.1** The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting. **AO1.2** Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation. **AO1.3** Cuts are screened from view by the siting of the building/structure, wherever possible. **AO1.4** Topsoil from the site is retained from cuttings and reused on benches/terraces. **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. **AO1.6**	**Not applicable** Proposed development does not involve any significant filling and excavation work, only minor digging for footings and an on-site septic tank system, minimal environmental impact on an existing cleared, flat house pad area.

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
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 significant filling and excavation work, only minor digging for footings and an on-site septic tank system, minimal environmental impact on an existing cleared, flat house pad 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 significant filling and excavation work, only minor digging for footings and an on-site septic tank system, minimal environmental impact on an existing cleared, flat house pad 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 significant filling and excavation work, only minor digging for footings and an on-site septic tank system, minimal environmental impact on an existing cleared, flat house pad 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 significant filling and excavation work, only minor digging for footings and an on-site septic tank system, and no impact on public utilities.

9.4 Other development codes

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: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	**AO1.1** The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. **AO1.2** Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. **AO1.3** Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. **AO1.4** For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	**Complies with PO1** Proposed dwelling will provide an appropriate number of residential parking spaces in line with Table 9.4.1.3.b.

Performance outcomes	Acceptable outcomes	Applicant response
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).	**AO3.1** Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. **AO3.2** Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. **AO3.3** Driveways are: (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 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;	**Complies with PO3** Proposed dwelling will utilise an existing safe and efficient access point to accommodate the anticipated type and volume of vehicles, avoiding any impacts to Banabilla Rd unformed road by way of restricting parking, impeding traffic and intersections and any services within the road reserve. The existing access point which connects to Banabilla Rd as an unformed road can be improved with natural gravel.

Performance outcomes	Acceptable outcomes	Applicant response
	(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system. **AO3.4** Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	
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.	**Not applicable** Private dwelling use only not required to comply with Table 9.4.1.3.b.
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.	**Not applicable** Private dwelling use only not required to comply with Table 9.4.1.3.b.
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 not required to comply with Table 9.4.1.3.b.

Performance outcomes	Acceptable outcomes	Applicant response
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;	**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.	**Not applicable** Private dwelling use only not required to comply with Table 9.4.1.3.b.

Performance outcomes	Acceptable outcomes	Applicant response
(c) is easily and safely accessible from outside the site.	**AO7.3** Development provides visitor bicycle parking which does not impede pedestrian movement.	
PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	**AO8** Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	**Not applicable** Private dwelling use only and Banabilla Rd as an unformed road in Council's road hierarchy does not provide pedestrian and cycle network routes or infrastructure.
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 and not required to provide for service vehicles in line with Table 9.4.1.3.b.
	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 and not required to provide for service vehicles in line with Table 9.4.1.3.b.
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:	**Not applicable** Private dwelling use only and not required to provide for service vehicles in line with Table 9.4.1.3.b. use only.

Performance outcomes	Acceptable outcomes	Applicant response
	(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.	

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

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)
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 45m2 of GFA. Licensed clubrooms: 1 space per 15m^2 of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m^2: RCV Other: VAN
Community care centre	1 space per 20m^2 of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m^2 GFA.	1 space per 100m2 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:	Primary school or secondary schools:	Required for all educational	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)
	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.	1 space per 5 students over year 4. Tertiary and further education: 2 spaces per 50 full time students.	establishments with a GFA greater than 2000m^2.	
Food and drink outlet	1 space per 25m^2 GFA and outdoor dining area. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m^2 of GFA, and outdoor dining area.	1 space per 100m^2 of GFA, and outdoor dining area.	n/a	See Table 9.4.1.3.d
Function facility	1 space per 15m^2 GFA.	1 space per 100m^2 of GFA.	n/a	RCV
Funeral parlour	1 space per 15m^2 GFA.	n/a	n/a	RCV
Garden centre	1 space per 50m^2 GFA and outdoor display area	1 space per 200m^2 of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m^2 GFA and outdoor display area	1 space per 200m^2 of GFA.	n/a	AV
Health care services	1 space per 20m2 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	n/a	n/a	n/a

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)
	1 space per 25m^2 GFA for any other Home Based Business.			
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 10m2 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: 3 spaces per bowling lane. Gymnasium: 1 space per 15m^2 of GFA.	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m^2 of GFA.	n/a	n/a	AV
Marine industry	1 space per 90m^2 of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m^2 of GFA.	n/a	n/a	AV
Multiple dwelling	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie Local plan:	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	1.5 car spaces per dwelling unit In all cases 60% of the car parking area is to be covered.			
Office	1 space per 25m^2 of GFA or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m^2 of GFA	1 space per 200m^2 GFA	Required for all office development with a GFA greater than 2000m^2.	See Table 9.4.1.3.e
Outdoor sales	1 space per 50m^2 GFA and outdoor display area	1 space per 200m^2 of GFA.	n/a	AV
Outdoor sport and recreation	Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators, plus 1 space per 5m^2 of other spectator areas. Football: 50 spaces per field. Lawn bowls: 30 spaces per green. Swimming pool: 15 spaces; plus 1 space per 100m^2 of useable site area. Tennis court or other court game: 4 spaces per court. Golf course: 4 spaces per tee on the course.	Football: 5 space per field. Lawn bowls: 5 spaces per green. Swimming pool: 1 space per swimming lane. Tennis court or other court game: 4 space per court. Golf course: 1 space per 15m^2 of GFA for clubhouse component.	n/a	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	Note - Use standard for Club for clubhouse component.			
Place of worship	1 space per 15m^2 of GFA.	1 space per 100m^2 of GFA.	n/a	LRV
Relocatable home park	1 space per relocatable home site; plus 0.1 space per relocatable home site for visitor parking; plus 1 space for an on-site manager	n/a	n/a	LRV
Research and technology industry	1 space per 90m^2 of GFA.	n/a	n/a	MRV
Residential care facility	1 visitor car space per 5 bedroom units; plus 1 car space per 2 staff members	n/a	n/a	LRV
Resort complex	Use standard for relevant standard for each component. For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	Use standard for relevant standard for each component. For example: Use Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.	n/a	RCV
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

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)
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m^2 of GFA.	n/a	n/a	SRV
Service station	1 space per 25m^2 of GFA	n/a	n/a	AV
Shop	1 space per 25m^2 of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m^2 of GFA.	1 space per 100m^2 of GFA.	Required for all shops with a GFA greater than 2000m^2.	See Table 9.4.1.3.d
Shopping centre	1 space per 25m^2 of GFA. or If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m^2 of GFA.	1 space per 200m^2 GFA.	Required for all shopping centres with a GFA greater than 2000m^2.	See Table 9.4.1.3.d
Short term accommodation	If within Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit. If outside Precinct 1 : Port Douglas precinct in the Port Douglas / Craiglie local plan: For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces. For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces. 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.	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)
	In all cases 60% of the car parking area is to be covered. Note: Where Short term accommodation is to be inter-changeable with a Multiple dwelling land use, multiple dwelling parking rates apply.			
Showroom	1 space per 50m^2 GFA.	1 space per 200m^2 GFA.	n/a	AV
Special industry	1 space per 90m^2 of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	Indoor: 1 space per 15m^2 of GFA. Outdoor cinema: 1 space per 5m^2 of designated viewing area, plus 1 car space per 2 employees.	1 space per 200m^2 GFA.	n/a	VAN
Veterinary services	1 space per 50m^2 of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m^2 of GFA.	n/a	n/a	Where self-storage: RCV Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of 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.			

7.2.5 Return to Country Local Plan Code

7.2.5.1 Application

(1) This code applies to assessing development within the Return to Country local plan area as identified in the Return to Country local plan maps contained in Schedule 2.
(2) When using this code reference should be made to Part 5.

7.2.5.2 Context and setting

Editor's note – This section is extrinsic material under section 15 of the Statutory Instruments Act 1992 and is intended to assist in the interpretation of the Return to Country local plan code.

The intent of the Return to Country local plan is to break new ground and position Douglas Shire as a leader in recognising Traditional Owners in a local government planning scheme. The Eastern Kuku Yalanji People's Native Title rights and Aboriginal Freehold land are part of a broad package contained in 15 ILUAs agreed in 2007 between the eastern Kuku Yalanji People and other parties including the State of Queensland, local governments, service providers and leaseholders. The ILUAs cover an area of 230,000ha, including the area over which Native Title rights have been determined and the Aboriginal Freehold land. Jabalbina was established through the ILUAs as the Eastern Kuku Yalanji People's Registered Native Title Body Corporate under the *Native Title Act 1993* and primary Land Trust holding Aboriginal Freehold land under the *Queensland Aboriginal Land Act 1991*.

The Return to Country local plan area is predominantly located north of the Daintree River and reflects areas of Aboriginal freehold land (under the Aboriginal Land Act 1991), known as the 'Pink Zone'. The extent of the Eastern Kuku Yalanji Aboriginal Freehold Pink Zone reflects the final negotiated position reached in the 2007 Eastern Kuku Yalanji ILUAs following 14 years of negotiation between the Eastern Kuku Yalanji People, Queensland Government, Wet Tropics Management Authority and Douglas and Cook Shire Councils. Of the 63,000ha handed back to the Eastern Kuku Yalanji as Aboriginal Freehold land, 48,000ha is dedicated as a nature refuge under the *Nature Conservation Act 1992* and has no effective development potential except for uses ancillary to conservation. The remaining 15,000ha of Aboriginal Freehold land is the Pink Zone, the area made available for residential and economic development for the benefit of the eastern Kuku Yalanji People. The Eastern Kuku Yalanji People negotiated this outcome based on the belief that they would be able to return to country to live and to derive economic benefit from this land.

As Trustees of the Eastern Kuku Yalanji People's traditional estate, Jabalbina's vision is to be caring custodians of bubu so Bama benefit culturally, economically, academically and socially, while enhancing Eastern Kuku Yalanji tribal lore and cultural values.

Note – Throughout this code, Eastern Kuku Yalanji people's terms have been used and are defined below:
Bubu – Eastern Kuku Yalanji land
Bama- Eastern Kuku Yalanji people
Bayan – Dwellings which are either conventional or unconventional in design and may include communal living, cooking, cleaning and ablution facilities. Where communal facilities are provided, the number of bayans is equivalent to the number of sleeping structures.

7.2.5.3 Purpose

(1) The purpose of the Return to Country local plan is to facilitate social and economic opportunities for Indigenous people to return to their country so that Bama can live on their Bubu and manage their environment, land and culture.

Note – Where development is impact assessable, this code is to be read in conjunction with the remainder of the Planning Scheme. Where there is any conflict between the provisions of this code and other relevant codes of the Planning Scheme, the provisions of this code will prevail.

(2) The overall outcomes sought for the Return to Country Local Plan are to:

(a) ensure further development opportunities for economic and social growth are facilitated within each of the Return to Country precincts;

(b) each Return to Country precinct is developed in consultation with local clan groups to identify specific development opportunities within each precinct;

(c) minimise on-site vegetation removal, and filling and excavation to the greatest extent possible;

(d) provide an appropriate level of on-site infrastructure and services reflecting the special needs of Bama;

(e) ensure adverse impacts on the amenity of adjoining or surrounding sites is avoided or appropriately mitigated;

(f) ensure adverse impacts on conservation, biodiversity, ecological and scenic amenity values of the site and surroundings are avoided;

(g) ensure development is responsive to on-site constraints and avoids areas of potential natural hazard;

(h) ensure development is light-weight and low scale in design and construction and is visually unobtrusive and where necessary, landscaped buffers are provided for screening.

Precinct 3 – Buru Precinct

Note - Work is continuing on the development of each individual precinct for the Return to Country Local Plan and will be the subject of future Planning Scheme Amendments as the work is progressed.

Criteria for assessment

Table 7.2.5.4.a – Return to Country local plan – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
All development in the Return to Country local plan area		
PO1 Development does not result in a demand which exceeds the capacity of: (a) the Daintree River ferry crossing; (b) Alexandra Range Road; (c) the local road network.	**AO1** No acceptable outcomes are prescribed.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.

Performance outcomes	Acceptable outcomes	Applicant response
PO2 Development provides a suitable standard of self-sufficient service for: potable water; water for fire fighting purposes; electricity supply for permanent resident housing.	**AO2.1** Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be: (a) fitted with a 50mm ball valve and camlock fitting; (b) installed and connected prior to occupation; (c) sited so as to be visually unobtrusive. **AO2.2** Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects. **AO2.3** An environmentally acceptable and energy efficient power supply for permanent resident housing is constructed, installed and connected prior to occupation and sited so as to be screened from the road.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
PO3 On-site waste water does not adversely impact on the environmental quality of the water and soil resources or amenity of residents, through the implementation of best environmental practice.	**AO3** No acceptable outcomes are prescribed.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
PO4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	**AO4.1** If groundwater is to be used, development is limited to one bore per site and the bore is: (a) not located within 100 metres of a septic disposal trench (on the site or adjoining sites);	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.

Performance outcomes	Acceptable outcomes	Applicant response
	(b) not located within 100 metres of another bore.	

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.2 Surface water is to be used for domestic purposes only.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
PO5 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.	**AO5** No acceptable outcomes are prescribed	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
PO6 Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional according to environmental circumstances.	**AO6** No acceptable outcomes are prescribed	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
PO7 Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.	**AO7** No acceptable outcomes are prescribed.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
Additional requirements self assessable and assessable development, IF an Outstation, being Indigenous bush-living		
PO8 Development is located on site to avoid: (a) areas of natural hazard;	**AO8.1** Buildings, structures, infrastructure, driveways, services and ancillary clearing do not occur on slopes exceeding 1 in 4 (25%).	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.

Performance outcomes	Acceptable outcomes	Applicant response
(b) areas of ecological or biodiversity significance; (c) areas of native vegetation or fauna habitat.	**AO8.2** Buildings, structures, infrastructure, driveways, services and ancillary clearing are located: (a) a minimum of 20 metres away from the high bank of a wetland, watercourse or tidal area; (b) away from overland flow paths; (c) above 5 metres AHD with all rooms associated with a bayan a minimum of 1.5 metres above the highest known flood level.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
	AO8.3 Buildings, structures, infrastructure, driveways and services are located within an existing cleared area. or All clearing is kept to the minimum amount possible to facilitate buildings, structures, access ways, infrastructure and services.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
PO9 Development is setback from the boundaries of the site to maintain the character and amenity of the area.	**AO9** Development is setback a minimum of: (a) 25 metres from a road; (b) 20 metres from side and rear boundaries.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
PO10 Fencing is designed to not impeded the movement of fauna through the site.	**AO10.1** Corridors of bush for wildlife to move through are maintained. **AO10.2**	**Not applicable** The proposed dwelling is not located within a Return to Country precinct. **Not applicable**

Performance outcomes	Acceptable outcomes	Applicant response
	Fencing for the containment of domestic animals is only located around bayans and associated cleared areas.	The proposed dwelling is not located within a Return to Country precinct.
PO11 Development provides a suitable standard of self-sufficient service for wastewater disposal.	**AO11** Development is provided with septic and compost toilets.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
Additional requirements for Precinct 1 – Bulban precinct		
PO12 Provisions to be developed in consultation with clan groups.	**AO12** To be further developed via sub-precincts.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
Additional requirements for Precinct 2 – Dawnvale precinct		
PO13 Provisions to be developed in consultation with clan groups.	**AO13** To be further developed via sub-precincts.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
Additional requirements for Precinct 3 – Buru precinct		
PO14 Provisions to be developed in consultation with clan groups	**AO14** To be further developed via sub-precincts.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
Additional requirements for Precinct 4 – Zig Zag Yards Camp precinct		
PO15 Provisions to be developed in consultation with clan groups.	**AO15** To be further developed via sub-precincts.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.

Performance outcomes	Acceptable outcomes	Applicant response
Additional requirements for Precinct 5 – Degarra precinct		
PO16 Provisions to be developed in consultation with clan groups.	**AO16** To be further developed via sub-precincts.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
Additional requirements for Precinct 6 – Kalkandamal precinct		
PO17 Provisions to be developed in consultation with clan groups.	**AO17** To be further developed via sub-precincts.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
Additional requirements for Precinct 7 – Kaba Kada precinct		
PO18 Provisions to be developed in consultation with clan groups.	**AO18** To be further developed via sub-precincts.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.
Additional requirements for Precinct 8 – Daintree precinct		
PO19 Provisions to be developed in consultation with clan groups.	**AO19** To be further developed via sub-precincts.	**Not applicable** The proposed dwelling is not located within a Return to Country precinct.

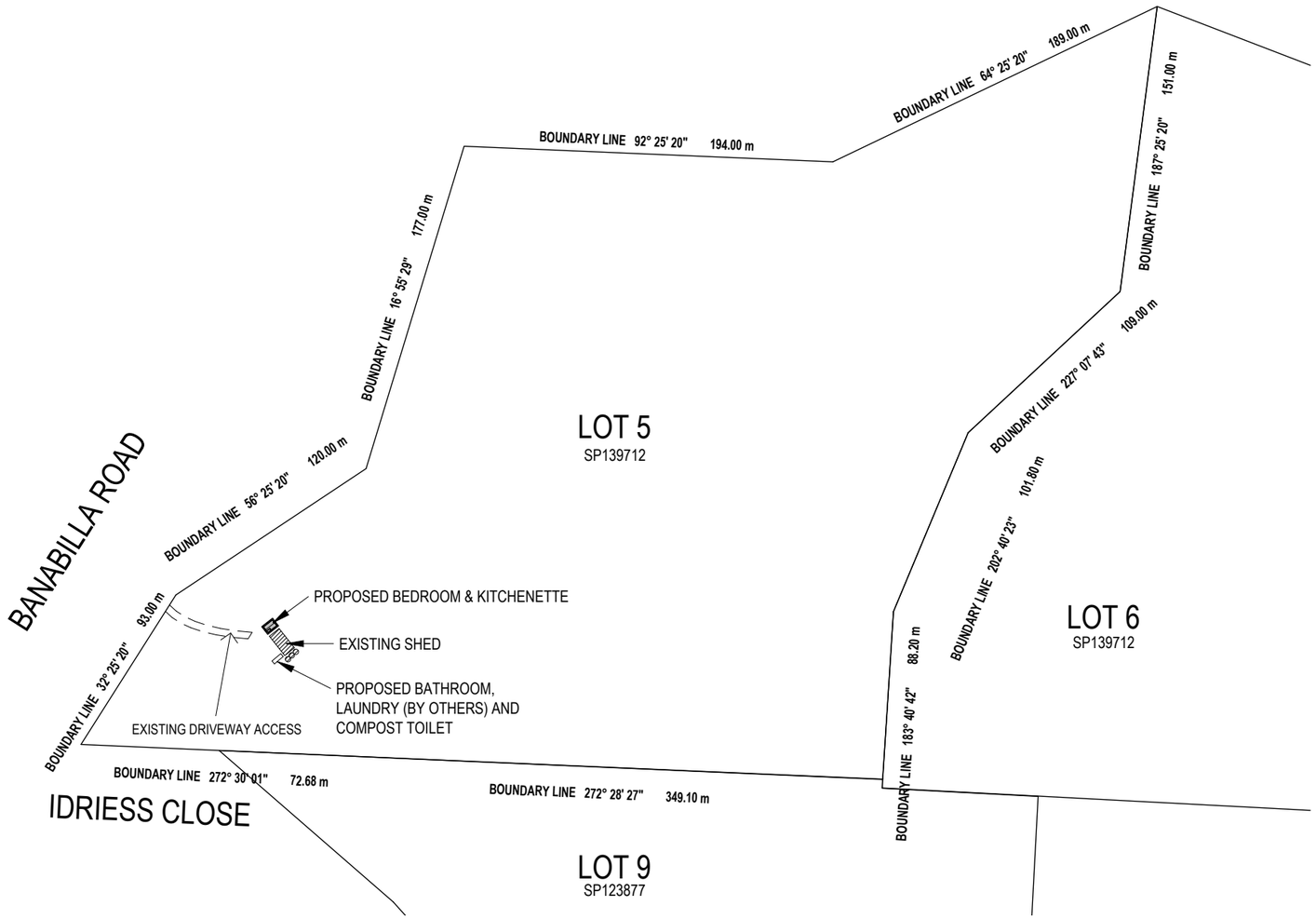
Table 7.2.5.4.b – Extent of development

Sites located within Precincts	Extent of development	
Precinct 1 : Bulban precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 2 : Dawnvale precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 3 ; Buru precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 4 : Zig Zag Yards Precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 5 : Degarra precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.
Precinct 6 : Kalkandamal precinct	Sub-precinct 6a : Topside sub-precinct Sub-precincts to be developed in consultation with Clan groups.	Community Shed and a Caretaker's cabin (maximum 8.5 metres and two storeys in height). To be further developed.
	Sub-precinct 6b : Bottomside sub-precinct Sub-precincts to be developed in consultation with Clan groups.	Maximum of four bayan's and a Caretaker's cabin (maximum 8.5 metres and two storeys in height). To be further developed.
Precinct 7 : Kaba Kada	Sub-precinct 7a : Cow Bay sub-precinct Sub-precincts to be developed in consultation with Clan groups.	Maximum of five bayan's (maximum 8.5 metres and two storeys in height). To be further developed.
Precinct 8 : Daintree precinct	Sub-precincts to be developed in consultation with Clan groups.	To be further developed.

Attachment 5

Site Plan

Applicant: Raphaele Christin, 182 Banabilla Rd, DEGARRA, Lot 5 SP 139712



NORTH

1/04 **SITE PLAN**

SCALE - 1 : 3000

DESIGN WIND SPEED - C-		SOIL CLASSIFICATION - S
A		
No.	**DATE**	**DESCRIPTION**

VARIATIONS INCLUDED IN THIS DRAWING

DRAWING TITLE

SITE PLAN

SHEET NO.	02A	PRINT TIME:	28/05/2025 12:50:20 PM
PRELIMINARY:	15/04/25	CONSTRUCTION:	-
A3	SCALE: 1:3000 AT A3	ISSUE:	A
		DRAWN BY:	WE

PRELIMINARY ISSUE

SSHNQ JOB No. - | DRAWING No. -

PROJECT
PROPOSED RESIDENCE
Lot 5 on SP139712
182 BANABILA ROAD
DEGARRA

CLIENT
RAPHAELE CHRISTINE

superiorsteel homes NQ

PO BOX 876
ATHERTON QLD 4883
QBCC. 1097802
33-35 ALBRECHT ST
TOLGA INDUSTRIAL ESTATE, QLD, 4882
PH: 07 4095 4008
EMAIL: info@sshnq.com.au
WEB: www.superiorsteelhomesnq.com.au

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 - S
A		
No.	DATE	DESCRIPTION

VARIATIONS INCLUDED IN THIS DRAWING

DRAWING TITLE

SITE PLAN

SHEET NO.	02	PRINT TIME:	28/05/2025 12:50:20 PM
PRELIMINARY:	15/04/25	CONSTRUCTION:	-
A3	SCALE: 1:500 AT A3	ISSUE:	A
		DRAWN BY:	WE

PRELIMINARY ISSUE

SSHNQ JOB No.	-
DRAWING No.	-

PROJECT
PROPOSED RESIDENCE
Lot 5 on SP139712
182 BANABILA ROAD
DEGARRA

CLIENT
RAPHAELE CHRISTINE

superiorsteel homes NQ
PO BOX 876
ATHERTON QLD 4883
QBCC. 1097802
33-35 ALBRECHT ST
TOLGA INDUSTRIAL ESTATE, QLD, 4882
PH: 07 4095 4008
EMAIL: info@sshnq.com.au
WEB: www.superiorsteelhomesnq.com.au

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 6

Council approved Wastewater Design & Permit

Applicant: Raphaele Christin, 182 Banabilla Rd, DEGARRA, Lot 5 SP 139712

Queensland Government

Form 17—Permit for plumbing, drainage and on-site sewerage work

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)*

182 Banabilla Road DEGARRA 4895

Lot and plan:

LOT: 5 SP: 139712

Shop/tenancy number	Storey/level	Local government area
(if applicable)	*(if applicable)*	**Douglas Shire Council**

2. Owner details

Owner's name: **R A Christin**

Phone number:

Postal address: **182 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	**5652/2025**
Date of issue	**17 April 2025**
Date of expiry	**17 April 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):

DOUGLAS SHIRE COUNCIL

Phone: 07 4099 9444 **Web:** www.douglas.qld.gov.au
Fax: 07 4098 2902 **Postal:** PO Box 723 Mossman Qld 4873
Email: enquiries@douglas.qld.gov.au **Office:** 64-66 Front St Mossman

Information Notice

Permit with Conditions

Plumbing and Drainage Regulation 2019 s.50

Re: 182 Banabilla Road DEGARRA 4895
Permit No:

Decision

On 17 April 2025, Douglas Shire Council considered the above application and decided to issue a permit subject to the following conditions:

1. Wastewater treatment must be installed as per design submitted with plans by Earthtest.

Reason for the Decision

The reasons for imposing the conditions are that:

1. QPWC site and soil conditions.

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: 17 April 2025

Neil Beck
A/Manager Environment and Planning

DOUGLAS SHIRE COUNCIL

As Constructed Sewer Plan

PROPERTY DETAILS

Property Title:	LOT: 5 SP: 139712	**Parcel No.**	10461
Property No:	6108	**Assessment No:**	888966
Property Address:	182 Banabilla Road DEGARRA 4895		
Application No:	2025 / 5652	**Responsible Person:**	
Plumbing Inspector:	Paul Wrobel	**Connection Date:**	

Site Classification

&

Wastewater Management System

For

Raphaele Christine

At

182 Banabilla Road

Degarra

Postal address: Earth Test, PO Box 1042, Tolga, Qld 4882. Phone: 4095 4734
e-mail: info@earthtest.com.au

INTRODUCTION:

Earth Test has been engaged by Raphaele Christine to assess, design and report on Site Classification and a Domestic Wastewater Management System at 182 Banabilla Road, Degarra.
Real Property Description:
Lot 5 on SP139877
Local Authority: Douglas Shire Council

It is understood the intention is to construct a dwelling at the site.
A site and soil evaluation was carried out in February 2025.

SITE FACTORS:

The site was identified during a meeting with the owner on-site.
The lot has an area of 120000 square metres and is covered with grass.
The location of the proposed dwelling was identified.
The water supply for the dwelling will be from onsite roof rainwater.
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 182 Banabilla Road, Degarra.

SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Raphaele Christine. **PROJECT:** 182 Banabilla Road, Degarra. **REPORT DATE:** 17/03/2025	**DATE SAMPLED:** 19/02/2025 **Sampled by:** G. Negri

BOREHOLE No: BH1

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.2	Silty GRAVEL, Grey, FILL	Disturbed sample 0.6-0.8m.
0.2-0.3	Sandy Silty CLAY, Brown	Watertable not encountered.
0.3-1.5	Sandy Silty CLAY, Red Orange-Brown	

BOREHOLE No: BH2

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.5	Silty GRAVEL, Grey, FILL	Watertable not encountered.
0.5	Refusal	

ATTERBERG LIMITS TEST REPORT

CLIENT: Raphaele Christine

PROJECT: 182 Banabilla Road, Degarra.

SAMPLE DETAILS: BH1 0.6-0.8m

REPORT DATE: 17/03/2025

SAMPLE No: SI 144-25

DATE SAMPLED: 19/02/2025

Sampled by: G. Negri

Tested By: K. Hodgson

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.1.2	31%
Plastic Limit: AS 1289.3.2.1	18%
Plasticity Index: AS 1289.3.3.1	13%
Linear Shrinkage: AS 1289.3.4.1	9.5%
Length Of Mould:	150mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	17.3%
% Passing 0.075mm:	

DYNAMIC CONE PENETROMETER REPORT
AS 1289.6.3.2

CLIENT: Raphaele Christine.

SAMPLE No: SI 144-25

PROJECT: 182 Banabilla Road, Degarra.

DATE SAMPLED: 19/02/2025

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

Tested By: G. Negri

REPORT DATE: 17/03/2025

DEPTH (Metres)	Site: DCP1	Site: DCP2
	No Blows	No Blows
0.0 – 0.1	4	3
0.1 – 0.2	6	7
0.2 – 0.3	5	8
0.3 – 0.4	8	8
0.4 – 0.5	8	15
0.5 – 0.6	7	19
0.6 – 0.7	8	22/70mm
0.7 – 0.8	7	
0.8 – 0.9	8	
0.9 – 1.0	7	
1.0 – 1.1	7	
1.1 – 1.2	9	
1.2 – 1.3	8	
1.3 – 1.4		
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

182 Banabilla Road, Degarra.

The Dynamic Cone Penetrometer test results indicate adequate allowable bearing pressure to 1.5m.

The Atterberg Limits test results indicate a slightly reactive soil.

The characteristic surface movement (y_s) is estimated to be in the $0 < y_s \leq 20$mm range. According to TABLE 2.3 of AS 2870-2011 the site must be classified **CLASS-"S".**

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

182 Banabilla Road, Degarra.

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

Site Assessment

Site Factor	Result
Slope	9 degrees
Shape	Linear Planar
Aspect	West South-West
Exposure	Limited
Erosion/land slip	Not noted
Boulders/rock outcrop	Not noted
Vegetation	Grass
Watercourse	As shown on site plan
Water table	Not encountered during investigation.
Wells/Bores	As shown on site plan
Fill	Not in Land Application Area
Flooding	Not likely
Channelled run-off	Not found
Soil surface conditions	Moist, Soft.
Other site specific factors	Not noted

Soil Assessment

Soil Property	Result
Colour	Brown
Texture	Loam
Structure	Moderate
Coarse Fragments	<2%
Measured Permeability Ksat (m/d)	Indicative permeability 1.5-3.0
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rating, DLR (mm/d)	20

WASTEWATER MANAGEMENT SYSTEM

An approved "Composting Toilet" and "Greywater System" discharging into an AES bed is considered suitable for this site.

New composting toilet installations presented for sale in Queensland must comply with the design rules set out in Schedule 8, Part 2 of the Environmental Protection (Waste Management) Regulation 2000.
Consumers purchasing a composting toilet should request a written statement of compliance from the manufacturer or distributor.
This statement should be submitted to the local council with the approval application.

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.

The site is connected to a bore water supply system.

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.

As per AS/NZ 1547:2012 Appendix H, Table H1 the "Typical wastewater design flow" for a "Reticulated water supply" gives a flow allowance of 150 L/Person/day. This flow can be reduced by 50 L/Person/day because of the use of a Composting Toilet.

The daily flow for the dwelling (2 persons @ 100 L/person/day) will be 200 L/day.

From AS/NZ 1547:2012 Table J2 the minimum capacity of the Greywater septic tank required is 1800 L.

The tank must NOT be fitted with an outlet filter.

LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

L = Q / (DLRxW)

Where:
- L = length in m
- Q = design daily flow in L/day
- DLR = Design Loading Rate in mm/d
- W = Width in m

L = 200/20*1.35
= 7.41m.

Use one 7.41m long by 1.35m wide advanced enviro septic bed.
See site plan and detail cross-section.

1kg gypsum per m² be applied to the scarified base before laying the sand

SYSTEM SAND

All Advanced Enviro-Septic systems require the use of "system sand" surrounding the pipe. This sand, typically washed coarse sand, must adhere to the following specification.

AS Sieve Size (mm)	Percent Passing %
9.50	100
4.75	95-100
2.36	80-100
1.18	50-85
0.600	25-60
0.300	5-30
0.150	0-10
0.075	0-2

If there is any doubt if the sand media proposed for use will meet the requirements please contact Earth Test for further advice.

SYSTEM INSTALLATION

The entire bottom of the bed should be scarified a minimum of 200mm deep parallel to the AES pipes.

Avoid compaction by keeping people and machinery off the finished trench or bed floor. The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

Operation and Maintenance

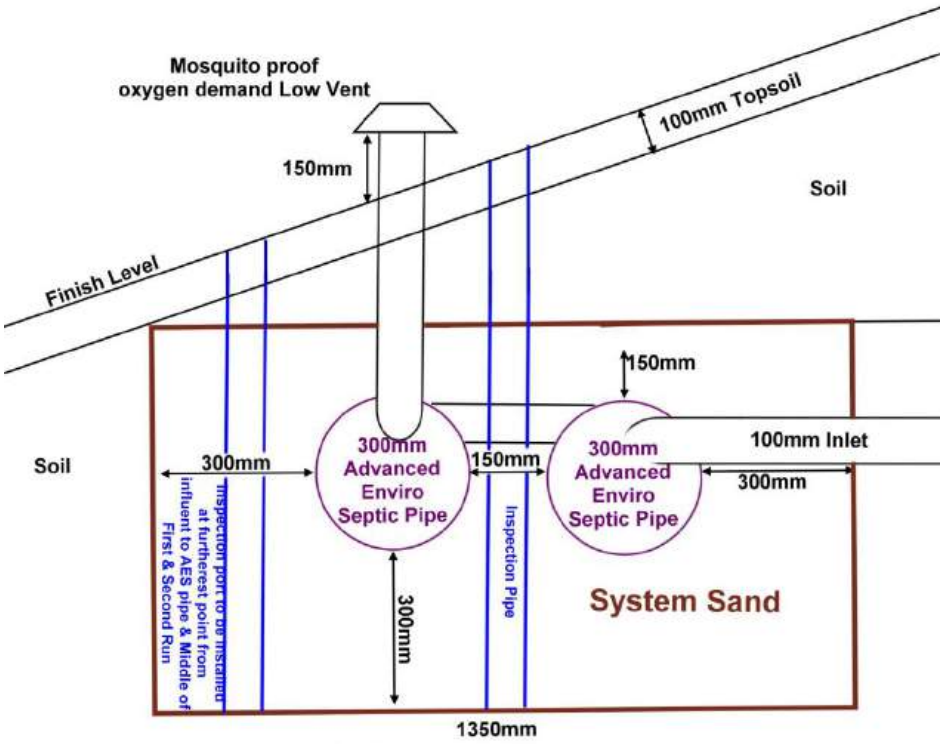
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

Gavin Negri
Earth Test

SITE PLAN

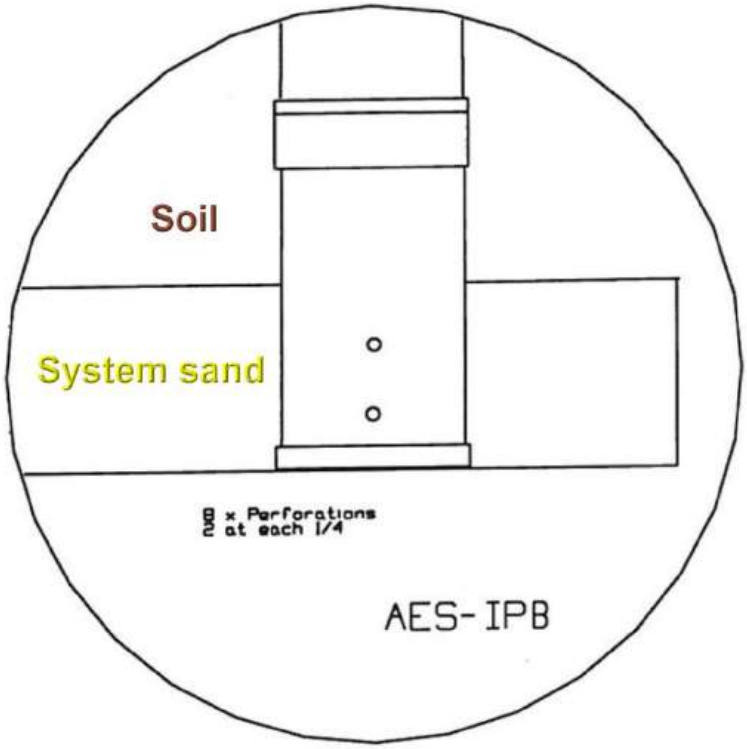
182 Banabilla Road, Degarra.

Not to Scale.



1350mm Wide Two Pipe
Advanced Enviro-Septic Cross-Section

Base must be scarrified 200mm deep. Parallel to AES Pipes



AES Inspection point detail

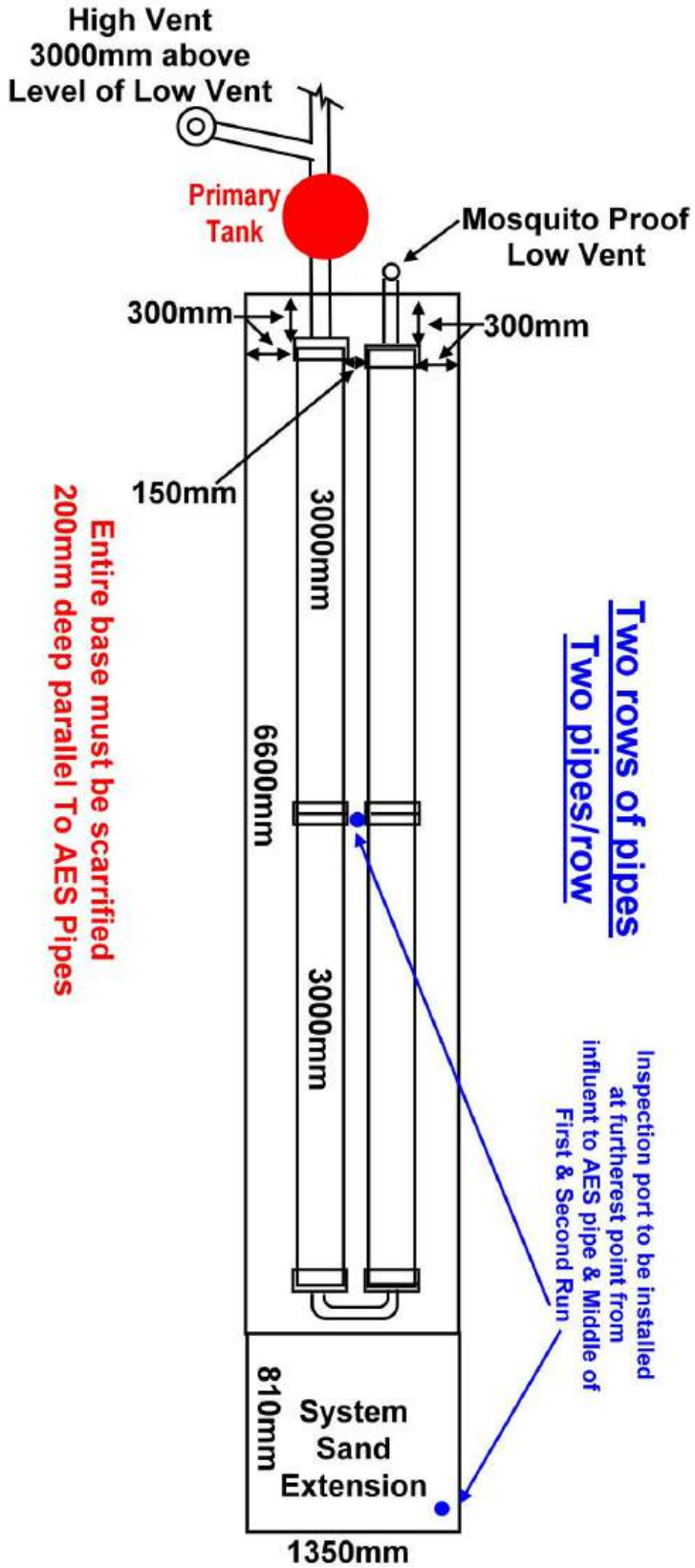

High Vent
3000mm above
Level of Low Vent
Primary
Tank
Mosquito Proof
Low Vent
300mm
300mm
150mm
3000mm
6600mm
3000mm
Entire base must be scarified
200mm deep parallel To AES Pipes
Two rows of pipes
Two pipes/row
Inspection port to be installed
at furtherest point from
influent to AES pipe & Middle of
First & Second Run
810mm
System
Sand
Extension
1350mm

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

Feature	Horizontal separation distance❶		
	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 *tank* not exposed to primary effluent	6	6	6
Inground potable water *tank* exposed to primary effluent	15	15	15

❶ 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 ❶		
For onsite – see Table 2.1 in AS 1546.3	**Advanced Secondary**		
For *greywater* – see Table 2.1 in AS 1546.4	**Level 1 and Level 2**		
Top of bank of permanent water course	10		
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)	0.3		

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

Advanced Enviro-septic Design Calculator V9.0 ©

ADVANCED ENVIRO-SEPTIC™ "Always The First Option"

AES The World Leader in Passive Solutions ©

Site Address	182 Banabilla Road, Degarra		State QLD	Post Code	
Client Name	R. Christine			Date of Site Visit	
Designers Name	Earth Test	Designers Ph Number	07 4095 4734	Designer Lic (eg QBCC)	15092731
Lic Plumber	TBA	Plumber Ph Number	TBA	Plumb / Drainer Lic Number	TBA
Council Area	Douglas Shire Council	Designers AES Cert Number	1164	Date	

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

System Designers site and soil calculation data entry		IMPORTANT NOTES
Enter AES L/m loading rate, "30" for ADV Secondary or "38" Secondary	30	>> *This design is for an ADVANCED SECONDARY system*
Is this a new installation Y or N	Y	>> Minimum single vent size is 80mm or 2 x 50mm house vents
Number of Bedrooms	1	>> This is not used in ANY Calculation. If not known use N/A or 0.
Number of persons	2	>> A septic tank outlet filter is NOT RECOMMENDED
Daily Design Flow Allowance Litre/Person/Day	100	
Number of rows required to suit site constraints	2	>> The maximum length of a single AES pipe run is 30m or 10 PIPES
Infiltration Soil Category from site/soil evaluation. CATEGORY	4	>> Catagory may require design considerations. Ref AS1547
Design Loading Rate based on site & soil evaluation DLR (mm/day)	20	>> Soil conditioning may be necessary. Ref AS1547 & Comments.
Bore log depth below system Basal area	1.5m	>> Min depth 1.5m. Check water table/restrictive layer
Is this design a GRAVITY system with no outlet filter? Y or N	Y	>> GRAVITY. A House Vent & LOW VENT required on this system

PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES

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

- Ripping of receiving surface required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate & rip parallel to the site slope/AES pipe.
- Specialist soils advice & special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS1547
- Designers need to be familar with special requirements of Local Authorities. ie - Minimum falls from Septic tank outlets to Land application areas etc
- Plumbers are reminded to practice good construction techniques as per AS 1547 & as provided on AES installation instructions supplied with components.

AES System Calculator Outcomes		
Total System load - litres / day (Q).	200	l/d
Min Length of AES pipe rows to treat loading	3.33	lm
Number of FULL AES Pipe lengths per row	2	lths
Total Capacity of AES System pipe in Litres	848	ltr

AES dimension	AES System	Extension Area
Length:(L)		
Width:(W)		
Sand Depth	0.75m	0.15m
Area m2	8.9 m^2	1.1 m^2

USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y) >> Slope percentage must be 0% & infiltration footprint must be level for this design

IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y" y Enter Custom Width in metre 1.35

AES INFILTRATION FOOT PRINT AREA - L = Q / (DLR x W)	Length		Width	Minimum AES foot print required	
The length & width of excavation required for this design is >>	7.41m	x	1.35m	= 10.0	m2 total

AES pipes are best centered in the trench parallel to the site slope

Code	AES System Bill of Materials		
AES-PIPE	AES 3 metre Lengths required	4	lths
AESC	AES Couplings required	2	ea
AESO	AES Offset adaptors	4	ea
AESODV	AES Oxygen demand vent	1	ea
AES-IPB	AES 100mm Inspection point base	2	ea
TD Kit 4	4 Hole Distribution Box Kit		ea
TD Kit 7	7 Hole Distribution Box Kit		ea
VS43-4	Sweet Air Filter VS43-4		ea
AES DESO	Double Offset Adaptors		ea
	TOTAL SYSTEM SAND REQUIRED (Estimate Only)	8	m3

Chankar Environmental Use Only

ADVANCED ENVIRO-SEPTIC™ "Nature's Wastewater Solutions"

Digitally signed by Kane Dickson
DN: cn=Kane Dickson, o=Chankar Environmental, ou=Design Review, email=designreview@enviro-septic.com.au, c=AU
Date: 2025.03.17 15:48:05 +10'00'

Please email your AES Calculator (EXCEL FORMAT), Site Layout & AES Design to designreview@enviro-septic.com.au

designreview@enviro-septic.com.au

> *The AES Calculator is a design aid to allow checking of the AES components, configuration and is a guide only. Site and soil conditions referencing AS1 547 are calculated and designed by a Qualified Wastewater Designer.*
> *Chankar Environmental accepts no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.*
> *AES pipes can be cut to length on site. They are supplied in 3 meter lengths only.*
> *AES ONLY supply AES components as detailed in the Bill of Materials.*
> *SEPTIC Tank & other components including SAND will need to be sourced from other suppliers. Refer to our WEBSITE www.enviro-septic.com.au OR 07 5474 4055*

Advanced Enviro-septic Design Calculator V9.0 ©

AES The World Leader in Passive Solutions ©

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Client Name	R. Christine			Date of Site Visit	
Designers Name	Earth Test	Designers Ph Number	07 4095 4734	Designer Lic (e.gQBCC)	15092731
Lic Plumber	TBA	Plumber Ph Number	TBA	Plumb / Drainer Lic Number	TBA
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This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.

System Designers site and soil calculation data entry		IMPORTANT NOTES
Enter AES L/m loading rate, "30" for ADV Secondary or "38" Secondary	30	>> *This design is for an ADVANCED SECONDARY system*
Is this a new installation Y or N	Y	**>> Minimun single vent size is 80mm or 2 x 50mm house vents**
Number of Bedrooms	**1**	**>> This is not used in ANY Calculation. If not known use N/A or 0.**
Number of persons	**2**	**>> A septic tank outlet filter is NOT RECOMMENDED**
Daily Design Flow Allowance Litre/Person/Day	**100**	
Number of rows required to suit site constraints	**2**	**>> The maximum length of a single AES pipe run is 30m or 10 PIPES**
Infiltration Soil Category from site/soil evaluation. CATEGORY	**4**	**>> Catagory may require design considerations. Ref AS1547**
Design Loading Rate based on site & soil evaluation DLR (mm/day)	**20**	**>> Soil conditioning may be necessary. Ref AS1547 & Comments.**
Bore log depth below system Basal area	**1.5m**	**>> Min depth 1.5m. Check water table/restrictive layer**
Is this design a GRAVITY system with no outlet filter? Y or N	**Y**	**>> GRAVITY. A House Vent & LOW VENT required on this system**

PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES

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

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AES dimensions	AES System	Extension Area
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Width:(W)		
Sand Depth :	**0.75m**	**0.15m**
Area m2	**8.9 m^2**	**1.1 m^2**

USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)		**>>Slope percentage must be 0% & infiltration footprint must be level for this design**	
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"	y	Enter Custom Width in metre	1.35

AES INFILTRATION FOOT PRINT AREA - L = Q / (DLR x W)	**Length**		**Width**		**Minimum AES foot print required**
The length & width of excavation required for this design is >>	**7.41m**	x	**1.35m**	=	**10.0 m2 total**

AES pipes are best centered in the trench parallel to the site slope

Code	AES System Bill of Materials.		
AES-PIPE	AES 3 metre Lengths required	**4**	lths
AESC	AES Couplings required	**2**	ea
AESO	AES Offset adaptors	**4**	ea
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AES-IPB	AES 100mm Inspection point base	**2**	ea
TD Kit 4	4 Hole Distribution Box Kit		ea
TD Kit 7	7 Hole Distribution Box Kit		ea
VS43-4	Sweet Air Filter VS43-4		ea
AES DESO	Double Offset Adaptors		ea
	TOTAL SYSTEM SAND REQUIRED (Estimate Only)	**8**	m3

Chankar Environmental Use Only

Please email your AES Calculator (EXCEL FORMAT), Site Layout & AES Design to

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> SEPTIC Tank & other components including SAND will need to be sourced from other suppliers. Refer to our WEBSITE www.enviro-septic.com.au OR 07 5474 4055

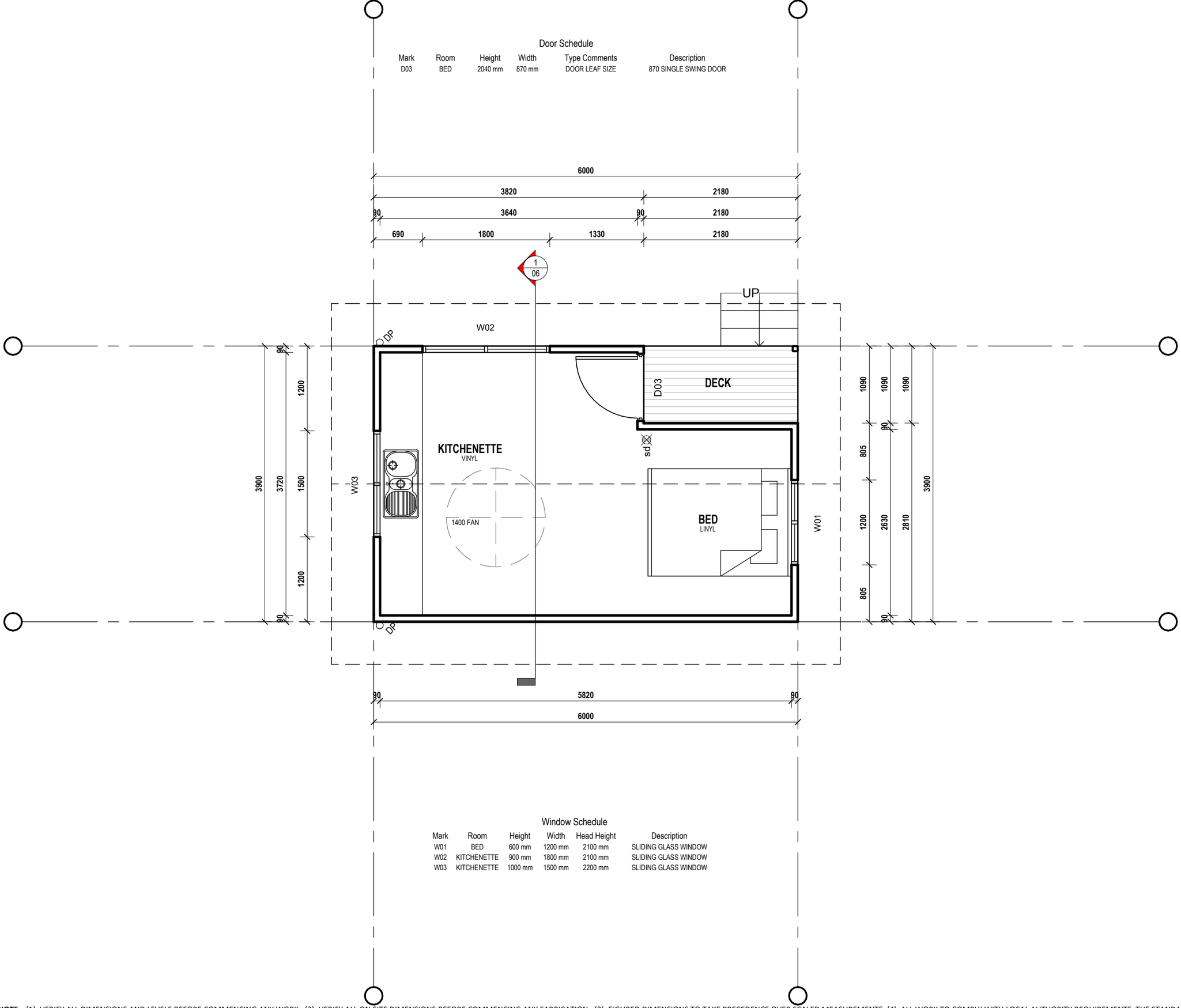
Attachment 7

Proposed Class 1a dwelling and domestic outbuilding layout and elevations

Applicant: Raphaele Christin, 182 Banabilla Rd, DEGARRA, Lot 5 SP 139712

Door Schedule

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



Window Schedule

Mark	Room	Height	Width	Head Height	Description
W01	BED	600 mm	1200 mm	2100 mm	SLIDING GLASS WINDOW
W02	KITCHENETTE	900 mm	1800 mm	2100 mm	SLIDING GLASS WINDOW
W03	KITCHENETTE	1000 mm	1500 mm	2200 mm	SLIDING GLASS WINDOW

ELEVATION KEY

FLOOR AREAS LEGEND

LIVING	21.02 m²
DECK	2.38 m²
	23.40 m²

DESIGN WIND SPEED - C- | SOIL CLASSIFICATION - S

No.	DATE	DESCRIPTION
A		

VARIATIONS INCLUDED IN THIS DRAWING

DRAWING TITLE

FLOOR PLAN

SHEET NO. 03 | PRINT TIME: 28/05/2025 12:50:21 PM

PRELIMINARY: 15/04/25 | CONSTRUCTION: -

A3 | SCALE: 1:100 AT A3 | ISSUE: A | DRAWN BY: WE

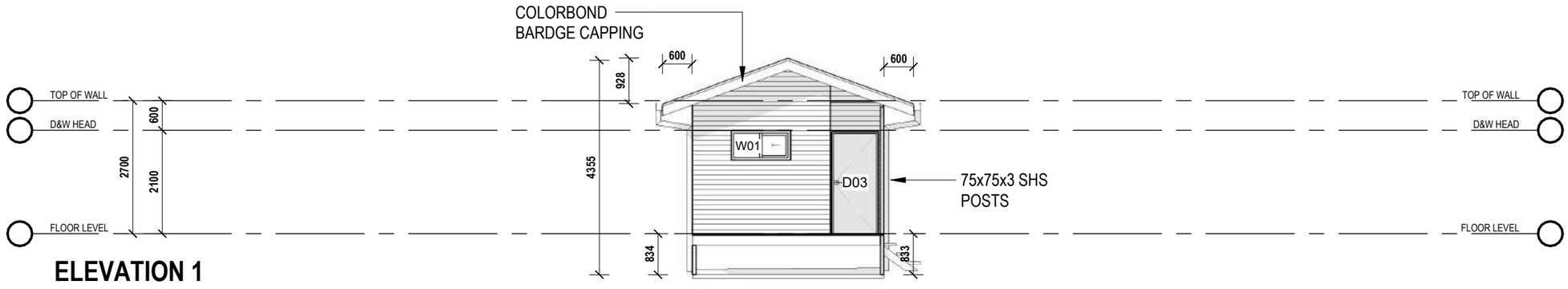
PRELIMINARY ISSUE

SSHNQ JOB No. - | DRAWING No. -

PROJECT
PROPOSED RESIDENCE
Lot 5 on SP139712
182 BANABILA ROAD
DEGARRA

CLIENT
RAPHAELE CHRISTINE

superiorsteel homes NQ
PO BOX 876
ATHERTON QLD 4883
QBCC. 1097802
33-35 ALBRECHT ST
TOLGA INDUSTRIAL ESTATE, QLD, 4882
PH: 07 4095 4008
EMAIL: info@sshnq.com.au
WEB: www.superiorsteelhomesnq.com.au



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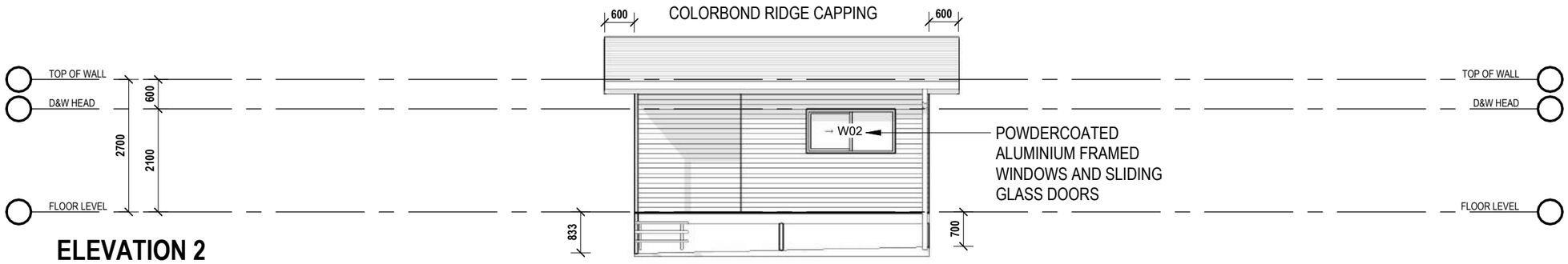
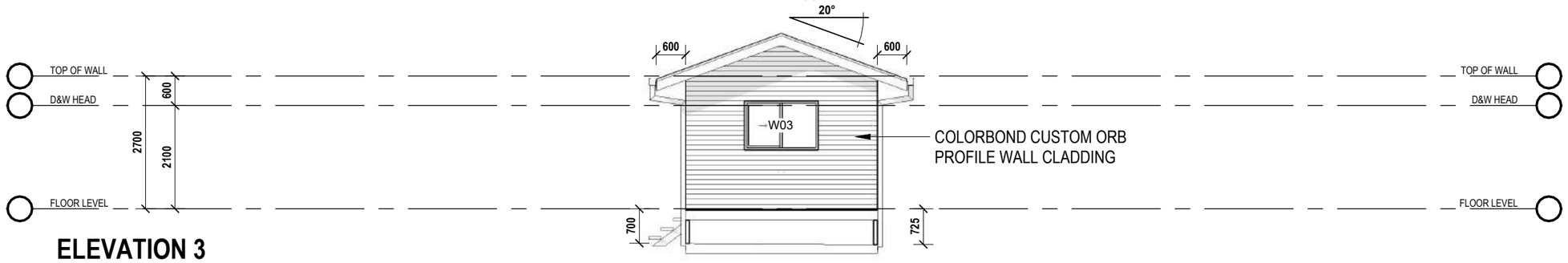
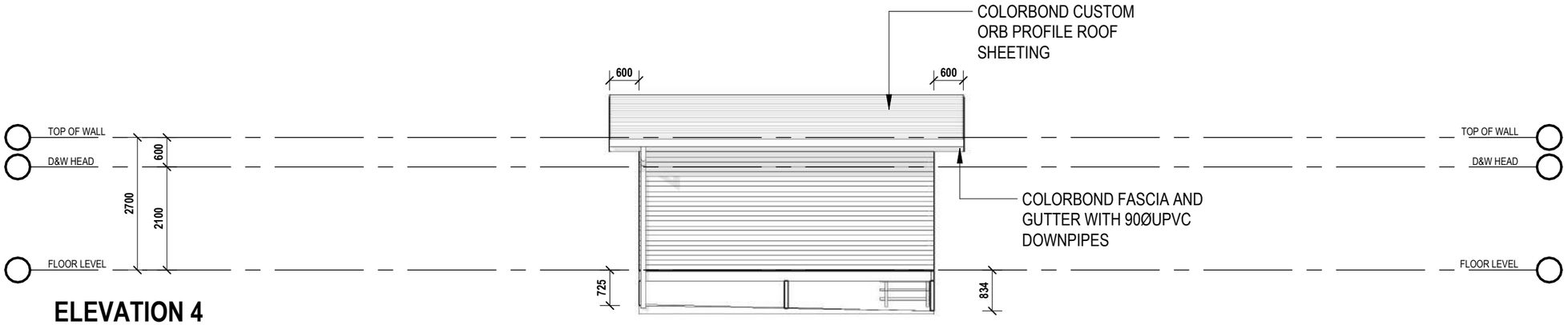


ELEVATION 2



ELEVATION 3



ELEVATION 4

DESIGN WIND SPEED -	C-	SOIL CLASSIFICATION -	S
A			
No.	DATE	DESCRIPTION	

VARIATIONS INCLUDED IN THIS DRAWING

DRAWING TITLE

ELEVATIONS

SHEET NO.	04	PRINT TIME:	28/05/2025 12:50:24 PM
PRELIMINARY:	15/04/25	CONSTRUCTION:	-
A3	SCALE: 1:100 AT A3	ISSUE:	A
		DRAWN BY:	WE

PRELIMINARY ISSUE

SSHNQ JOB No.	-	DRAWING No.	-

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PROPOSED RESIDENCE
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QBCC. 1097802

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 -	S
A			
No.	DATE	DESCRIPTION	

VARIATIONS INCLUDED IN THIS DRAWING

DRAWING TITLE

3D VIEWS

SHEET NO.	05	PRINT TIME:	28/05/2025 12:50:26 PM
PRELIMINARY:	15/04/25	CONSTRUCTION:	-
A3	SCALE: NTS AT A3	ISSUE:	A
		DRAWN BY:	WE

PRELIMINARY ISSUE

SSHNQ JOB No.	-	DRAWING No.	-

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RAPHAELE CHRISTINE

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Classic finish

Colorbond kit home colour choices available from supplier supported in consultation with Douglas Council Planning (subject to energy efficiency rating)

Colorbond®

COLORBOND® STEEL CORE COLOURS

With 22 pale, mid and deep toned COLORBOND® steel core colours, and six colours also available in a premium Matt finish, you can enjoy the process of discovering the perfect colour scheme and design palette for your dream home.

Select from these colours for your roofing, walling, fascias, gutters, downpipes and garage doors.

For further colour inspiration visit COLORBOND.COM

Legend

SA = Solar Absorptance is a measure of how much of the sun's heat that it absorbs. Choosing a colour with a lower SA is a cooler option and may help you meet building regulations such as NCC or BASIX. These are nominal values based on new product and measured in accordance with ASTM E 903-96.

Ⓒ Available in COLORBOND® Ultra steel for coastal and industrial environments. Other colours in the Classic finish may be available on request.

STANDARD WINDOW/DOOR FRAME COLOURS

White Pearl Gloss

GA078A

Ultra-Silver Gloss

GY070A

Woodland Grey Matt

GL205A

Monument Matt

Gl22GA

Black Custom Matt Low Mar

GN279A

Colorbond colour choices available from supplier and supported by Douglas Council Planning

DATE PLOTTED: 6 May 2025 11:07 AM BY : NEIL BROWNING

GENERAL

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
2. THE INFORMATION CONTAINED ON THESE DRAWINGS IS FOR STRUCTURAL ENGINEERING PURPOSES ONLY. ALL DISCREPANCIES THAT COULD RESULT IN CHANGES TO THE STRUCTURAL DETAILS SHALL BE REFERRED TO THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
   IF IN DOUBT - ASK.
3. CONSTRUCTION FROM THESE DRAWINGS AND ASSOCIATED CONSULTANTS' DRAWINGS SHALL NOT COMMENCE UNTIL APPROVED BY THE LOCAL AUTHORITIES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT AUSTRALIAN STANDARDS AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES AND THE NCC EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
5. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR ON SITE. ENGINEERS' DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
6. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE CONTRACTOR TO KEEP WORKS AND EXCAVATIONS STABLE AT ALL TIMES.
7. UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES.

DESIGN CRITERIA

1. THE STRUCTURAL COMPONENTS DETAILED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND LOCAL GOVERNMENT ORDINANCES FOR THE FOLLOWING DESIGN CRITERIA :

DESIGN LOADS		
AREA	LIVE LOAD	SUPERIMPOSED DEAD LOAD
GENERAL	1.5 kPa	NIL
ROOF	0.25 kPa	NIL

2. WIND
   WIND LOADS ARE IN ACCORDANCE WITH AS1170.2 AS FOLLOWS:
   DESIGN WIND VELOCITY (V_{des}) ...... 61 m/s
   REGION C
   WIND CLASSIFICATION C2
   TERRAIN CATERGORY 2
   BCA STRUCTURE IMPORTANCE LEVEL 2
3. CONCRETE ELEMENTS HAVE BEEN DESIGNED FOR THE FOLLOWING DURABILITY EXPOSURE TO AS 3600 (B1 EXPOSURE U.N.O.)
   EXTERNAL B1
   FOOTINGS B1
4. FOOTINGS
   ASSUMED 100 kPa ALLOWABLE BEARING PRESSURE AND 25 kPa SKIN FRICTION.
   CONTRACTOR SHALL CONFIRM ON SITE.
5. RETAINING WALLS
   FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING INTENSITY OF 100 kPa.
   SURCHARGE LOAD ...... 5 KPa
   ACTIVE PRESSURE COEFFICIENT (Ka) 0.35
   PASSIVE PRESSURE COEFFICIENT (Kp) 2.5

SAFETY IN DESIGN

1. CONSTRUCTION WORK UNDERTAKEN BY THE BUILDER/CONTRACTOR IS TO COMPLY WITH THE REQUIREMENTS OF THE WORK PLACE HEALTH AND SAFETY ACT.
2. CONSTRUCTION ACTIVITY CAN BE HAZARDOUS. POTENTIAL SAFETY HAZARDS CONSIDERED BY THE DESIGNERS TO HAVE A HIGHER RISK THAN NORMAL CONSTRUCTION ACTIVITY ARE IDENTIFIED WITH APPROPRIATE NOTES ON THESE DRAWINGS. IT SHOULD BE NOTED THAT DESIGNERS HAVE A LOWER LEVEL OF UNDERSTANDING OF THE RISKS INVOLVED IN CONSTRUCTION COMPARED TO THAT OF A COMPETENT CONTRACTOR. IT IS THEREFORE ESSENTIAL THAT AN ADEQUATE SAFETY PLAN IS PREPARED BY THE CONTRACTOR FOR THE WORKS. SAFETY PLANS ARE TO BE PREPARED IN COMPLIANCE WITH THE STATUTORY REQUIREMENTS. THE DESIGNERS MAY NOT BE AWARE OF ALL SAFETY RISKS AND HAZARDS INVOLVED IN THIS PROJECT AND THE ABSENCE OF COMMENT DOES NOT IMPLY THAT THERE ARE ONLY LOW LEVEL RISKS OR HAZARDS INVOLVED IN THIS PROJECT. APPROPRIATE WORK METHOD STATEMENTS ARE TO BE PREPARED FOR ANY HIGH RISK ACTIVITY BY THE CONTRACTOR. THE DESIGNERS ARE AVAILABLE TO BE CONSULTED WHEN REQUIRED CONCERNING THEIR AREA OF CONTROL WITH REGARD TO SAFETY PLANS.
3. PRIOR TO FABRICATION OF STEELWORK THE CONTRACTOR SHALL AGREE WITH THE ENGINEER ON AREAS OF RISK WHICH HAVE BEEN ADDRESSED BY THE DESIGN WHERE POSSIBLE AND AGREE ON SUITABLE CONSTRUCTION PROCEDURES WHERE AREAS OF RISK STILL EXIST.
4. PRIOR TO ANY FABRICATION THE CONTRACTOR SHALL HAVE COMPLETED A RISK ASSESSMENT OF ALL CONSTRUCTION PROCEDURES AND ENSURED THAT WHERE POSSIBLE, ALL RISKS HAVE BEEN ELIMINATED AND WHERE NOT POSSIBLE THEIR SAFETY PLAN HAS ADDRESSED THOSE ISSUES AND IT HAS BEEN FORMULATED AND DOCUMENTED FOR STRICT ADHERENCE DURING THE CONSTRUCTION WORKS.
5. PRIOR TO THE USE OF THE PROJECT AS DESIGNED, THE OWNER SHALL HAVE COMPLETED A RISK ASSESSMENT OF ALL WORK PRACTICES AND ENSURED THAT WHERE POSSIBLE ALL RISKS HAVE BEEN ELIMINATED AND WHERE NOT POSSIBLE THEIR SAFETY PLAN HAS ADDRESSED THOSE ISSUES AND IT HAS BEEN FORMULATED AND DOCUMENTED FOR STRICT ADHERENCE AFTER COMMISSIONING.

FOOTING NOTES

1. THE BUILDER SHALL ALLOW TO ENGAGE AN APPROVED GEOTECHNICAL ENGINEER IN ACCORDANCE WITH THE EARTHWORKS AND THE BORED PIER SECTIONS OF THE SPECIFICATIONS TO CARRY OUT ALL INSPECTIONS AND TESTING TO CERTIFY THAT THE FOUNDING MATERIAL FOR HIGH LEVEL FOOTINGS AND OR THE CAPACITY OF BORED PIERS COMPLIES WITH THAT NOMINATED IN THE DOCUMENTATION. THE CERTIFICATION IS TO BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND.
2. AN ALLOWABLE BEARING PRESSURE FOR HIGH LEVEL FOOTINGS OF 100 KPa HAS BEEN ASSUMED IN THE DESIGN OF THE FOOTINGS. FOR BORED PIERS AN ULTIMATE END BEARING PRESSURE OF 100 kPa AND SKIN FRICTION OF 25 kPa HAS BEEN ASSUMED IN THE DESIGN OF THE FOOTINGS.
3. WHERE REQUIRED FOUNDING MATERIAL IS DEEPER THAN THE UNDERSIDE OF THE HIGH LEVEL FOOTINGS AS DETAILED ALLOW TO BACKFILL ADDITIONAL EXCAVATION WITH N20 CONCRETE.
4. WHERE EXCAVATION WORK IS TO BE CARRIED OUT ADJACENT TO EXISTING FOOTINGS THE EXACT LEVEL OF THE UNDERSIDE OF THE FOOTINGS SHALL BE DETERMINED BY TEST PITS PRIOR TO EXCAVATION. UNDERPINNING SHALL BE CARRIED OUT AS DETAILED OR REQUIRED BY THE STRUCTURAL ENGINEER
5. ALL FOOTING EXCAVATIONS SHALL BE FORMED AS NECESSARY WHEN EXCAVATED FACE IS NOT STABLE, DEWATERED AND CLEANED OF LOOSE AND SOFT MATERIAL PRIOR TO PLACING CONCRETE.
6. ALL WALLS AND COLUMNS SHALL BE CONCENTRIC WITH SUPPORTING FOOTINGS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

CONCRETE

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH CURRENT EDITIONS OF AS 1379, AS 3600 AND AS3610 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS. REFER ALSO TO INSITU CONCRETE, FORMWORK AND REINFORCEMENT SECTION OF THE SPECIFICATIONS.
2. CONCRETE STRENGTH GRADE FOR PARTICULAR ELEMENTS SHALL BE AS NOTED ON THE DRAWINGS.
3. SIZE OF ELEMENTS IS EXCLUSIVE OF APPLIED FINISHES. BEAMS DEPTHS INCLUDE SLAB THICKNESS AND ARE THE FIRST DIMENSION SPECIFIED, FOLLOWED BY WIDTH. UNLESS NOTED OTHERWISE ALL FORMED EDGES AND CORNERS OF CONCRETE MEMBERS SHALL HAVE 20mm CHAMFERS.
4. CONSTRUCTION JOINTS SHALL BE MADE ONLY AT APPROVED LOCATIONS, AND, IN BEAMS AND SLABS SHALL BE CONSTRUCTED WITH A SHEAR KEY TO ENGINEER'S DETAIL U.N.O. SURFACES OF CONCRETE AT ALL JOINTS SHALL BE THOROUGHLY MECHANICALLY SCABBLED, FULLY EXPOSING THE AGGREGATE MIX, UNLESS OTHERWISE NOTED.
5. ALL REINFORCEMENT SHALL BE TO AS/NZS 4671 AND REINFORCEMENT GRADE IS DESIGNATED AS FOLLOWS:
   R: PLAIN ROUND BAR, GRADE 250
   N: DEFORMED BAR, GRADE 500
   SL/RL: WIRE REINFORCING FABRIC GRADE 500
6. REINFORCEMENT SHALL BE BENT COLD IN ACCORDANCE WITH AS3600 EXCEPT WHERE APPROVED BY THE STRUCTURAL ENGINEER. NO REBENDING SHALL BE PERMITTED.
7. DO NOT CUT REINFORCEMENT ON SITE TO CLEAR PENETRATIONS. DISPLACE REINFORCEMENT SLIGHTLY AS NECESSARY TO CLEAR BLOCKOUTS.
8. CONCRETE COVER AND LAPS TO REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS.
9. APPLY EVAPORATION RETARDER AND CURE ALL CONCRETE IN ACCORDANCE WITH THE CONCRETE SPECIFICATIONS.
10. FORMWORK SHALL REMAIN UNDISTURBED FOR THE MINIMUM STRIPPING TIMES SPECIFIED IN AS3610, UNLESS OTHERWISE APPROVED.

TABLE 1 - CONCRETE QUALITY			
ELEMENT	STRENGTH GRADE	SLUMP (mm)	MAX. AGGREGATE SIZE (mm)
BORED PIERS	N25	80 ± 15	20
FOOTINGS	N25	80 ± 15	20
SLAB ON GROUND	N25	80 ± 15	20
BLINDING	N7	80 ± 15	

TABLE 2 - CLEAR COVER TO REINFORCEMENT. (UNO)			
ELEMENT	TOP (mm)	BOTTOM (mm)	SIDE (mm)
BORED PIERS	70	100	70
FOOTINGS	50	50	50

REINFORCEMENT

1. ALL REINFORCING BARS SHALL BE GRADE D500N TO AS4671 UNLESS NOTED OTHERWISE. IT SHALL BE CUT AND BENT IN ACCORDANCE WITH AS3600. ACCEPTABLE MANUFACTURERS AND PROCESSORS OF STEEL REINFORCEMENT MUST HOLD A VALID CERTIFICATE OF APPROVAL, ISSUED BY THE AUSTRALIAN CERTIFICATION AUTHORITY FOR REINFORCING STEELS (ACRS), OR TO SUCH AN EQUIVALENT CERTIFICATION SYSTEM AS MAY BE APPROVED IN WRITING BY THE SPECIFIER. EVIDENCE OF COMPLIANCE WITH THIS CLAUSE MUST BE OBTAINED WHEN CONTRACT BIDS ARE RECEIVED. ALL MESH SHALL BE GRADE 500L TO AS4671 AND SHALL BE SUPPLIED IN FLAT SHEETS.
   THE FIGURES FOLLOWING THE FABRIC SYMBOLS RL, SL, L ,TM IS THE REFERENCE NUMBER FOR FABRIC TO AS4671.
2 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION. REINFORCEMENT ABBREVIATIONS:
   EF ...... EACH FACE — T OR TOP ...... TOP
   NF ...... NEAR FACE — B OR BTM ...... BOTTOM
   FF ...... FAR FACE — HORIZ ...... HORIZONTAL
   EW ...... EACH WAY — VERT ...... VERTICAL
3 SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN OR OTHERWISE APPROVED IN WRITING BY THE ENGINEER. LAPS SHALL BE IN ACCORDANCE WITH AS 3600 AND NOT LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR, AS SHOWN IN THE TABLE BELOW.

TABLE 6 - LAP SCHEDULE			
BAR DIA.	LENGTH (mm)	BAR DIA.	LENGTH (mm)
R6	300	N20	800
R10	400	N24	1000
N12	500	N28	1800
N16	600	N32	2200

4. WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER. WHERE APPROVED, WELDING MUST COMPLY WITH AS1554.3 STANDARD STEEL WELDING, PART 3 : WELDING OF REINFORCING STEEL. NO WELDING IS ALLOWED WITHIN 120mm OF BENDS.
5. FABRIC SHALL BE LAPPED TWO TRANSVERSE WIRES PLUS 25mm. BUNDLED BARS SHALL BE TIED TOGETHER AT 30 BAR DIAMETER CENTRES WITH 3 WRAPS OF THE WIRE.
6. WHERE TRANSVERSE TIE BARS ARE NOT SHOWN PROVIDE N12-300 SPLICED WHERE NECESSARY AND LAP WITH MAIN BARS 400 mm UNLESS NOTED
7. JOGGLES TO BARS SHALL COMPRISE A LENGTH OF 12 BAR DIAMETERS BETWEEN BEGINNING AND END OF AN OFFSET OF 1 BAR DIAMETER.
8 ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON MILD STEEL PLASTIC TIPPED CHAIRS, PLASTIC CHAIRS OR CONCRETE CHAIRS AT NOT GREATER THAN 1 METRE CENTRES BOTH WAYS, AND 800 EACH WAY FOR FABRIC. WHEN POURED ON GROUND AS FORMWORK PROVIDE PLATES UNDER ALL BAR CHAIRS. PLASTIC TIPPED STEEL CHAIRS SHALL NOT BE USED ON EXPOSED FACES IN EXPOSURE CLASSIFICATION B1, B2 AND C ONLY PLASTIC OR CONCRETE CHAIRS.
9 SITE BENDING OF REINFORCEMENT SHALL BE AVOIDED IF POSSIBLE. WHERE SITE BENDING IS UNAVOIDABLE IT SHALL BE CARRIED OUT COLD, WITHOUT THE APPLICATION OF HEAT, AND IN ACCORDANCE WITH THE PRACTICE NOTE RPN1 OF THE STEEL REINFORCEMENT INSTITUTE OF AUSTRALIA. REINFORCEMENT SHALL NOT BE REBENT WITHOUT APPROVAL OF THE SUPERINTENDENT.
10 THE STRUCTURAL ENGINEER SHALL BE GIVEN 48 HOURS NOTICE FOR REINFORCEMENT INSPECTION AND CONCRETE SHALL NOT BE DELIVERED UNTIL FINAL APPROVAL HAS BEEN OBTAINED FROM THE STRUCTURAL ENGINEER.

STRUCTURAL STEELWORK

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH CURRENT EDITIONS OF AS4100, AS/NZS 1554 - 1 AND 2 AND AS4600 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS. REFER ALSO TO THE STRUCTURAL STEELWORK SECTION OF THE SPECIFICATIONS.
2. ALL STEEL SHALL COMPLY WITH THE FOLLOWING U.N.O. :
   - WELDED SECTION - GRADE 300 TO AS/NZS 3678.2
   - ROLLED SECTION - GRADE 300 TO AS/NZS 3679.2
   - SHS AND RHS - GRADE 350/GRADE 450 TO AS 1163
   - CHS - GRADE 250/GRADE 350 TO AS 1163
   - FLAT PLATE - GRADE 300 TO AS/NZS 3679.2
   - STANDARD PLATE - GRADE 250 TO AS/NZS 367
3. THE CONTRACTOR SHALL UNLESS SPECIFIED ELSEWHERE:
   (a) PROVIDE AND EMPLOY ANY ADDITIONAL TEMPORARY BRACING ETC. NECESSARY TO ADEQUATELY HOLD STEELWORK IN POSITION DURING CONSTRUCTION. CARRY OUT ERECTION OF STEELWORK IN ACCORDANCE WITH AS3828 GUIDELINES FOR THE ERECTION OF BUILDING STEELWORK.
   (b) PROVIDE ALL PACKS, CLEATS, BOLTS (INCL. H.D. BOLTS) ETC. REQUIRED FOR TEMPORARY AND PERMANENT ERECTION OF STEELWORK AND FOR ATTACHMENT OF TIMBER AND MISCELLANEOUS FRAMING.
   (c) ALL PURLINS AND GIRTS SHOWN ON DRAWINGS ARE FOR DIAGRAMMATICAL PURPOSES ONLY. THE CONTRACTOR SHALL ALLOW FOR ANY ADDITIONAL PURLINS / GIRTS AS REQUIRED TO SUIT OPENINGS, PENETRATIONS, EDGES OF ROOF SHEET, etc.
4. ALL STRUCTURAL STEELWORK TO BE HOT DIP GALVANISED. UNLESS NOTED OTHERWISE.
5. PROPRIETARY ITEMS (E.G. PURLINS, ROOF/WALL SHEETING, BOLTS ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. FOR LAPPED PURLINS/GIRTS USE M12 4.6/S PURLIN BOLTS AND FOR UNLAPPED PURLINS/GIRTS USE M12 4.6/S SHOULDERED PURLIN BOLTS. SHOULDERED PURLIN BOLT HEAD TO BE AGAINST COLD FORMED SECTION. ALL PURLIN/GIRT BOLTS SHALL HAVE INTEGRAL WASHERS.
6. MINIMUM WELDING REQUIREMENTS IF NOT OTHERWISE SPECIFIED SHALL BE AS FOLLOWS:-
   - ALL WELDS CATEGORY S.P 6mm CONTINUOUS FILLET WELDS, OR WHERE NOTED, COMPLETE PENETRATION BUTT WELDS (C.P.B.W.) USING E48XX ELECTRODES WITH CATEGORY S.P. INSPECTION WITH ALL WELDS 100% VISUALLY SCANNED, ALL TO AS/NZS 1554.1 UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE PERFORMED BY A QUALIFIED WELDER IN ACCORDANCE WITH AS/NZS 1554.1.
7. EXTENT OF WELD INSPECTION/TESTING TO BE:
   VISUAL SCANNING : 100% OF WELDS
   VISUAL EXAMINATION: 100% OF BUTT WELDS IN TENSION MEMBERS AND 50% OF OTHER WELDS.
   RADIOGRAPHIC OR ULTRASONIC: 10% OF BUTT WELDS IN TENSION MEMBERS AND 5% OF OTHER WELDS.
   GRIND WELDS SMOOTH AND FLUSH WITH PARENT METAL WHERE NOMIMATED ON DRAWINGS.
   GRIND ONLY IN LONGITUDINAL DIRECTION OF MEMBER. WELDS TO BE INSPECTED BY INDEPENDENT NATA ACCREDITED QUALIFIED WELDING INSPECTOR TO AS2214. PROVIDE WELDING INSPECTORS REPORT TO SUPERINTENDENT.
8. SITE WELDS WHERE NOTED IN THE DOCUMENTATION SHALL BE THOROUGHLY WIRE BRUSHED CLEANED AND PAINTED IN ACCORDANCE WITH THE SPECIFICATION.
9. ALL BOLTS, NUTS AND WASHERS, INCLUDING HOLD DOWN BOLTS, CAST-IN FERRULES, CAST-IN PLATES AND MASONRY ANCHORS ARE TO BE HOT DIP GALVANIZED U.N.O. ALL GALVANIZED COMPONENTS TO BE CAST INTO CONCRETE MUST BE PASSIVATED. UNLESS NOTED OTHERWISE STEEL TO STEEL CONNECTIONS ARE M20 8.8/S AND HOLD DOWN BOLTS ARE M20 4.6/S.
10. BOLT TYPES SHALL BE AS FOLLOWS:-
   * 4.6/S -COMMERCIAL BOLTS TO AS1111 AND AS1112, SNUG TIGHTENED
   * 8.8/S -HIGH STRENGTH STRUCTURAL BOLTS TO AS/NZS 1252, SNUG TIGHTENED ONLY.
   USE BOLTS WITH THREADS IN COMPLIANCE WITH AS1275.
   USE BOLT LENGTHS SO THAT PROJECTION BEYOND NUT IS AT LEAST TWO (2) THREADS, AND NOT MORE THAN 10 mm.
11. ALL STRUCTURAL STEEL FIXING DETAILS ARE TO BE BASED ON AISC STANDARDIZED STRUCTURAL CONNECTIONS U.N.O
12. ALL PLATES ARE TO BE 10mm THICK UNO. ALL PLATES TO BE FROM STANDARD SQUARE EDGE FLATS U.N.O.
13. THE FABRICATION AND ERECTION OF THE STRUCTURAL STEELWORK SHALL BE SUPERVISED BY A QUALIFIED PERSON EXPERIENCED IN SUCH SUPERVISION, IN ORDER TO ENSURE THAT ALL REQUIREMENTS OF THE DESIGNS ARE MET. ALL BEAMS AND RAFTERS SHALL BE FABRICATED AND ERECTED WITH NATURAL CAMBER UP. BEAMS AND TRUSSES OVER 6m SHALL BE PRECAMBERED 1 IN 500 UNLESS NOTED OTHERWISE. ALL MEMBERS SHALL BE SUPPLIED IN SINGLE LENGTHS. SPLICES SHALL ONLY BE PERMITTED IN LOCATIONS SHOWN ON THE STRUCTURAL DRAWINGS.
14. THE CONTACT SURFACES FOR HIGH STRENGTH FULLY TENSIONED BOLTED CONNECTIONS SHALL BE CLEAN "AS ROLLED" AND NOT PAINTED. FULLY TENSION BOLTS BY THE "PART TURN METHOD OF TIGHTENING", OR BY LOAD INDICATING WASHERS.
15. GROUT TO BASE PLATES: A SPACE FOR 40mm OF 2:1 SAND:CEMENT MORTAR OF DAMP EARTH CONSISTENCY RAMMED FOR COMPACTION. ALTERNATIVELY USE NON-SHRINK GROUT APPLIED TO MANUFACTURER'S SPECIFICATIONS.
16. COATING REPAIRS: REINSTATE COATING TO DAMAGED AREAS TO PROTECTIVE COATINGS SPECIFICATION. FIELD WELD REPAIRS: DO NOT WELD THROUGH EXISTING GALVANISING OR COATINGS. REMOVE WELD SPLATTER, RESIDUAL FLUX etc BY CHIPPING, GRINDING OR ABRASIVE BLAST CLEANING. GRIND FLUSH ROUGH WELD BEADS. PREPARE SURFACE FOR PAINTING AS PER COATING SPECIFICATION. REMOVE RUST, LOOSE AND BURNT PAINT AND SUFFICIENT SOUND COATING SO PAINT EDGE IS FEATHERED AND SMOOTH. STRIPE COAT ALL WELDS, EDGES AND ROUGH SURFACES USING A BRUSH. REINSTATE COATING AS PER PROTECTIVE COATINGS SPECIFICATION.
17. REPAIR DAMAGE TO GALVANIZED COATING TO AS/NZS 4680 SECTION 8 REPAIR AFTER GALVANIZING. USE ORGANIC TWO-PACK ZINC RICH EPOXY COATING COMPLYING WITH AS/NZS 3750.9 APPLIED IN TWO COATS EACH 50 MICRON, MINIMUM TOTAL DRY FILM THICKNESS 100 MICRONS. DO NOT USE SPRAY CANS OF 'COLD GALV' OR ZINC ALLOY SOLDER 'STICKS'. SURFACE PREPARATION OF EXPOSED BARE STEEL TO BE ABRASIVE BLAST CLEANED TO AS 1627.4, CLASS 2½ (PREFERRED) OR POWER TOOL CLEANED TO AS 1627.2 CLASS ST 3. LIGHTLY SWEEP BLAST GALVANIZED SURFACES.
18. PROTECTIVE COATINGS ARE TO BE SHOP APPLIED AND CURED IN WORKSHOP IN ACCORDANCE WITH MANUFACTURER S RECOMMENDATIONS UNLESS APPROVED OTHERWISE IN WRITING BY SUPERINTENDENT. PROTECTIVE COATINGS ARE TO BE SMOOTH, UNIFORM AND WITHOUT RUNS, BEADS, PINHOLES, SURFACE CRAZING OR OTHER IMPERFECTIONS.
19. UNLESS NOTED OTHERWISE ON THE DRAWINGS OR IN THE SPECIFICATION, SURFACE TREATMENT OF EXPOSED STEELWORK FOR ATMOSPHERIC CORROSION PROTECTION TO BE PUR5. APPLY PROTECTIVE COATINGS AS PER SYSTEM/SYSTEMS PUR5 OF AS/NZS2312 TABLE 6.3 IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REPORT QA RECORDS IN A FORMAT SIMILAR TO AS3894 PARTS 10 TO 14. NON-SPECIFIED COLOURS WILL BE SELECTED BY THE SUPERINTENDENT.
20. DISSIMILAR METALS TO BE SEPARATED WITH INERT MATERIAL.

TIMBER

1. ALL TIMBER DESIGN, MATERIAL AND CONSTRUCTION SHALL BE TO AS 1720.1 AND AS1720.2.
2. SOFTWOOD TO BE MINIMUM STRESS GRADE MPG12, J4 JOINT GROUP UNO. HARDWOOD TO BE MINIMUM GRADE F14 UNLESS NOTED OTHERWISE. SUBMIT SUPPLIERS CERTIFICATE AS TO STRESS GRADE OF TIMBER MEMBERS. ALL TIMBER SHALL BE BRANDED.
3. EXTERNAL TIMBER SHALL BE EITHER SEASONED HARDWOOD WITH DURABILITY CLASS I OR II, JOINT CLASS JD2 OR JD3 TO AS 1720.2 OR IMPREGNATED PINE GRADE F7, PRESSURE TREATED MINIMUM H3 TREATMENT UNLESS SPECIFIED OTHERWISE, TO AS 1604 AND RE-DRIED PRIOR TO USE. SUPPLEMENTARY TREATMENT SHALL BE APPLIED TO ALL CUT SURFACES. SUPPLY SUPPORTING DOCUMENTATION FOR PRESERVATIVE TREATMENT.
4. ALL BOLTS IN TIMBER CONSTRUCTION SHALL BE MINIMUM M16 UNLESS NOTED AND SHALL BE GALVANISED. BOLTS SHALL BE RETIGHTENED AT THE END OF THE MAINTAINANCE PERIOD. BOLT HOLES SHALL BE DRILLED NO MORE THAN 1 mm OVERSIZE.
   FLAT WASHERS ARE TO BE USED ANYWHERE THE HEAD OF A BOLT OR COACH SCREW, A NUT, OR SPRING WASHER WOULD OTHERWISE BEAR ON A TIMBER ELEMENT. FLAT WASHERS ARE NOT REQUIRED WHERE THE HEAD OR NUT BEARS ON A STEEL PLATE. UNLESS NOTED OTHERWISE, FLAT WASHERS BEARING AGAINST TIMBER SHALL HAVE THE FOLLOWING MINIMUM OUTSIDE DIAMETER

WASHERS				
NOMINAL FASTENER SIZE	M8	M16	M20	M24
NOMINAL OUTSIDE DIAMETER	36mm	55mm	65mm	75mm

   SPRING WASHERS SHALL BE STANDARD HELICAL SPRING-LOCK WASHERS. SPRING WASHERS ARE TO BE INSTALLED UNDER THE NUT ON ALL BOLTS CONNECTING TIMBER ELEMENTS.
5. TIMBER DIMENSIONS SHALL BE NOT LESS THAN:

TIMBER DIMENSIONS TOLERANCES	
SEASONED SOFTWOOD	+5mm , -0mm
UNSEASONED SOFTWOOD	< F7 +3mm , -3mm
UNSEASONED SOFTWOOD	> F7 +2mm , -4mm
SEASONED HARDWOOD	+2mm , -0mm
UNSEASONED HARDWOOD	+3mm , -3mm
SEE ALSO CLAUSE 1.6.2 IN AS 2082	

6. ALL TIMBER JOINTS AND NOTCHES ARE TO BE 100mm MINIMUM AWAY FROM,LOOSE KNOTS, SEVERE SLOPING GRAIN, GUM VEINS OR OTHER MINOR DEFECTS. ALL TRUSSES AND RAFTERS SHALL BE FIXED TO TOP PLATE WITH METAL PLATE CONNECTORS.
7. FIELD-CUT SURFACES ARE TO BE TREATED TO REFUSAL / SATURATION WITH COPPER NAPHTHENATE PRESERVATIVE, END GRAIN IS TO BE COATED WITH ANCHOR SEAL PARAFFIN SEALANT. TREAT BEAMS AS SOON AS POSSIBLE AFTER CUTTING. ENSURE CUTS ARE CLEAN AND FREE OF SAWDUST OR DEBRIS PRIOR TO TREATING.
8. BRACE WALLS TO HAVE MINIMUM J4 OR JD4 JOINT STRENGTH.

CHEMICAL ANCHOR NOTES

1. ALL CHEMICAL/EPOXY FIXED ANCHORS SHALL BE RAMSET CHEMSET INJECTION 801 SERIES EPOXY ANCHORS U.N.O
2. ALL ANCHOR STUDS SHALL BE FULLY THREADED GALVANISED STEEL STUDS U.N.O
3. ALL ANCHORS SHALL BE SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS.
4. WHERE CHEMICAL ANCHORS ARE TO BE USED, THE REINFORCEMENT SHALL BE REPOSITIONED LOCALLY SO AS TO AVOID CLASHES WITH THE ANCHOR INSTALLATION.
5. ALL ANCHOR INSTALLATIONS SHALL CONFORM TO THE FOLLOWING MINIMUM DISTANCES U.N.O

ANCHOR DISTANCES	STUD SIZE				
	M10	M12	M16	M20	M24
MINIMUM EMBEDMENT (mm)	90	110	125	150	160
MINIMUM EDGE DISTANCE (mm)	40	50	60	80	95

REINFORCED CONCRETE MASONRY

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE CURRENT EDITION OF AS3700 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH OF 20 MPa IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 4455.1.
3. PROVIDE ADEQUATE TEMPORARY PROPPING TO WALLS DURING CONSTRUCTION IN ACCORDANCE WITH AS/NZS 4455.1 AND AS 4456.0.
4. PROVIDE VERTICAL CONTROL JOINTS IN WALLS AT MAXIMUM 8 METRE CENTRES OR WHERE INDICATED ON DRAWINGS.
5. ALL WALLS SHALL BE FULLY BONDED OR TIED AT THEIR INTERSECTIONS UNLESS DETAILED OTHERWISE.
6. MORTAR SHALL BE MECHANICALLY MIXED AND TYPE M3 U.N.O. CONSISTING OF 1 PART CEMENT, 1 PART HYDRATED LIME AND 6 PARTS OF WELL GRADED SAND, AND SHALL COMPLY WITH THE REQUIREMENTS OF AS 3700. MORTAR SHALL BE SAMPLED AND TESTED, IN ACCORDANCE WITH THE SPECIFICATION.
7. CORES OF ALL BLOCKS SHALL BE CLEAN AND FREE FROM PROJECTING MORTAR. PROVIDE CLEAN OUT OPENINGS AT BASE OF EACH LIFT. FORM THE FACE OF CLEAN OUT BLOCKS. INFILL BLOCK SHELLS SHALL NOT BE USED WITHOUT APPROVAL BY THE STRUCTURAL ENGINEER.
8. CORE FILLING CONCRETE SHALL BE MIXED USING MAX 10mm AGGREGATE, SHALL HAVE F'C 20 MPa AND MAXIMUM SLUMP OF 230mm. CONCRETE SHALL BE PLACED TO COMPLETELY FILL CORES WITHOUT SEGREGATION OR VOIDS. COMPACT BY INTERNAL VIBRATION OR RODDING AND STRENGTH TEST IN ACCORDANCE WITH THE MASONRY SPECIFICATION.
9. FILL CORES TO MAXIMUM 2.4 METRE HIGH FREE DROP IN ANY ONE POUR.
10. BACKFILL RETAINING WALLS, ON ENGINEER'S APPROVAL, WITH CLEAN 20mm GRAVEL FILLING FREE FROM CLAY OR OTHER ORGANIC MATTER.
11. RETAINING WALLS SHOULD NOT BE BACKFILLED UNTIL A MINIMUM OF 14 DAYS AFTER GROUT FILLING. PROPPED RETAINING WALLS SHALL NOT BE BACKFILLED UNTIL THE SLAB OVER HAS BEEN CAST A MINIMUM OF 7 DAYS AND THE WALL HAS BEEN GROUT FILLED A MINIMUM OF 14 DAYS.\
12. PROVIDE ALL AGRICULTURAL PIPES OR WEEPHOLES TO EARTH FACE OF ALL RETAINING WALLS AS NOTED IN THE DOCUMENTATION. ALL AGRICULTURAL PIPES OR WEEPHOLES TO BE PROTECTED FROM SILTATION BY THE USE OF GEOFABRIC. AGRICULTURAL DRAINS TO BE CONNECTED TO THE STORMWATER SYSTEM TO HYDRAULIC ENGINEERS DETAILS.
13. PROVIDE WATERPROOF MEMBRANE & D.P.C. AS REQUIRED BY THE ARCHITECTURAL SPECIFICATION.

LEGEND

200 ...... DENOTES MINIMUM CONCRETE SLAB THICKNESS.
...... CONCRETE COLUMN OVER.
...... CONCRETE WALL OVER.
...... LOAD BEARING BLOCKWORK WALL OVER.
...... NON LOAD BEARING BLOCKWORK WALL OVER.
...... BRICKWORK WALL OVER.
...... EXISTING COLUMN OR WALL.
...... LOAD BEARING ELEMENT UNDER.
ZZZ ...... DEMOLITION WORKS. (REFER ARCHITECT DWGS)
...... DENOTES TOP OF SLAB PROFILE STEP.
...... DENOTES 2-N12 TRIMMER BARS x1500 LONG. TIED TO U/S OF MESH AT ALL SLAB RE-ENTRANT CORNERS.
...... DENOTES WET AREA SLAB SETDOWN. REFER ARCHITECT DWGS.
...... DENOTES STEEL CAST-IN FIXING. REFER TO TYPICAL STRUCTURAL STEELWORK DRAWING FOR DETAIL.

ABBREVIATIONS

#(u) ...... MEMBER UNDER
#(o) ...... MEMBER OVER.
#(c) ...... MEMBER CONTINUOUS.
BW# ...... LOAD BEARING BLOCKWORK WALL TYPE.
BL# ...... BLOCKWORK LINTEL TYPE.
BWP# ...... BLOCKWORK PIER TYPE.
LBW ...... LOAD BEARING STUD FRAMED WALL.
TR ...... STANDARD TIMBER TRUSS.
GT ...... GIRDER TRUSS.
HT ...... HIP TRUSS.
STF ...... STRUCTURAL FASCIA.
FB ...... FLYBRACE.
BR ...... PROPRIETARY BRIDGING.
SP ...... MEMBER SPLICE LOCATION.
TBC ...... TO BE CONFIRMED.
COS ...... CHECK ON SITE.
AFL ...... ABOVE FLOOR LEVEL.
TOW ...... TOP OF WALL.

Rev.	Date	Description	Des.	Verif.	Appd.
2	6.5.24	BUILDING APPROVAL ISSUE	ML	ML	
1	17.4.25	PRELIMINARY	ML	ML	

CERTIFICATION

MAL Engineers

Role	Name	Date
Drawn	NB	5.4.25
Checked	ML	5.4.25
Designed	ML	5.4.25
Verified	ML	5.4.25
Approved	M. LANCINI	XXX

Client: RAPHAELE
Project: PROPOSED TOILET UPGRADE
182 BANABILLA ROAD, DEGARRA
Title: GENERAL CONSTRUCTION NOTES

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Datum: AHD | Scale: AS SHOWN | Size: A1
Drawing Number: Q25111-ST-01 | Revision: 2

CAD File: C:\Users\neilb\OneDrive\OneDrive - MAL Engineers\Documents\OneDrive - MAL Engineers\Documents\Projects\Jobs\Cairns\2025\Q25111 - 182 Banabilla Road, Degarra Toilet_CAD & Models\Acad\Q25111-ST-BANABILLA.dwg

LOCALITY PLAN
SCALE 1:2000 APPROX

SITE PLAN
SCALE 1:250 APPROX

0 1000 2000 4000 6000 8000 10000mm
SCALE 1:100 @A1

Rev.	Date	Description	Des.	Verif.	Appd.
2	6.5.24	BUILDING APPROVAL ISSUE	ML	ML	
1	17.4.25	PRELIMINARY	ML	ML	

MAL Engineers

Drawn	NB	Date 5.4.25
Checked	ML	Date 5.4.25
Designed	ML	Date 5.4.25
Verified	ML	Date 5.4.25
Approved	M. LANCINI	XXX

Client RAPHAELE

Project PROPOSED TOILET UPGRADE
182 BANABILLA ROAD, DEGARRA

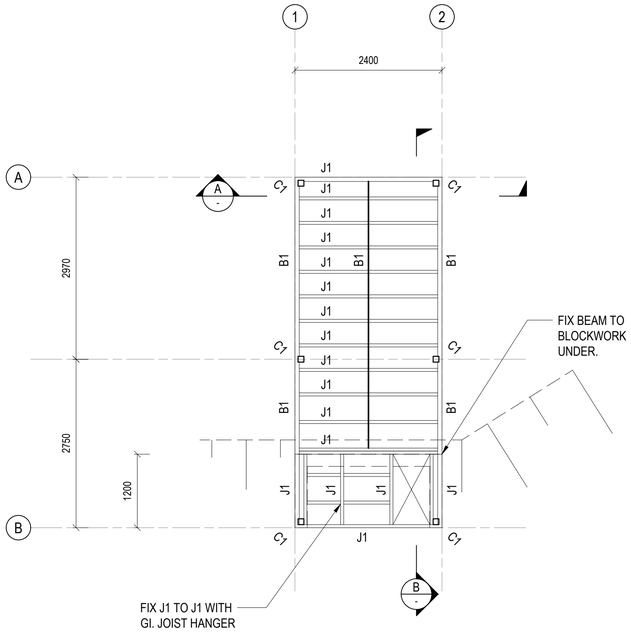
Title SITE PLAN

Status FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

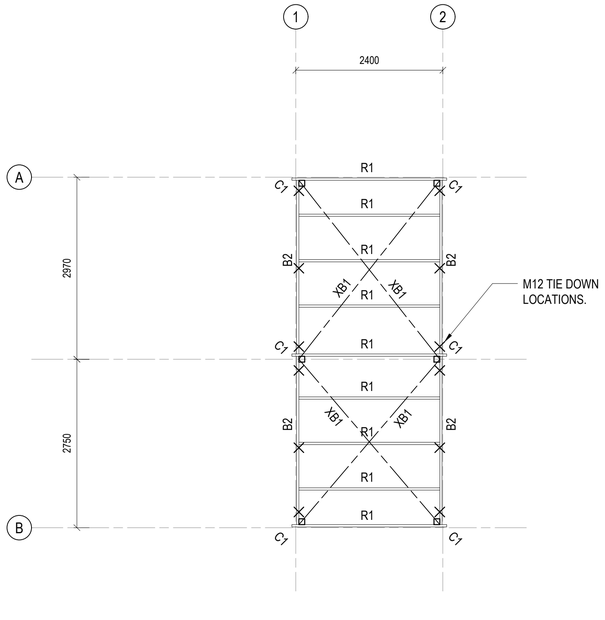
Datum		Scale	Size
AHD		AS SHOWN	A1

Drawing Number Q25111-ST-02

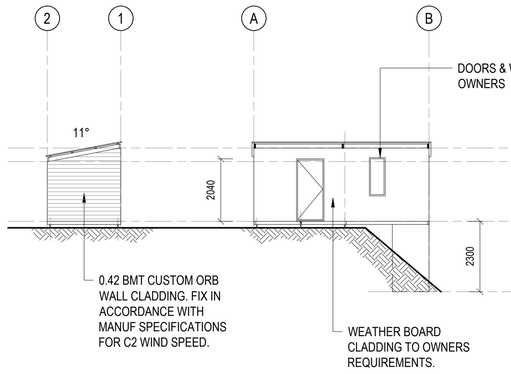
Revision 2



FLOOR FRAMING PLAN
SCALE 1:50

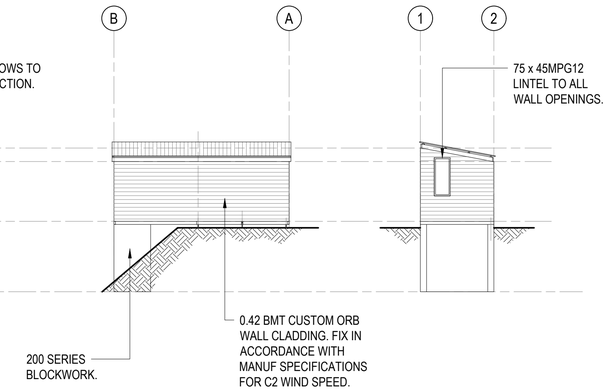


ROOF FRAMING PLAN
SCALE 1:50



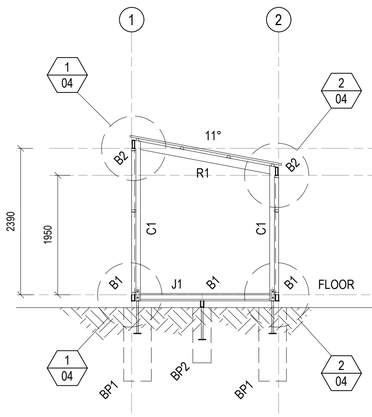
ELEVATION A
SCALE 1:100

ELEVATION B
SCALE 1:100

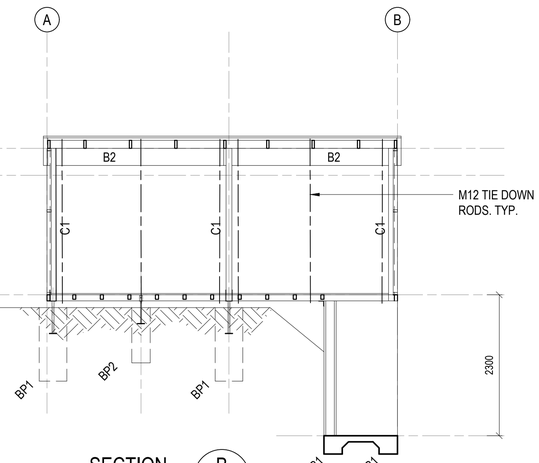


ELEVATION C
SCALE 1:100

ELEVATION D
SCALE 1:100



SECTION A
SCALE 1:50



SECTION B
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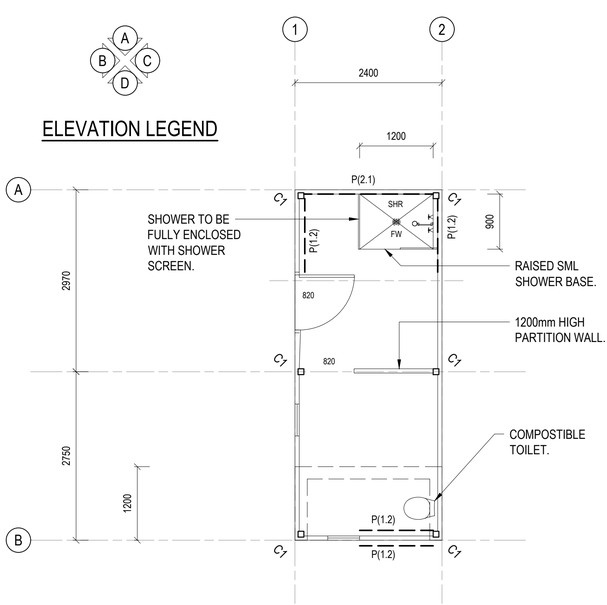
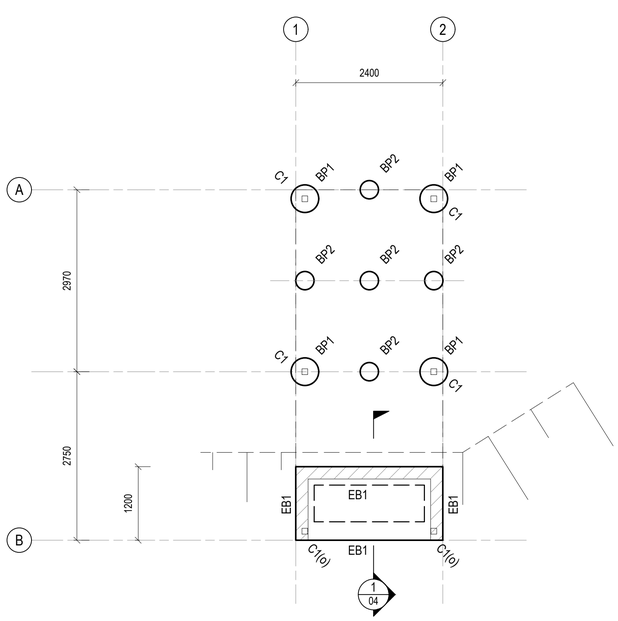


FLOOR PLAN
SCALE 1:50



FOOTING PLAN
SCALE 1:50

NOTE
ALL DIMENSIONS SHALL BE CONFIRMED ON SITE BY BUILDER PRIOR TO ANY PROCUREMENT OF ANY MATERIALS

0 1000 2000 3000 4000 5000mm
SCALE 1:50 @A1

FRAMING LEGEND

C1	.....	95 x 95 HWD POST.
B1	.....	100 x 50 F14 HWD BEAM.
B2	.....	140 x 35 F14 HWD BEAM.
R1	.....	140 x 35 F14 HWD RAFTER.
J1	.....	75 x 50 F14 HWD JOIST AT 600 CTS MAX.
XB1	.....	30 x 1.2mm GI. DIAGONAL STRAP BRACING. SCREW FIX TO EACH RAFTER AND LOOP AROUND ENDS.

FOOTING LEGEND

BP1	.....	450 DIA. x 1200 DEEP BORED PIER .
BP2	.....	390 DIA. x 900 DEEP BORED PIER.
EB1	.....	300 WIDE x 300 DEEP SLAB EDGE BEAM.

TERMITE PROTECTION

1. APPROVED TERMITE MANAGEMENT SYSTEM TO AS3660.1 2014 TO BE INSTALLED BY PEST MANAGEMENT COMPANY. PLANS TO BE ISSUED TO PEST MANAGEMENT COMPANY FOR DESIGN OF TERMITE PROTECTION PRIOR TO CONSTRUCTION.
2. TERMITE TREAT BUILDING STRICTURE TO AS3660.1 2014 WITH THE USE OF TERMITE RESISTANT MATERIALS AND PHYSICAL BARRIERS. TERMIMESH OR HOMEGAURD COLLARS TO ALL SLAB PENETRATIONS. ALL PRIMARY BUILDING ELEMENTS ARE TO BE TERMITE RESISTANT OR TREATED TO MINIMUM H2. PERIMETER HAND SPRAY AND CAPPING IS RECOMMENDED AND S TO NE MAINTAINED BY OWNER EVERY 6 YEARS OR AS REQUIRED BY THE MANUFACTURER. BUILDER IS TO PROVIDE ACCESS FOR CLEAR VISUAL INSPECTIONS TO THE ENTIRE PERIMETER OF THE BUILDING AND EXPOSED EDGE OF CONCRETE SLAB. OWNER IS TO INSPECT FOR TERMITES EVERY 3 MONTHS.

NOTES

1. ALL DIMENSIONS AND SETOUT TO BE CONFIRMED ON SITE PRIOR TO ANY CONSTRUCTION WORK BEING UNDERTAKEN BY BUILDER.
2. ALL STORMWATER SHALL DISCHARGE TO EXISTING STORMWATER SYSTEM OR TO STREET KERB.
3. ALL GLAZING FRAMING AND FIXINGS TO MANUFACTURERS DESIGN AND CERTIFICATION INCLUDING FIXING DETAILS
4. FOR SLAB ON GROUND CONSTRUCTION ALL FLOOR PENETRATIONS (BLOCKOUT FOR BATHS & SHOWER TRAYS, etc) ARE TO BE EFFECTIVELY SEALED AGAINST WATER PENETRATION.
5. ALL WET AREA WATERPROOFING TO COMPLY WITH AS3740.

Rev.	Date	Description	Des.	Verif.	Appd.
2	6.5.24	BUILDING APPROVAL ISSUE	ML	ML	
1	17.4.25	PRELIMINARY	ML	ML	

MAL Engineers

Drawn	NB	Date 5.4.25
Checked	ML	Date 5.4.25
Designed	ML	Date 5.4.25
Verified	ML	Date 5.4.25
Approved	M. LANCINI	XXX

Client: RAPHAELE

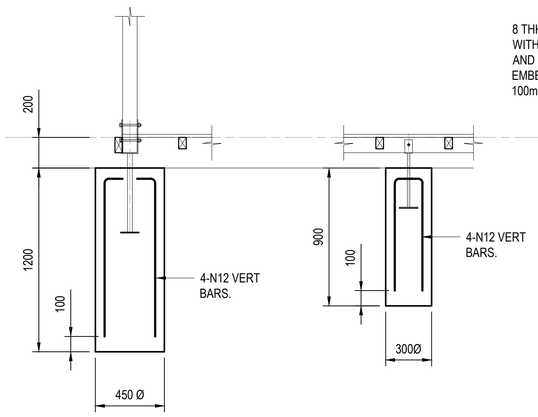
Project: PROPOSED TOILET UPGRADE
182 BANABILLA ROAD, DEGARRA

Title: PLANS AND ELEVATIONS

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

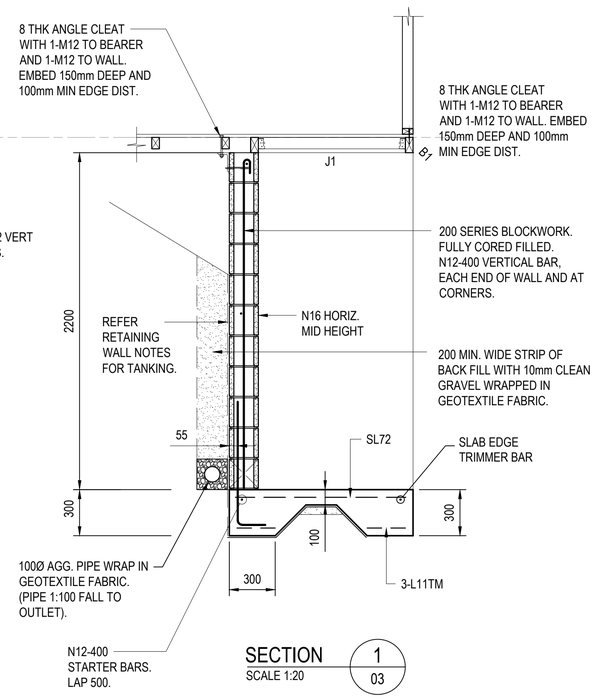
Datum		Scale	Size
AHD		AS SHOWN	A1

Drawing Number: Q25111-ST-03
Revision: 2



BORED PIER BP1
SCALE 1:10

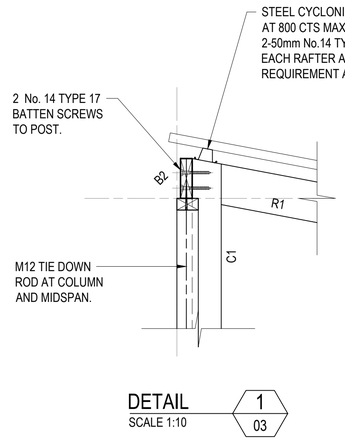
BORED PIER BP2
SCALE 1:10



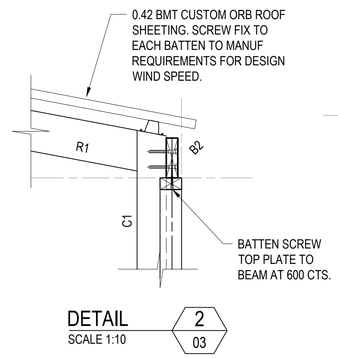
SECTION 1/03
SCALE 1:20

RETAINING WALL NOTES:

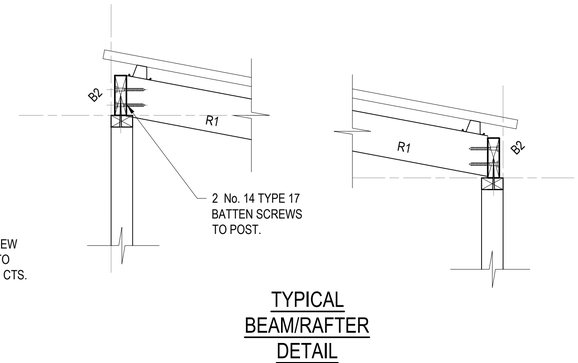
1. ALL RETAINING WALLS TO BE CONSTRUCTED ON SOIL WITH 100 KPa ALLOWABLE BEARING PRESSURE.
2. PROVIDE TANKING BEHIND ALL RETAINING WALLS. WATERPROOFING MEMBRANE TO FULL EXTENT OF RETAINING WALL PROVIDE 3 COATS OF ORMINOID AS PER MANUFACTURER'S REQUIREMENTS. PLACE 4.5mm FC SHEET BEHIND WALL ONCE DRY AND PRIOR TO BACKFILLING.
3. CONTRACTOR TO ENSURE THAT ALL RETAINING WALL FOOTINGS FOUND BELOW ADJACENT STORMWATER PIPES AND DRAINS REFER TO CIVIL PLANS FOR LEVELS OF PIPES.
4. 200 SERIES 'H' BLOCK TO BE USED.
5. DISCHARGE AGG PIPES TO OUTLET (1:100 FALL) AS DIRECTED ON SITE.



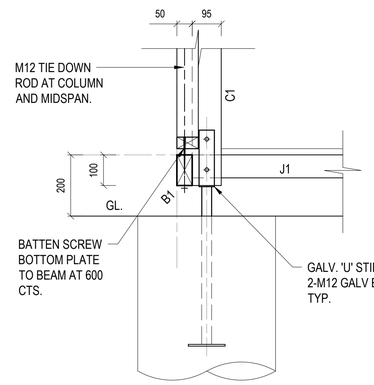
DETAIL 1/03
SCALE 1:10



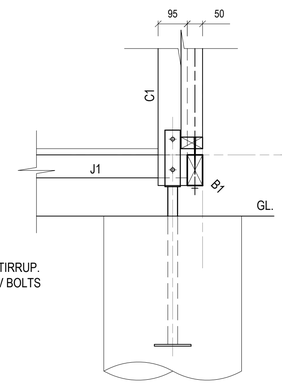
DETAIL 2/03
SCALE 1:10



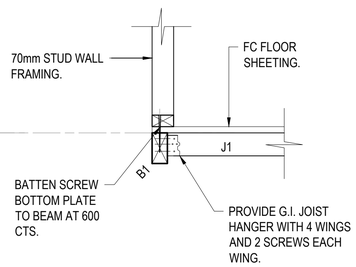
TYPICAL BEAM/RAFTER DETAIL
SCALE 1:10



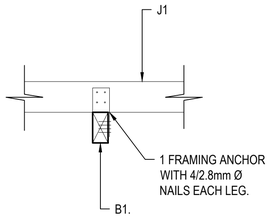
DETAIL 3/03
SCALE 1:10



DETAIL 4/03
SCALE 1:10



TYPICAL SIDE WALL DETAIL
SCALE 1:10



TYPICAL JOIST ABOVE BEAM DETAIL
NTS

0 200 400 600 800 1000mm
SCALE 1:10 @A1

0 500 1000 1500 2000mm
SCALE 1:20 @A1

Rev.	Date	Description	Des.	Verif.	Appd.
2	6.5.24	BUILDING APPROVAL ISSUE	ML	ML	
1	17.4.25	PRELIMINARY	ML	ML	

CERTIFICATION

MAL Engineers

Drawn NB	Date 5.4.25	
Checked ML	Date 5.4.25	
Designed ML	Date 5.4.25	
Verified ML	Date 5.4.25	
Approved M. LANCINI		XXX

Client: RAPHAELE

Project: PROPOSED TOILET UPGRADE
182 BANABILLA ROAD, DEGARRA

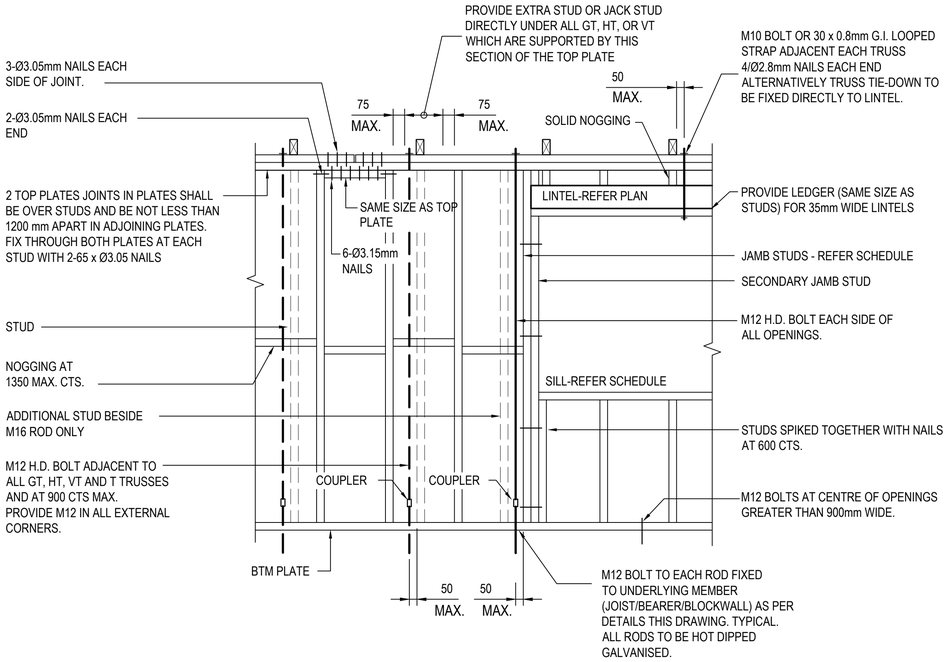
Title: FRAMING DETAILS

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Datum		Scale	Size
AHD		AS SHOWN	A1

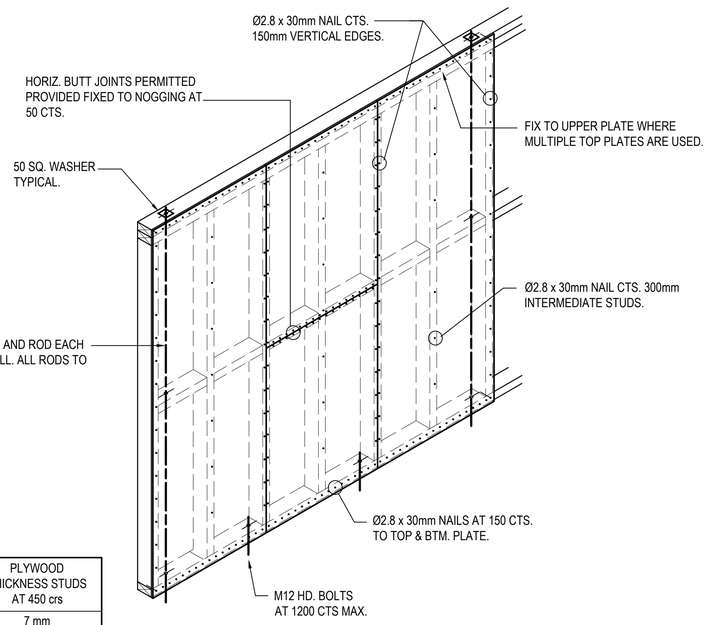
Drawing Number: Q25111-ST-04

Revision: 2



TYPICAL LOAD-BEARING TIMBER WALL FRAME U.N.O

NTS



PLYWOOD STRESS GRADE	PLYWOOD THICKNESS STUDS AT 450 crs
F8	7 mm
F11	6 mm
F14	4 mm
F27	4 mm

PLYWOOD TO COMFORM WITH THE PAA/JAS-ANZ 'TESTED STRUCTURAL' PRODUCT CERTIFICATION SYSTEM AND BE BRANDED ACCORDINGLY COMPLYING WITH AS/NZS 2269. PLYWOOD TO BE TREATED TO H2 LEVEL.

2700 MAX HIGH WALL

TYPICAL PLYWOOD BRACING WALL

1. RACKING CAPACITY 6.4 kN/m (ULT.) REFER PLAN FOR LENGTH OF BRACING WALL.
2. VILLABOARD 9mm THICK OR FC SHEETING CAN BE USED INSTEAD OF PLYWOOD. BRACING IS TO BE TAKEN DOWN TO SLAB OR BLOCKWORK.

TIMBER WALL FRAMING SCHEDULE - CYCLONIC AREA		
EXTERNAL LOAD BEARING WALLS (LBW) - MGP12 or F17 KD HWD UNO.		
MEMBER	SIZE	FIXING & TIE-DOWN
TOP PLATE	35 x 70	SPACING OF TIE-DOWN FIXINGS: M12 4.6/S CYCLONE ROD / HOLD DOWN BOLT TO BE AT 900 MAX. CTS
STUDS		
< 2700	35 x 70 AT 450 CTS	
BTM PLATE	35 x 70	
NOGGINS	35 x 70 AT 1350 MAX CTS	
SILLS	SEE SILL SCHEDULE	
INTERNAL NON LOAD BEARING WALLS (NLBW) - MGP10 or F17 KD HWD UNO.		
MEMBER	SIZE	FIXING & TIE-DOWN
TOP PLATE	35 x 70	FIX BTM PLATES TO FLOOR STRUCTURE WITH M12 4.6/S AT ENDS OF WALL, EACH END OF LINTEL AND INTERMEDIATE AT 1200 MAX. CTS
STUDS		
< 2700	35 x 70 AT 450 CTS	
BTM PLATE	35 x 70	
NOGGINS	35 x 70 or 35 x 90 AT 1350 CTS TO SUIT WALL STUDS	

WALL STUDS, TOP AND BTM PLATES SHALL NOT BE NOTCHED OR TRENCHED. WALL FRAMING TO BE SEASONED AND L.O.S.P. TREATED.
RIBBON TOP PLATE SPLICES TO BE STAGGERED.

JAMB STUD SCHEDULE	
OPENING WIDTH	No. OF STUDS
0 - 1200	1
1200 - 2400	2
< 3300	3
3300 AND ABOVE	4

NOTE: THE No. OF STUDS INCLUDES THE SECONDARY JAMB STUD.

WINDOW SILL SCHEDULE	
OPENING WIDTH	SILL MEMBER
< 1500	SAME AS COMMON STUD
1800	2 / 70 x 35 MGP12

NOTE: USE 70 or 90mm TO MATCH NOMINAL STUD SIZE.

0 500 1000 1500 2000mm
SCALE 1:20 @A1

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1	17.4.25	PRELIMINARY	ML	ML	

MAL Engineers

		Date
Drawn	NB	5.4.25
Checked	ML	5.4.25
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Verified	ML	5.4.25
Approved	M. LANCINI	XXX

Client: RAPHAELE

Project: PROPOSED TOILET UPGRADE
182 BANABILLA ROAD, DEGARRA

Title: TIMBER STUD WALL FRAMING DETAILS

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Datum	Scale	Size
AHD	AS SHOWN	A1

Drawing Number: Q25111-ST-05

Revision: 2

LIVABLE HOUSING DESIGN

FLOOR LEVEL

THE FINISHED FLOOR LEVEL TO BE A MINIMUM OF 150mm ABOVE NATURAL GROUND LEVEL PER PART 3.3.3(B)(III) OF THE HOUSING PROVISIONS.

ENTRANCE DOOR

THE NOMINATED ENTRANCE DOOR IS TO COMPLY WITH PART 2 OF THE LIVABLE HOUSING DESIGN STANDARDS

CLEAR OPENING WIDTH

DOORWAYS TO HAVE A MINIMUM CLEAR OPENING OF 820mm WITH AN 870mm DOOR WIDTH.

HALLWAYS

ALL HALLWAYS TO HAVE A MINIMUM WIDTH OF 1000mm.

CIRCULATION SPACE

SANITARY COMPARTMENT HAS A CLEAR ZONE OF 900mm x 1200mm IMMEDIATELY IN FRONT OF THE FRONT EDGE OF THE TOILET PAN.

SKIRTING BOARDS, ARCHITRAVES, TOILET ROLL HOLDERS, DOOR STOPS ETC. MAY ENCROACH ON THE CIRCULATION SPACE.

WEATHERPROOFING EXTERNAL STEP-FREE ENTRANCE

A MIN. 100mm WIDE x 100mm DEEP STAINLESS STEEL CHANNEL DRAIN TO BE PROVIDED AS SHOWN AND CONSTRUCTED IN A WAY TO ENABLE IT TO BE INSPECTED & CLEANED.

RAVEN SEAL RP4T TO BE FITTED TO ENTRY DOOR & RP77 THRESHOLD RAMP SEALED TO SLAB.

HOBLESS AND STEP-FREE ENTRY TO SHOWER

SHOWER IN BATHROOM MUST HAVE A HOBLESS AND STEP-FREE ENTRY TO THE SHOWER RECESS OTHER THAN A 5mm HIGH LIP (SUCH AS A WATER STOP ANGLE) COMMONLY PLACED AT THE PERIMETER OF THE SHOWER RECESS FOR WATER RETENTION PURPOSES, WHILE STILL ALLOWING FOR NECESSARY FALLS TO ENABLE DRAINAGE OF WATER TO THE RECESS FLOOR WASTE. REFER TO PART 5 OF LIVABLE HOUSING DESIGN STANDARDS FOR ALL REQUIREMENTS.

REINFORCING CONSTRUCTION WHERE REQUIRED FOR SHOWER WALLS & ADJACENT TO TOILET PAN AND BATH

REINFORCING MUST BE CONSTRUCTED USING A MINIMUM 12mm THICK STANDARD GRADE PLYWOOD (OR SIMILAR) AS SHOWN.

LOCATION OF 12mm STRUCTURAL GRADE PLYWOOD SHEETING FOR THE WALL BESIDE THE TOILET PAN IN THE WC.

REFER TO PART 6 OF LIVABLE HOUSING DESIGN STANDARDS FOR ALL REQUIREMENTS.

SHOWER

(a) A WATER STOP MUST BE INSTALLED A MINIMUM HORIZONTAL DISTANCE OF 1500mm FROM THE SHOWER ROSE. WATERPROOFING MUST EXTEND THIS DISTANCE ON THE WALLS AS WELL.

(b) THE VERTICAL LEG OF THE WATER STOP MUST FINISH--

(i) FLUSH WITH THE TOP SURFACE OF THE FLOOR (SEE FIGURE 10.2.18); AND

(ii) WHERE THE WATERSTOP INTERSECTS WITH A WALL OR IS JOINED--

(A)THE JUNCTION MUST BE WATERPROOF; OR

(B)THE WHOLE WET AREA FLOOR MUST BE WATERPROOFED AND DRAINED TO A FLOOR WASTE AS FOR THE SHOWER AREA.

(2) IN THE CASE OF (b)(ii)(B), AT DOORWAYS, WHERE THE HEIGHT OF THE TILING ANGLE NEEDS TO BE ADJUSTED FOR TILING PURPOSES, THE ANGLE MUST BE FIXED WITH A SEALANT COMPATIBLE WITH THE WATERPROOFING MEMBRANE WITHOUT DAMAGING THE WATERPROOFING SYSTEM.

GRABRAILS

THERE IS NO REQUIREMENT TO INSTALL GRABRAILS.

SMOKE ALARMS

SMOKE ALARMS TO BE LOCATED IN EACH BEDROOM AND MUST BE 240 V AND PHOTOELECTRIC PER PART 4 OF THE BUILDING REGULATION AND PART 9.5.1 OF THE ABCB HOUSING PROVISIONS STANDARD.

SMOKE DETECTOR AND ALARM CONNECT TO 240 V SUPPLY BATTERY BACKUP INTERCONNECT WITH OTHER DETECTORS IN SINGLE DWELLING TO GIVE COMMON ALARM ON ACTIVATION OF ANY DETECTOR. COMPLY WITH AS3786 & NCC

CORROSION PROTECTION

STRUCTURAL STEEL MEMBERS THAT ARE NOT BUILT IN TO A MASONRY WALL MUST BE PROTECTED AGAINST CORROSION IN ACCORDANCE WITH TABLES 6.3.9A, 6.3.9B AND 6.3.9C; AND

(a) WHERE A PAINT FINISH IS APPLIED TO THE SURFACE, BE FREE FROM RUST; AND

(b) WHERE ZINC COATINGS ARE APPLIED TO THE SURFACE, BE PROVIDED WITH A BARRIER COAT TO PREVENT DOMESTIC ENAMELS FROM PEELING; AND

(c) WHEN CUT OR WELDED ON-SITE, HAVE THOSE AREAS AND ANY OTHER AREAS OF DAMAGE TO PROTECTIVE COATINGS COMPLY WITH (a).

WINDOW NOTES

150 SERIES CONCRETE MASONRY SILL BLOCKS TO 200 CONCRETE MASONRY BLOCKWORK WALLS WITH ACRYLIC RENDER AND PAINT FINISH.

SS - SECURITY SCREENS (SMALL DIAMOND PATTERN ALUMINIUM SECURITY GRILL TO AS 5039) TO OPENABLE SASHES OF WINDOW. SECURITY SCREENS POWDERCOAT COLOUR - BLACK.

SECURITY SCREENS COMPLETE WITH INTEGRAL ALUMINIUM MESH INSECT SCREENING AND POLYCARBONATE LOCK-GUARD.

GLAZING NOTES

CLEAR GLAZING REFER TO BUILDING ENERGY EFFICIENT CERTIFICATE.

OBSCURE GLASS TO BATHROOM AND TOILET WINDOWS REFER SPECIFICATION.

DOOR NOTES

SS - PROVIDE PROPRIETARY PREFINISHED POWDER-COATED EXTRUDED ALUMINIUM FRAME AND DIAMOND MESH SECURITY SCREENS TO ALL EXTERNAL DOORS.

SECURITY SCREENS POWDERCOAT COLOUR - BLACK. SECURITY SCREENS COMPLETE WITH INTEGRAL ALUMINIUM MESH INSECT SCREENING, INCLUDING POLYCARBONATE LOCKGUARD TO INSIDE LOCK OF SECURITY DOORS.

ALL INTERNAL DOOR FRAMES TIMBER CONSTRUCTION EXCEPTING DOOR TO RESIDENCE FROM GARAGE (REFER NOTE BELOW).

EXTERNAL SWING DOORS AND DOOR TO RESIDENCE FROM GARAGE TO BE ALUMINIUM FRAMED.

ROLLER DOOR COMPLIANCE WITH AS 4505. REFER TO SPECIFICATION.

TERMITE PROTECTION

1. APPROVED TERMITE MANAGEMENT SYSTEM TO AS3660.1 2014 TO BE INSTALLED BY PEST ANAGEMENT COMPANY. PLANS TO BE ISSUED TO PEST MANAGEMENT COMPANY FOR DESIGN OF TERMITE PROTECTION PRIOR TO CONSTRUCTION.
2. TERMITE TREAT BUILDING STRICTURE TO AS3660.1 2014 WITH THE USE OF TERMITE RESISTANT MATERIALS AND PHYSICAL BARRIERS. TERMIMESH OR HOMEGAURD COLLARS TO ALL SLAB PENETRATIONS. ALL PRIMARY BUILDING ELEMENTS ARE TO BE TERMITE RESISTANT OR TREATED TO MINIMUM H2. PERIMETER HAND SPRAY AND CAPPING IS RECOMMENDED AND IS TO BE MAINTAINED BY OWNER EVERY 6 YEARS OR AS REQUIRED BY THE MANUFACTURER. BUILDER IS TO PROVIDE ACCESS FOR CLEAR VISUAL INSPECTIONS TO THE ENTIRE PERIMETER OF THE BUILDING AND EXPOSED EDGE OF CONCRETE SLAB. OWNER IS TO INSPECT FOR TERMITES EVERY 3 MONTHS.

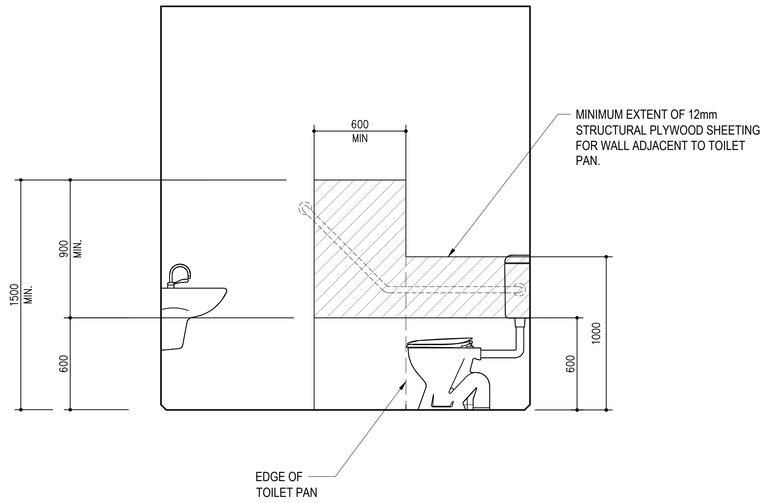
GENERAL NOTES

1. ALL DIMENSIONS AND SETOUT TO BE CONFIRMED ON SITE PRIOR TO ANY CONSTRUCTION WORK BEING UNDERTAKEN BY BUILDER.
2. ALL STORMWATER SHALL DISCHARGE TO EXISTING STORMWATER SYSTEM OR TO STREET KERB.
3. ALL GLAZING FRAMING AND FIXINGS TO MANUFACTURERS DESIGN AND CERTIFICATION INCLUDING FIXING DETAILS.
4. FOR SLAB ON GROUND CONSTRUCTION ALL FLOOR PENETRATIONS (BLOCKOUT FOR BATHS & SHOWER TRAYS, ETC) ARE TO BE EFFECTIVELY SEALED AGAINST WATER PENETRATION.
5. WET AREA WATERPROOFING TO COMPLY WITH PART H4D2 OF THE NCC VOL 2 AND 10.2 OF THE ABCB HOUSING PROVISIONS OR AS3740-2021.
5. REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS TO COMPLY WITH PART 6 OF LIVABLE HOUSING DESIGN STANDARDS.

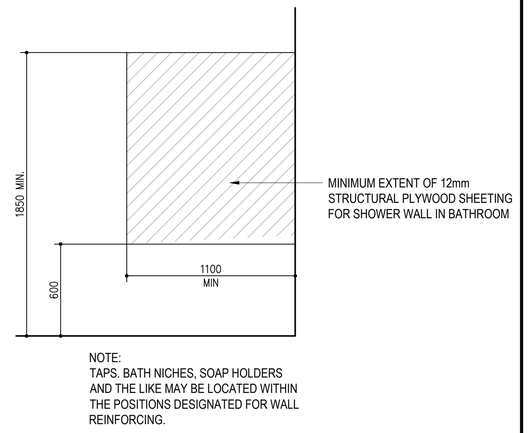
STAIR CONSTRUCTION NOTES:

1. RISERS AS NOTED ON DRAWINGS - CONFIRM ON SITE. THIS DRAWING TO BE USED FOR STAIR SETOUT ONLY.
2. STAIR CONSTRUCTION TO COMPLY WITH BCA 3.9.1. FOR DESIGN OF STRINGERS, TREAD TYPES, GOINGS AND RISERS.
3. SLIP RESISTANCE CLASSIFICATION OF TREADS OR NOSINGS TO BE PROVIDED IN ACCORDANCE WITH BCA TABLE 3.9.1.4. NOT LESS THAN THAT LISTED BELOW. (EXTRACT BCA TABLE 3.9.1.3).

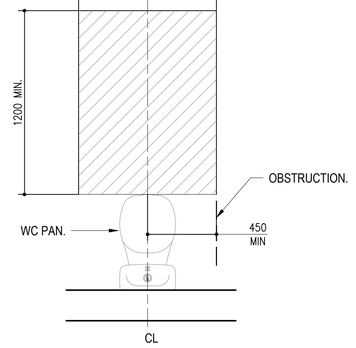
APPLICATION	DRY SURFACE CONDITIONS	WET SURFACE CONDITIONS
TREAD SURFACE	P3 OR R10	P4 OR R11
NOSING OR LANDING EDGE STRIP	P3	P4



MINIMUM EXTENT OF SHEETING ADJACENT TO TOILET PAN.



MINIMUM EXTENT OF SHEETING FOR SHOWER WALL



CIRCULATION SPACE FOR TOILET PAN

Rev.	Date	Description	Des.	Verif.	Appd.
2	6.5.24	BUILDING APPROVAL ISSUE	ML	ML	
1	17.4.25	PRELIMINARY	ML	ML	

CERTIFICATION

MAL Engineers

Drawn	NB	Date 5.4.25
Checked	ML	Date 5.4.25
Designed	ML	Date 5.4.25
Verified	ML	Date 5.4.25
Approved	M. LANCINI	XXX

Client: RAPHAELE

Project: PROPOSED TOILET UPGRADE
182 BANABILLA ROAD, DEGARRA

Title: LIVABLE HOUSING DESIGN

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Datum		Scale	Size
AHD		AS SHOWN	A1

Drawing Number: Q25111-ST-06

Revision: 2

Form 15 Compliance certificate for building design or specification

Queensland Government

This form is the approved form that must be used in accordance with 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.

1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

Where applicable, 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.

If the plan is not registered by title, provide previous lot and plan details.

Street address	182 Banabilla Road		
		Suburb/locality	Degarra
State	QLD	Postcode	4895

Lot and plan details *(attach list if necessary)*

Lot 5 on SP 139712

Local government area the land is situated in

Douglas Shire Council

2. Description of aspect/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

The structural components of the proposed bathroom structure

Project Number Q25111

3. Basis of certification

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.

Design has been carried out in accordance with the deemed to comply provisions of the BCA and its referenced SAA Codes such as:-

- AS 1170.1 – DEAD & LIVE LOADS & LOAD COMBINATIONS
- AS1720.1 – TIMBER STRUCTURES
- AS1684.3 – TIMBER RESIENTIAL FRAMED CONSTRUCTION
- AS4055 – WIND LOADS FOR HOUSING– C2 Wind Classification
- AS3700 – MASONRY STRUCTURES
- AS4100 – STEEL STRUCTURES

All relevant works are to be carried out by a competent builder using good building practice and in compliance with the Building Act

Works are to be constructed in compliance with the drawings and associated notes.

The design is based on 100kPa allowable pressure being achieved under the slab and footings and 25kPa skin friction being achieved in bored piers.

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

MAL Engineers drawings – Q25111-ST-01, Q25111-ST-02, Q25111-ST-03, Q25111-ST-04, Q25111-ST-05, Q25111-ST06

5. Building certifier reference number and building development approval number

Building certifier reference number		Building development application number *(if available)*	

6. Appointed competent person details

Under Part 6 of the Building Regulation 2021 a person must be assessed as a competent for the type of work (design-specification) by the relevant building certifier.

Name *(in full)*	Michael Lancini *on behalf of MAL Engineers Pty Ltd*		
Company name *(if applicable)*	MAL Engineers Pty Ltd		
Contact person	Michael Lancini		
Business phone number	0400748070	Mobile	0400748070
Email address	Michael.lancini@malengineers.com.au		
Postal address	5/520 Mulgrave Road		
		Suburb/locality	Earlville
State	QLD	Postcode	4870
Licence class or registration type *(if applicable)*	RPEQ		
Licence or registration number *(if applicable)*	18786		

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.

Signature		Date	6/05/2025

LOCAL GOVERNMENT USE ONLY

Date received	Click or tap to enter a date.	Reference number/s	

Appendix – explanatory information

IMPORTANT NOTE: It is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

Who can complete this certificate? (section 10 of the *Building Act 1975* (Building Act) and 73 and 77 of the Building Regulation 2021 (BR 2021).

A building certifier can accept from a competent person (design-specification) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines *building design or specification* as any material, system, method of building or other thing related to the design of or specifications for building work.

When completing the certificate, a competent person is required under section 77 of the BR 2021 to include the basis for giving the certificate and state the extent to which the competent person has relied on tests, specifications, rules, standards, codes of practice or other publications.

What is the purpose of this form? (section 10 of the Building Act and sections 73 and 77 of the BR2 2021)

The information in this form informs the building certifier's decision making when they are assessing a building development application, issuing the building development approval for the building work the subject of the certificate (form) and when amending the building development approval due to the receipt of updated aspect information such as glazing or truss specifications or revised excavation drawings.

Can a manufacturer or supplier give this Form 15?

A building certifier can accept this form from a manufacturer or supplier who the certifier has decided is a competent person (design-specification).

A manufacturer or supplier of building materials can give this form if they have undertaken the design component for the product. For example a window manufacturer who designs, constructs and supplies the windows to industry could give this form.

Competent person (section 10 of the *Building Act 1975* and Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can accept design-specification help.

When deciding whether a person can be a competent person, the building certifier must assess the person having regard to their experience, qualifications and skills and ensure the person holds a licence or registration if required.

The building certifier is required to keep detailed records about what was considered when appointing a competent person.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons.**

What is required if a manufacturer or supplier did not do the design work for the product?

A manufacturer or supplier who is not part of the design process may give the construction contractor, builder, competent person or the building certifier evidence of suitability such as a product technical statement under Part A5 of the Building Code of Australia (BCA), for an aspect or material stating that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.

What if there is not enough space for all the supporting material/documents?

Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is the Microsoft Word version, that you can download and edited to include additional material in the relevant parts of the form. **Note**: that editing the form in the Microsoft Word version may cause the relevant boxes to expand and increase the length of the document. This is acceptable and does not change the approved form, provided the section text (description on the left-hand side of the page) is not altered.

Appointed competent person (design-specification) – (sections 34 and 36 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A building certifier must be satisfied that an individual is competent to give the type of help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

An individual is appointed as competent to give design-specification help on or from a particular day.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons.**

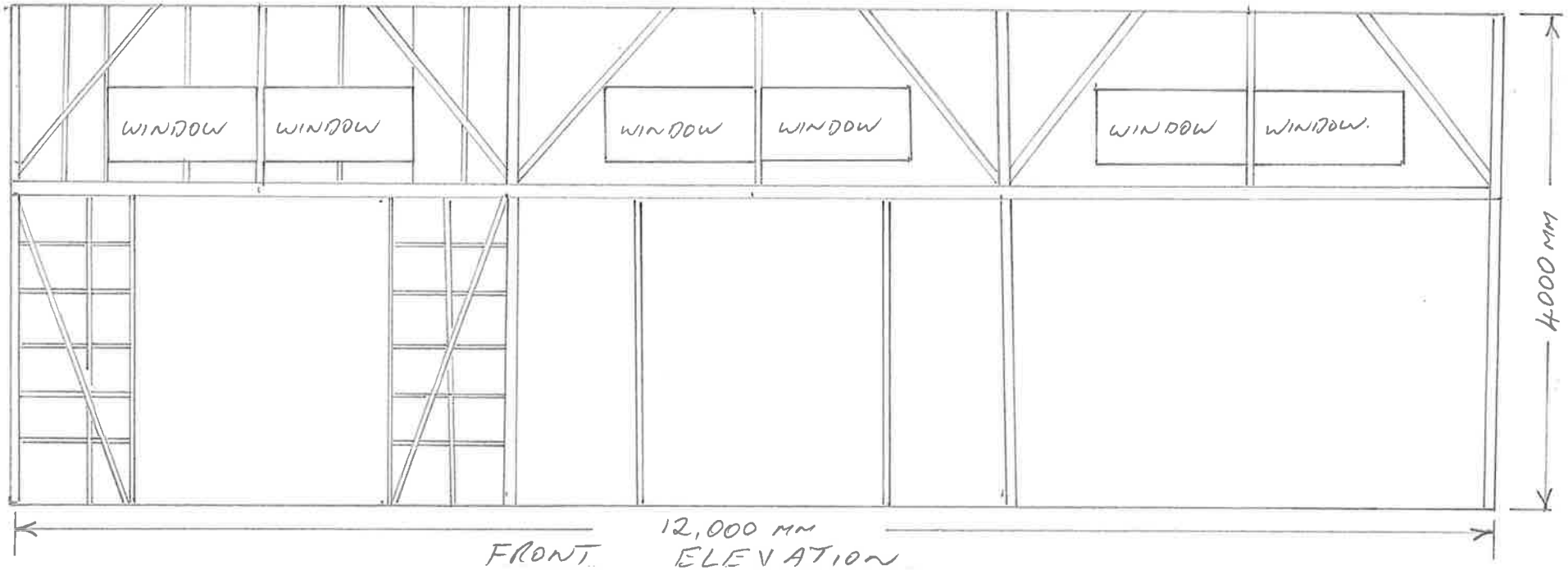
PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

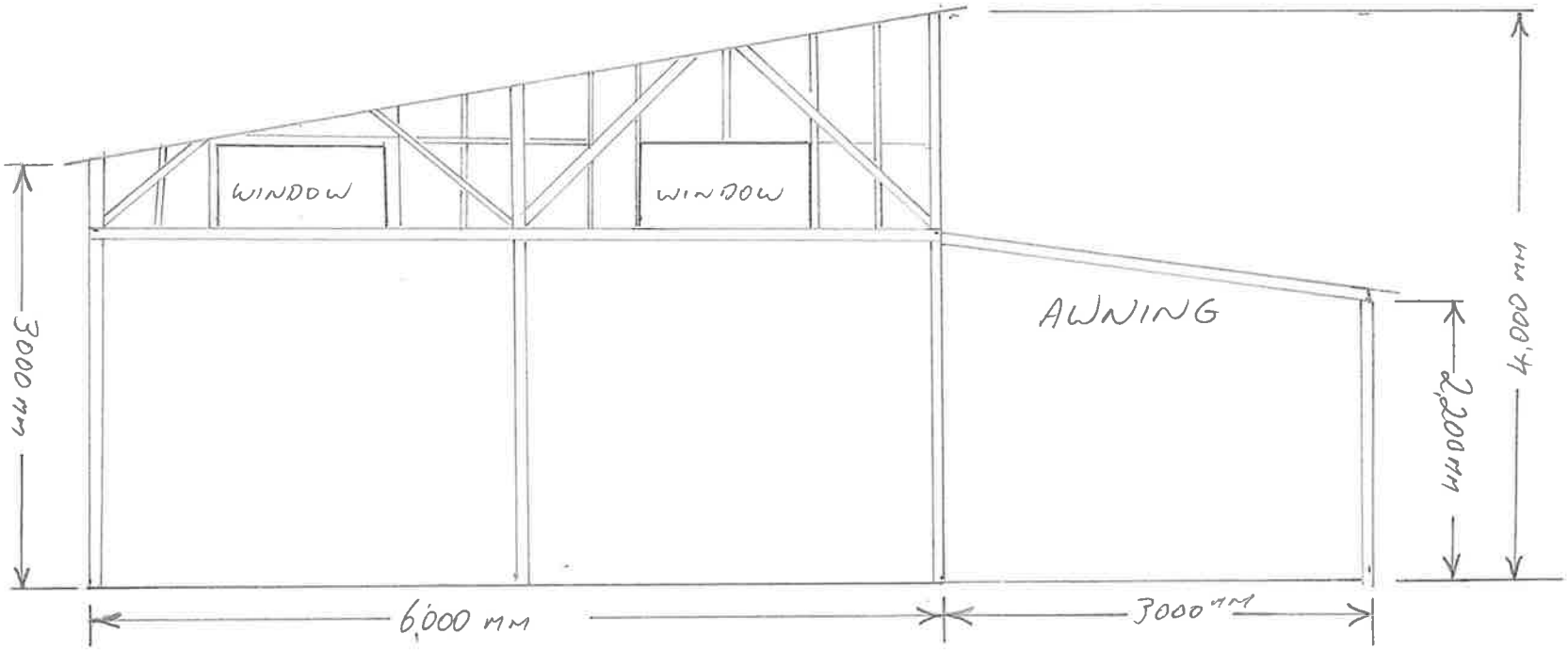
182 BANABILLA R.D.
DIEGARRA.

POSTS SUPPORTIED ON HIGH WIND POST STIRRUPS.
POST STIRRUPS CONCRETIED INTO PILLARS 450MM X 1,200 MM

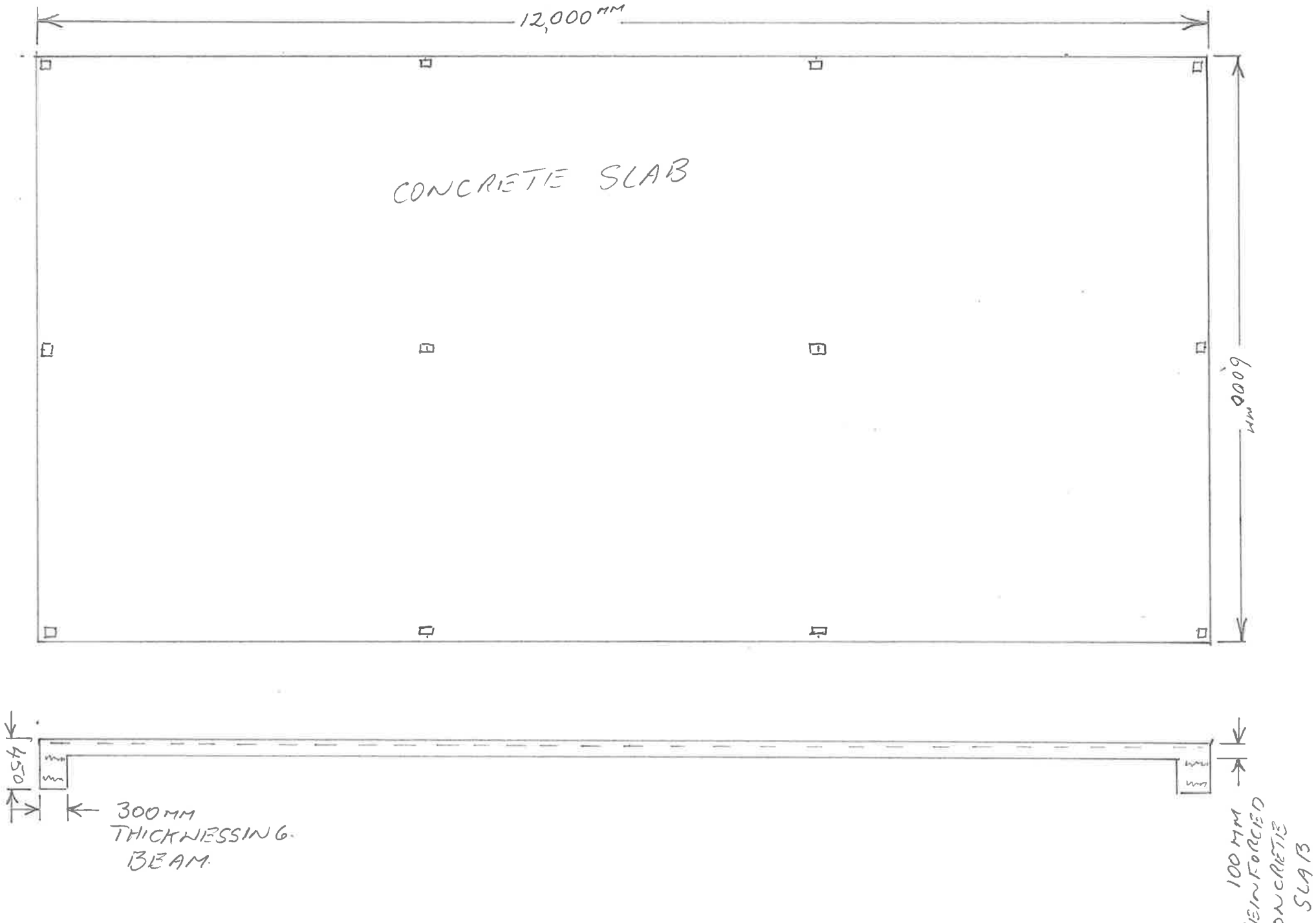
CLADDING - CORRUGATIED IRON.
ALL HARDWOOD TIMBER
HARDWOOD POLES.
ALL BRACING IS SIMILAR.



FRONT ELEVATION



SIDE ELEVATION


12,000 MM
CONCRETE SLAB
9000 MM
450 MM
300 MM
THICKNESSING
BEAM
100 MM
REINFORCED
CONCRETE
SLAB

Attachment 8

Fire Management Plan

Applicant: Raphaele Christin, 182 Banabilla Rd, DEGARRA, Lot 5 SP 139712

BUSHFIRE MITIGATION REPORT
FM 7232
for
R CHRISTINE
at
182 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

BRONZE MEMBER
Fire Protection Association Australia

Member Australian Institute of Architects

TABLE OF CONTENTS

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.

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:
182 Banabilla Road
Degarra.

1.2. Local Authority
Douglas Shire Council

1.3. R.P.D.
Lot 5 on SP139712

1.4. Site area
120000m^2

1.5. Responsible Fire Authority
Rural Fire Service Queensland via the rural 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 Very High and being in a Bushfire Hazard Buffer Area, with the subject site being in the buffer 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 bat the base of steep hills

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

-15^0 upslope to East

4^0 downslope to West

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 woodland on coastal lowlands and ranges	11.4	17.2
7.11.18g	9.2	Moist to dry eucalypt woodland on coastal lowlands and ranges	11.4	17.2

Note that these fuel loads are based on South East Queensland . It is expected that they are less for Far North Queensland

1.16. Threat Vegetation Location

Subject and adjoining 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 a unsealed road system.

1.19. Location of Fire Breaks

There are formal firebreaks of varying widths around the subject site.

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.

2.4.4. Land slope — Downslope to west.
4 degrees

Distance of building from Predominate vegetation class (m) (Vegetation Management Zone)	Primary Bushfire Attack Level
11.3	BAL-12.5

2.4.5. Land slope — Upslope to East
-15 degrees

Distance of building from Predominate vegetation class (m) (Vegetation Management Zone)	Primary Bushfire Attack Level
7.8	BAL-12.5

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.

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 Bushire 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 G5P1[5]and subject to G5D2[6], GfP2[7], are satisfied by complying with G5D3[8] and G5D4[9]

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 43[25]

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 S43C2[26] and S43c13[27]

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 that 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 Of 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 buildings are 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.
3.5.8. Where independent tanks are to be utilised, concrete community tanks of capacity 22,500 litres are to be located where hydrant locations are shown. These tanks are to have fittings and access requirements as noted for tanks and are to be connected to the trickle feed system where possible.

3.6. Construct a Fire Trail/Emergency Access track.

3.6.1. A new pedestrian fire 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 has been used to calculate the required BAL.

3.8.6. All other grass within a further 15 m or to the boundary, whichever is lesser shall be always kept to a

3.8.7. 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.

3.8.8. NO WORKS CAN BE CARRIED OUT ON ADJOINING PROPERTIES UNLESS FORMAL APPROVAL IN PERPETUITY IS PROVIDED AND ATTACHED TO THE LAND TITLE

3.8.9. 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.

3.8.10. Refer to Sections 14 and 19 of the Planning Act 2016 in relation to Local Authority Approval.

3.8.11. 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 ."

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

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

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

APPENDIX 5.1
FORM 15

Form 15 Compliance certificate for building design or specification

Queensland Government

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 a stated in this form, comply with the building assessment provisions.

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

1. Property description This section need only be completed if details of street address and property description are applicable. E.g., in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable. 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 rates notice. If the plan is not registered by title, provide previous lot and plan details.	Street address (*include no., street, suburb/locality, and postcode)* 182 Banabilla Road Degarra State **QLD** Postcode Lot and plan details (*attach list if necessary*) Lot 5 on SP139712 Local government area the land is situated in. Douglas Shire Council
2. Description of aspect/s certified Clearly describe the extent of work covered by this certificate, e.g., all structural aspects of the steel roof beam.	Work as required for bushfire mitigation purposes as set out in the Bushfire Management Report FM 7232 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 12.5
3. Basis of certification 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.	Compliance with the Bushfire Management Report FM 7232 prepared by Eldon Bottcher Architect Pty Ltd **No certification of components covered by The Building Act 1975, The building Code of Australia or AS 3959.** Douglas Shire Council Town Plan Bushfire Management Constraint code.
4. Reference documentation Clearly identify any relevant documentation, e.g., numbered structural engineering plans.	Bushfire Mitigation Report FM 7232

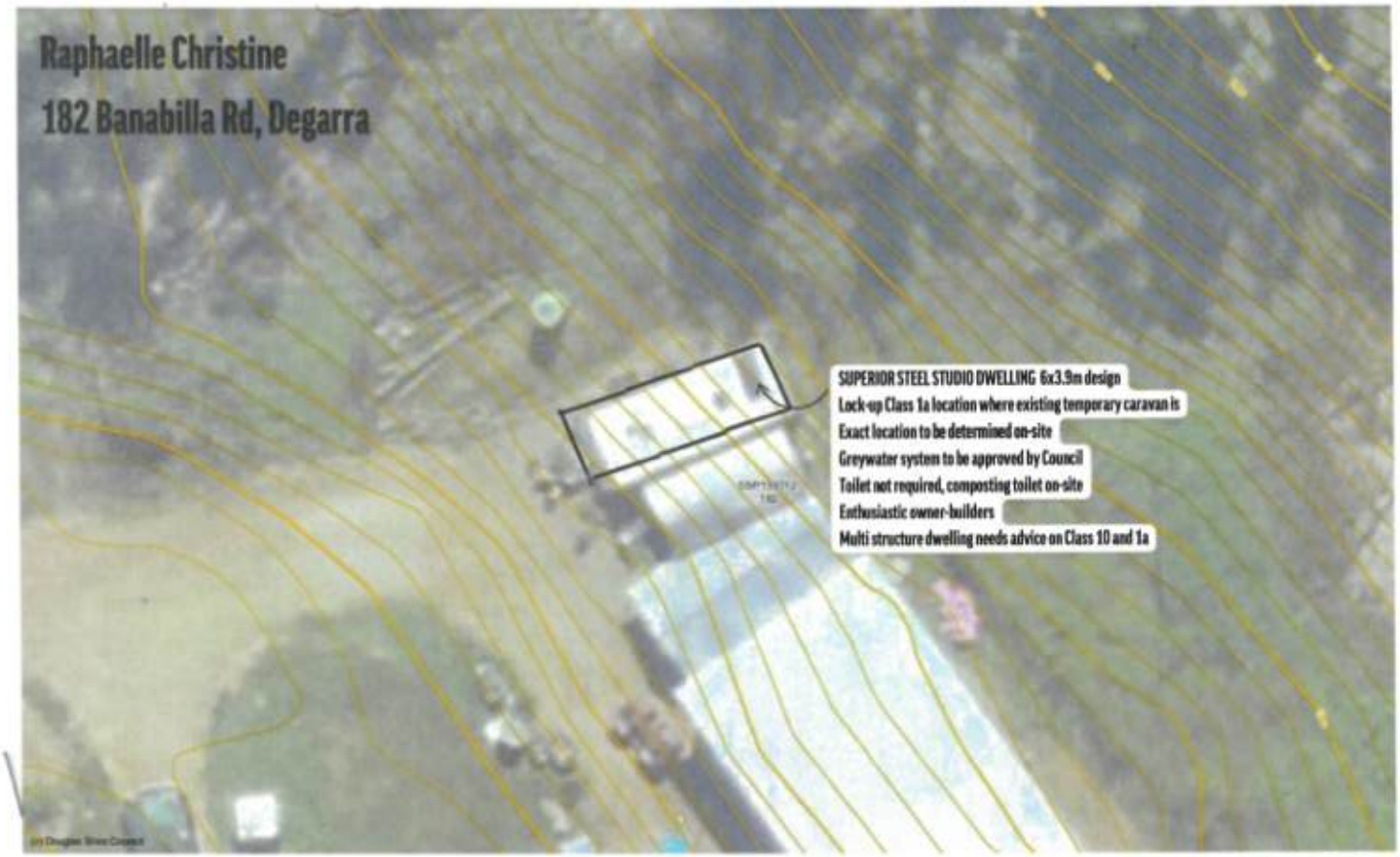
5. Building certifier reference number and building development application number	Building certifier reference number Building development application number *(if available)* Not Available
6. Appointed Competent person details. Under Part 6 of the Building Regulation a person must be assessed as a competent for the type of work (design - specification) by the relevant building certifier.	Name *(in full)* Eldon John Bottcher Company name *(if applicable)* **Eldon Bottcher Architect Pty Ltd** Contact person **Eldon Bottcher** Business phone number 07 55920082 Mobile number 0412434134 Email address. **bushfires@eb-a.com.au** Postal address P.O. Box 3606 Robina Town Centre **Postcode 4230** Licence Class or registration type *(if applicable)* ……. Licence or registration number *(if applicable)* 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.	**Signature** **Date** 14 April 25 *E J Bottcher* ……

LOCAL GOVERNMENT USE ONLY

Date received		**Reference Number/s**	

APPENDIX 5.2
SITE PLANS

Raphaelle **Christine 182 Banabilla Rd** Degarra **[Flat ground temp caravan site option]**



APPENDIX 5.3
PROFILES

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

FPAA State Committee
Member (Bushfire**)**

OTHER BUSHFIRE RELATED COURSES AND TRAINING
I.C.S./AIIMS (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

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)

ELDON BOTTCHER ARCHITECT PTY LTD
145 VARSITY PARADE
VARSITY LAKES
QLD. 4327
PH 0755920082
E architects@eb-a.com.au

THIS ASSESSMENT USES AS 3959 METHOD 2

PROJECT	**PROPOSED RESIDENCE**		
SITE ADDRESS	**182 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		-15	degrees
SLOPE BETWEEN VEGETATION AND BUILDING		-15	degrees
FLAME WIDTH		100	m
ELEVATION OF RECEIVER		3.28	m
DISTANCE BETWEEN VEGETATION AND BUILDING		**7.8**	m
RESULTS			
RADIANT HEAT		12.40	kw/m^2
FLAME LENGTH		2.70	m
RATE OF SPREAD		0.10	km/hr
ATMOSPHERIC TRANSMISSIVITY		87%	
PEAK ELEVATION OF RECEIVER		3.28	m
FLAME ANGLE		65	degrees
CONSTRUCTION LEVEL REQUIRED		**BAL – 12.5**	**BAL**

ELDON BOTTCHER ARCHITECT PTY LTD
145 VARSITY PARADE
VARSITY LAKES
QLD. 4327
PH 0755920082
E architects@eb-a.com.au

THIS ASSESSMENT USES AS 3959 METHOD 2

PROJECT	**PROPOSED RESIDENCE**		
SITE ADDRESS	**182 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		4	degrees
SLOPE BETWEEN VEGETATION AND BUILDING		4	degrees
FLAME WIDTH		100	m
ELEVATION OF RECEIVER		2.3	m
DISTANCE BETWEEN VEGETATION AND BUILDING		**11.3**	m
RESULTS			
RADIANT HEAT		12.45	kw/m^2
FLAME LENGTH		4.41	m
RATE OF SPREAD		0.36	km/hr
ATMOSPHERIC TRANSMISSIVITY		86%	
PEAK ELEVATION OF RECEIVER		2.3	m
FLAME ANGLE		83	degrees
CONSTRUCTION LEVEL REQUIRED		**BAL – 12.5**	**BAL**

RURAL FIRE SERVICE

Queensland Government

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	*Complex mesophyll to notophyll vine forests*	2.6	0.0	0.0	0.0	2.6	12.0	3	1	2	1
2.1	*Complex to simple, semi-deciduous mesophyll to notophyll vine forest*	3.5	0.0	0.0	0.0	3.5	12.0	3	1	2	1
3.1	*Notophyll vine forest*	4.5	0.0	0.0	0.0	4.5	12.0	3	1	2	1
3.3	*Notophyll vine thicket*	4.4	0.0	0.0	0.0	4.4	12.0	3	1	2	1
4.1	*Notophyll and notophyll palm or vine forest*	4.5	0.0	0.0	0.0	4.5	12.0	3	1	2	1
5.1	*Notophyll to microphyll vine forests*	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
5.2	*Notophyll to microphyll vine forest with sparse overstorey*	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
5.5	*Sedgeland within Notophyll to microphyll vine forests*	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
6.1	*Montane Notophyll vine forest and microphyll fern forest*	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
6.3	*Montane Notophyll vine thicket and microphyll fern thicket*	3.9	0.0	0.0	0.0	3.9	12.0	3	1	2	1
7.1	*Semi-evergreen to deciduous microphyll vine forest*	6.0	0.0	0.0	0.0	6.0	12.0	3	1	2	1
7.2	*Sparse semi-evergreen to deciduous microphyll vine forest*	6.0	0.0	0.0	0.0	6.0	12.0	3	1	2	1
8.1	*Wet eucalypt tall open forest*	28.0	3.0	2.0	2.0	35.0	35.0	1	1	1	1
8.2	*Wet eucalypt tall woodland*	18.0	3.1	1.7	1.0	23.8	23.8	1	1	1	1
9.1	*Moist to dry eucalypt open forests on coastal lowlands and ranges*	17.5	3.5	2.2	1.0	24.2	24.2	1	1	1	1
9.2	***Moist to dry eucalypt woodland on coastal lowlands and ranges***	**11.4**	**3.5**	**1.3**	**1.0**	**17.2**	**17.2**	**1**	**1**	**1**	
9.3	*Shrubland within moist to dry eucalypt on coastal lowlands and ranges*	7.8	3.0	1.9	0.0	12.7	12.7	1	1	1	1
10.1	*Spotted gum dominated open forests*	16.3	3.0	1.5	0.0	20.8	20.8	1	1	1	1
10.2	*Spotted gum dominated woodlands*	14.0	3.0	1.0	0.0	18.0	18.0	1	1	1	1
11.2	*Moist to dry eucalypt woodlands on basalt areas*	7.5	4.0	0.5	1.0	13.0	13.0	1	1	1	1
12.1	*Dry eucalypt open forest on sandstone and shallow soils*	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

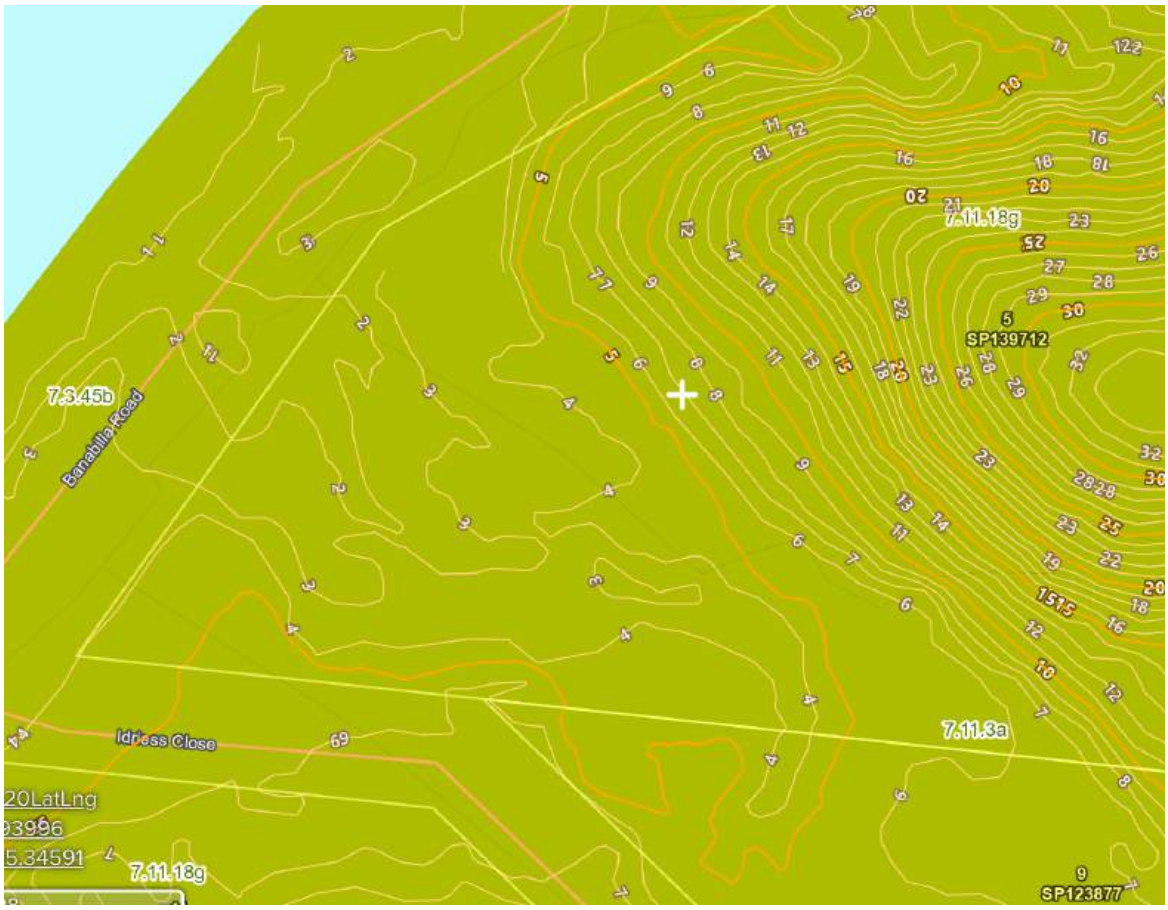
Regional ecosystem details for 7.11.18

Regional ecosystem	7.11.18
Vegetation Management Act class	Of concern
Wetlands	Not a Wetland
Biodiversity status	Of concern
Subregion	3, 9, 8, 7, (9.3), (2)
Estimated extent[1]	Pre-clearing 6000 ha; Remnant 2021 2000 ha
Short description	Corymbia intermedia and/or C. tessellaris +/- Eucalyptus tereticornis open forest to woodland (or vine forest with these species as emergents) on coastal metamorphic headlands and foothills
Structure code	Open Forest
Description	Corymbia intermedia (pink bloodwood) and/or C. tessellaris (Moreton Bay ash) +/- Eucalyptus tereticornis (forest red gum), tall open forest to woodland (or vine forest with these species as emergents). Coastal metamorphic headlands and near-coastal foothills. Not a Wetland. (BVG1M: 9c). Vegetation communities in this regional ecosystem include: 7.11.18a: Corymbia intermedia open forest to tall open forest. Coastal metamorphic headlands and near-coastal foothills. Not a Wetland. (BVG1M: 9c). 7.11.18b: Corymbia intermedia open forest to tall open forest with a very well-developed vine forest understorey. Coastal metamorphic headlands and near-coastal foothills. Not a Wetland. (BVG1M: 9c). 7.11.18c: Corymbia intermedia open forest to tall open forest. Coastal metamorphic headlands and near-coastal foothills, on amphibolite. Not a Wetland. (BVG1M: 9c). 7.11.18d: Corymbia intermedia open forest to tall open forest with a very well-developed vine forest understorey. Coastal headlands and near-coastal foothills, on amphibolite. Not a Wetland. (BVG1M: 9c). 7.11.18e: Corymbia tessellaris and C. intermedia woodland to tall woodland and open forest. Coastal metamorphic headlands and near-coastal foothills. Not a Wetland. (BVG1M: 9c). 7.11.18f: Corymbia tessellaris and C. intermedia woodland to tall woodland and open forest with a very well-developed vine forest understorey. Coastal metamorphic headlands and near-coastal foothills. Not a Wetland. (BVG1M: 9c). 7.11.18g: Eucalyptus tereticornis, Corymbia tessellaris, C. intermedia, E. drepanophylla, E. platyphylla, Lophostemon suaveolens woodland and open forest and low layered grassy woodland with Acacia aulacocarpa and Cycas media. Foothills and coastal

Print

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	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). Vegetation communities in this regional ecosystem include: 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). 7.3.45b: Corymbia clarksoniana woodland to open forest. May include small areas of Acacia leptostachya shrubland. Alluvial plains. Not a Wetland. (BVG1M: 9e). 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). 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). 7.3.45e: Woodland with Corymbia clarksoniana in the Cowie Point and Duncans Flat area. Alluvium. Not a Wetland. (BVG1M: 9e). 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. crassicarpa, 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).


7.3.45b
Banabilla Road
Idriess Close
7.11.18g
SP139712
7.11.3a
SP123877
7.11.18g


Cairns
Townsville
Mount Isa
Mackay
Queensland
Longreach
Rockhampton
Bundaberg
Charleville
Brisbane
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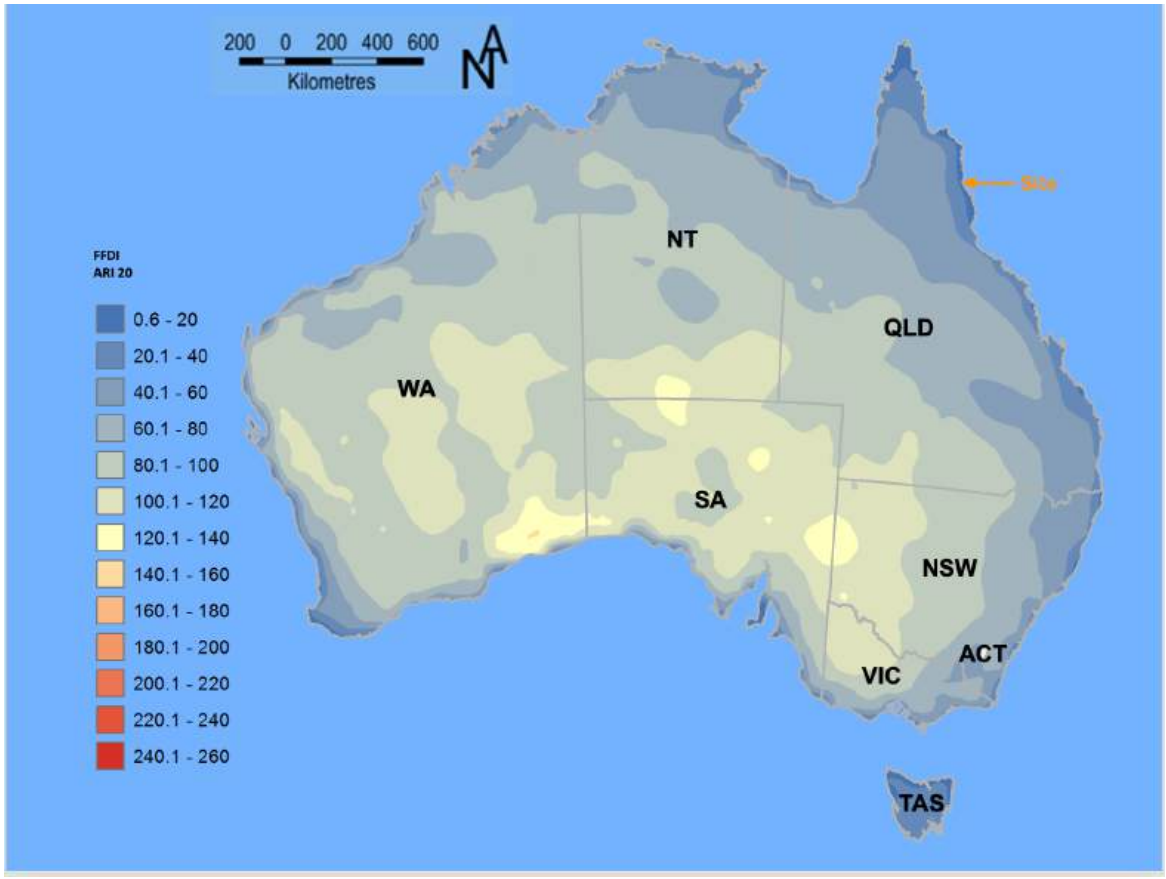

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