

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)	Renay Mealing
Contact name (only applicable for companies)	C/- Veris (Hayden Parker)
Postal address (P.O. Box or street address)	5/16 Marie Street
Suburb	Milton
State	Queensland
Postcode	4064
Country	Australia
Contact number	07 3666 4700
Email address (non-mandatory)	h.parker@veris.com.au
Mobile number (non-mandatory)	0434 477 060
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	403100
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		1-3	Hughes Street	Daintree
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	1	RP731426	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		3437	Mossman Daintree Road	Daintree
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	248	SP337663	Douglas Shire

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Boundary realignment 2 into 2 lots

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

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

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?

2

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

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

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

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

10.2) Will the subdivision be staged?☐ Yes – provide additional details below☒ No

How many stages will the works include?

What stage(s) will this development application apply to?

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

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

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 1 on RP731426	2023m ²	Proposed Lot 1	2424m ²
Lot 248 on SP337663	102200m ²	Proposed Lot 248	101800m ²

12.2) What is the reason for the boundary realignment?

Settle minor encroachment

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

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

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: _____ | | |

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



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- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

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

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

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

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

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

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

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

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

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

Waterway barrier works

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

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

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

Marine activities

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

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

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

Quarry materials from a watercourse or lake

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

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

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

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

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

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



Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

☐ Yes – details of the heritage place are provided in the table below

☒ No

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

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

Name of the heritage place:		Place ID:	
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Decision under section 62 of the Transport Infrastructure Act 1994

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

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable



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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	

Development Assessment Report

1-3 Hughes Street, Daintree

Name: Hughes Street
Job Ref: 403100

VRS-TMP-140_10

Job Number:	403100
Document Title:	Planning Assessment Report

Authors

	Name (Initial)	Title	Date
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1. Application Summary

1.1. Site Summary

Real Property Description	Lot 1 on RP731426	Lot 248 on SP337663
Address	1-3 Hughes Street, Daintree	3437 Mossman Daintree Road, Daintree
Area	2023m ²	102200m ²
Owner(s)	Rosaria Mealing	Terri Anne Mantus & Chanelle Maree Osborne
Existing Use	Residential dwelling	Rural activities

1.2. Legislative Summary

Local Government Authority	Douglas Shire
Regional Plan Designation	Urban Footprint
Planning Scheme	Douglas Shire Planning Scheme 2018
Planning Scheme Zone	Rural Zone and Low Density Residential Zone
Planning Scheme Overlays	Acid Sulfate Soils Overlay Bushfire Hazard Overlay Hillslopes Overlay Landscape Values Overlay Natural Areas Overlay Potential Landslip Hazard Overlay Places of Significance
State Planning Policy	Appropriately incorporated into the planning scheme
Referral Agencies	Not applicable
State Development Assessment Provisions	Not applicable

1.3. Application Details

Development Type	Development Permit for Reconfiguration of a Lot (Boundary Realignment – 2 into 2 lots)
Level of Assessment	Assessable Development (Code Assessment)
Applicant	Renay Mealing C/- Veris
Contact Person	Hayden Parker
Applicant's Representative	Veris PO Box 1104 5/16 Marie Street Milton Street QLD 4064 Australia
Relevant Plans/Documents	Proposal Plan 403100 PP-01 (A) By Veris

2. Introduction

2.1. Overview

Veris has been commissioned by Renay Mealing ('the applicant') to prepare and lodge an application for a Development Permit for Reconfiguration of a Lot (Boundary Realignment – 2 into 2 lots) pursuant to Section 50 of the Planning Act 2016 (QLD). The subject site is at 1-3 Hughes Street and 3437 Mossman Daintree Road, Daintree (Lot 1 on RP731426 and Lot 248 on SP337663). This planning report provides a thorough assessment of the proposed development against the relevant planning framework and should be read in conjunction with proposal plan.

2.2. Zoning & Level of Assessment

The level of assessment for a Reconfiguration of a Lot within the Rural Zone, the Low Density Residential Zone and the Open Space Zone is Code Assessable in all circumstances under the *Douglas Shire Planning Scheme 2018*.

2.3. Assessment Benchmark

As per the Planning Act 2016, Section 45 – Categories of assessment –

(3) A Code Assessment is an assessment that must be carried out only –

Against the assessment benchmarks in a categorizing instrument for the development; and

Having regard to any matters prescribed by regulation for this paragraph.

The following assessment benchmarks area applicable to the development proposal and addressed as part of this application -

Development Codes	Overlays
<ul style="list-style-type: none"> Rural Zone Code Low density residential Code Recreation and Open Space zone Code Reconfiguring a Lot Code Environmental performance code Infrastructure Works Code 	<ul style="list-style-type: none"> Acid Sulfate Soils Overlay Bushfire Hazard Overlay Hillslopes Overlay Landscape Values Overlay Natural Areas Overlay Potential Landslip Hazard Overlay Places of Significance Overlay

2.4. Public Notification

The development is Code Assessable, therefore public notification is not required.

2.5. Referral Agencies

The proposed boundary realignment does not require referral to any third party agencies.

2.6. Owner's Consent

Rosaria Mealing is the owner of land Lot 1 on RP731426 and Terri Anne Mantus & Chanelle Maree Osborne Lot 248 on SP337663). Therefore, written owner's consent will be provided with this report. Refer to *appendix 3*.

2.7. Pre-lodgement Advice

A pre-lodgement enquiry was sent to the Council on 27 June 2025. Council issued a reply, which sought a setback of 6m from the dwelling, which has been rectified through the proposal plans submitted as part of this DA.

3. Site Details

3.1. Site Overview

The subject site is located in Daintree Village, a small town north of Mossman and Port Douglas. The town is surrounded by the Daintree National Park and nestled along the banks of Daintree River. Lot 248 on SP337663 has an area of 102200m² and Lot 1 on RP731426 has an area of 2023m² on a rectangular shaped lot.



FIGURE 1: SUBJECT SITE (SOURCE - QLD GLOBE)

Lot 1 on RP731426 is identified Council's mapping as being within a Low Density Residential Zone and Lot 248 on SP337663 is identified as being within the Rural Zone.

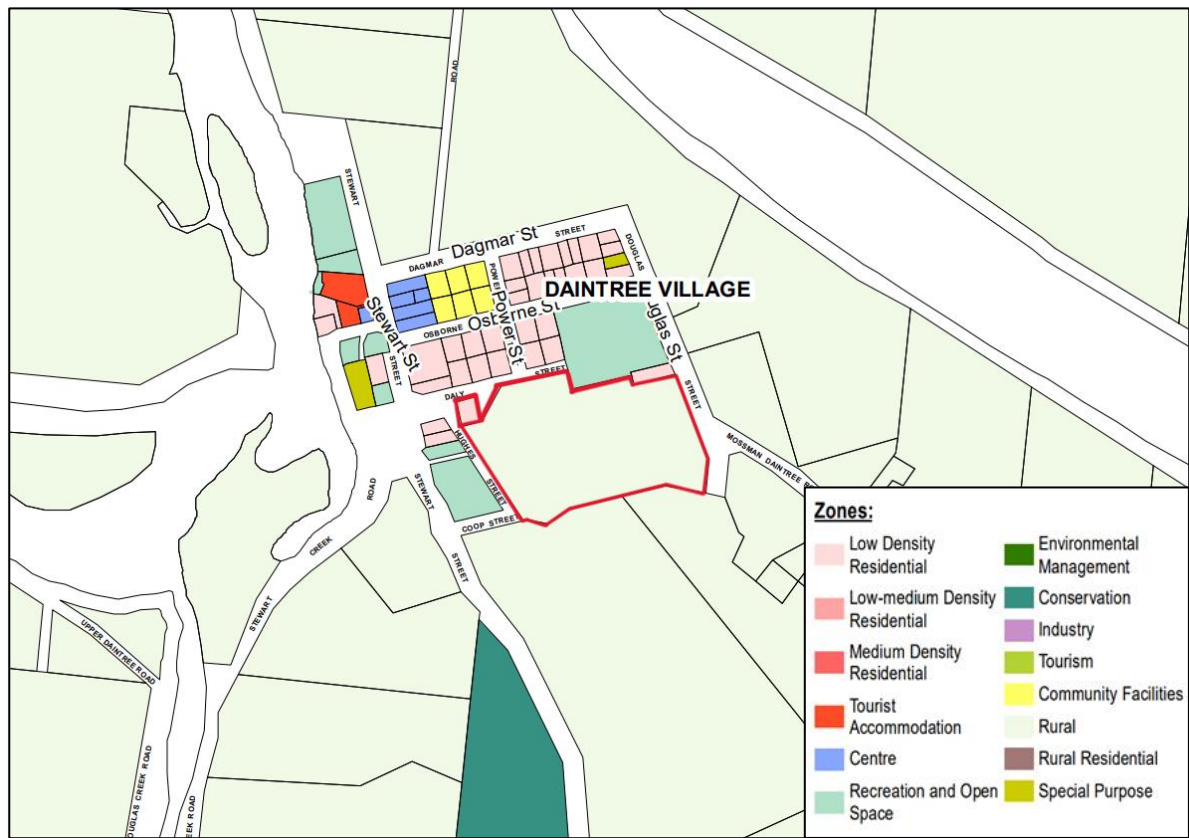


FIGURE 2 : COUNCIL ZONE MAPPING

3.2. Existing Land Use

Lot 1 on RP731426 current use is a residential dwelling. The current use for Lot 248 on SP337663 is rural activities.

3.3. Surrounding Land Uses

There is a mixture of land uses within the existing surrounding area. To the north of the site there is residential dwellings and local community centre and sports reserve. There is also Community facilities such as Daintree State School. North of the site tourist accommodation such as the Daintree Village Hotel and Daintree Environmental Park.

Daintree Village is surrounded by mostly rural areas and conservation areas.

3.4. Ownership & Tenure

Rosaria Mealing is the owner of Lot 1 on RP731426 and Terri Anne Mantus & Chanelle Maree Osborne is the owner of Lot 248 on SP337663.

3.5. Easement and Covenants

No easement parcels were identified on the subject site.

3.6. Road and Access

Lot 1 on RP731426 has access via Hughes Street and Lot 248 on SP337663 has potential access via the formalisation of Hughes Street. The site also interfaces directly with Douglas Street.

3.7. Service Arrangements

Council mapping indicates that lot 1 on RP731426 is located within Council's water network service area. However, both sites are located outside the declared sewer service areas. The site is within NBN service available area.

3.8. Topography

The site slopes from the east and the south, with hilly areas located south of the site. Lot 1 on RP731426 gently slopes down in the easterly direction. Slope falls from 17m ADH to 10m ADH.

Lot 248 on SP337663 varies in topography but generally slopes down from the south from about 24/25m ADH to 6m ADH.

3.9. Vegetation

Both lots are mapped as not containing area of regulated vegetation including, no areas of essential habitat, vegetation management wetlands, and regional ecosystems. The subject site is however identified as a category X on regulated vegetation management map. Under Schedule 21, Part Section 2(d) clearing is exempt from this development.

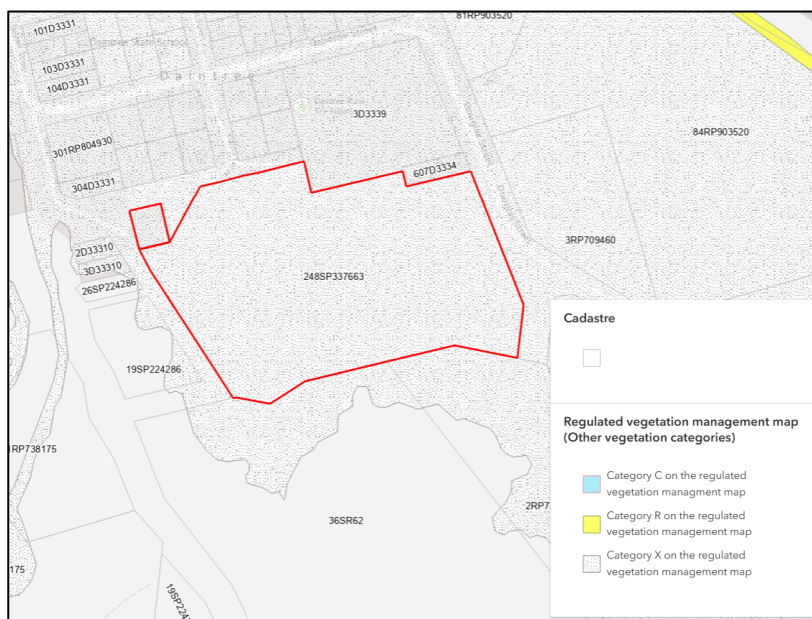


FIGURE 3: REGULATED VEGETATION MANAGEMENT MAP (SOURCE-QLD GOV)

4. Proposal

Veris has been commissioned by Renay Mealing ('the applicant') to prepare and lodge an application for a Development Permit for a Reconfiguration of a Lot (Boundary Realignment – 2 into 2 lots).

The proposed development aims to settle the encroachment of the exiting dwelling in Lot 1 to Lot 248. The proposed Lot 1 will be provided with 6m side setback. Both lots will retain their current existing uses.

4.1. Lot Dimensions and Size

Lot	Existing Site Area	Proposed Site Area	Minimum required lot size
Lot 1 on RP731426 (New Lot 1)	2023m ²	2424m ²	<p><i>Low Density Residential Zone PO6 New lots contain a minimum area of : (a) 600m² (in sewerred areas); (b) 1000m² (in unsewerred areas). PO7 New lots have a minimum road frontage of 15 metres.</i></p>
Lot 248 on SP337663 (New Lot 248)	102200m ²	101800m ²	<p><i>Rural Zone 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.</i></p>

5. State Government Assessment Provisions

The development application requires assessment against the Planning Act 2016, other State legislation and supporting planning policies. Consideration of these matters is outlined below.

5.1. Planning Act 2016

The statutory framework for decision making in relation to land use and development within the State of Queensland is contained within the Planning Act 2016 (PACT) and its subordinate legislation (i.e., Planning Regulation 2017). Pursuant to Section 60(2) of the Planning Act 2016 to the extent the application involves development that requires code assessment, the assessment manager must decide to approve the application to the extent the development complies with all aspects of the assessment benchmarks for the development; and may decide to approve the application even if the development does not comply with some of the assessment benchmarks.

5.2. State Planning Policy

The State Planning Policy (SPP) defines the Queensland Government's policies about matters of state interest in land use planning and development assessment. Through the SPP, the state sets out the interests that must be addressed through local government planning schemes, regional plans and when making decisions about the designation of land for community infrastructure. The SPP establishes policies around matters of State significance including liveable communities and housing, economic growth, environment and heritage, safety and resilience to hazards and infrastructure.

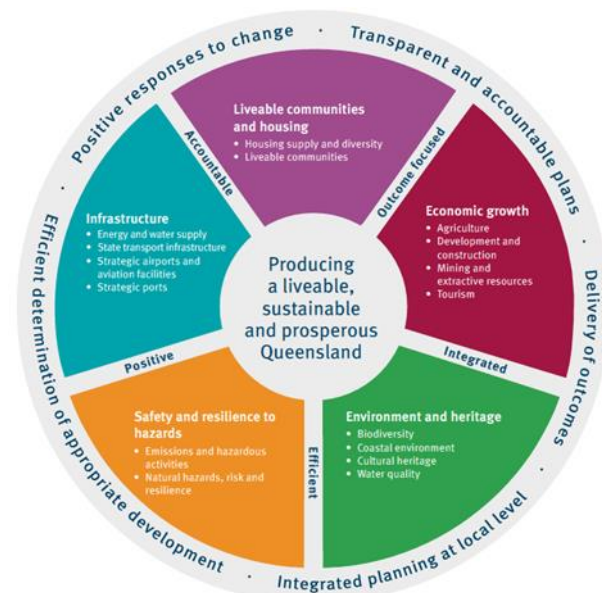


FIGURE 4: MATTERS OF STATE INTERESTS (SOURCE - SINGLE STATE PLANNING POLICY)

The minister has identified that the SPP is integrated in the Douglas Shire Planning Scheme 2018 in the following ways:

Aspects of a state planning policy appropriately integrated

Liveable communities and housing

- Liveable communities
- Housing supply and diversity
- Economic growth
- Agriculture
- Development and construction
- Tourism

Environment and heritage

- Biodiversity
- Coastal environment
- Cultural Heritage
- Water quality

Hazards and safety

- Emissions and hazardous activities
- Natural hazards (flood, bushfire, landslide and coastal hazards)

Infrastructure

- Energy
- State transport infrastructure

Aspects of a state planning policy not integrated

- Nil

Aspects of a state planning policy not relevant to Douglas Shire

Economic growth

- Mining and extractive resources

Infrastructure

- Water supply (bulk water infrastructure)
- Strategic airports and aviation facilities
- Strategic ports

Therefore, a separate assessment against the SPP is not required.

5.3. Far North Queensland Regional Plan

The Far North Queensland Regional Plan follows the Queensland Government's intention to guide and manage the region's development over the next 20 years to realise its 2020 vision for Queensland and address key regional environmental, social, economic and urban objectives. The regional plan aims to:

- identifies sufficient developable land to meet future growth
- prepares for growth in a way that progresses the Queensland Government's Q2 objectives, and protects and enhances the region's natural environment, biodiversity and natural resources
- resolves conflicts between state and local planning policies at a regional level
- establishes sound urban development principles that support a compact, well-served and efficient urban form
- promotes infrastructure delivery that is timely and cost-effective, and supports community and economic development
- maintains and enhances the quality of life for existing and future communities
- ensures the region's growth is responsive to the possible impacts of climate change and oil vulnerability
- promotes safe, efficient and effective movement of goods and people, and facilitates access to places and services
- supports a viable and diverse economy with well-located employment opportunities and economic activity centres
- gives the private sector greater certainty of future growth and development objectives when they make business investment decisions.

The development site is mapped within the Urban Footprint area (Figure 5). It is submitted that the proposed development generally supports the intent of the Urban Footprint Area, as per the FNQ Regional Plan.



FIGURE 5: URBAN FOOTPRINT AREA (SOURCE - DAMS)

5.4. Development Assessment Rules

The Planning Act 2016 provides for a new statutory instrument – the Development Assessment Rules (DA Rules) – which is a statutory instrument made under section 68(1) of the Planning Act 2016, which sets out the Minister’s rules for the development assessment process in Queensland, including the processes and procedural requirements of the planning system.

The DA Rules provide for:

- When a development application may be taken to be properly made;
- How and when notification is to be carried out;
- The consideration of properly made submissions;
- The lapsing of an application;
- The revival of lapsed applications;
- How and when a referral agency may change its response;
- Changing, cancelling and lapsing development approvals.
- The effect of the Native Title Act 1992 (Cwlth) on development assessment.

This code assessable development application is lodged for assessment in accordance with the DA Rules.

5.5. Referral Agencies

Part 2 of the Development Assessment Rules establishes the process and actions required to properly refer an application to a referral agency, where applicable.

The matters triggering referral of an application to either the State Assessment and Referral Agency (SARA) and/or entities not administered by SARA, is contained under Schedules 9 and 10 of the Planning Regulation 2017.

The subject site is within the state transport corridor and the development involves a development permit for a boundary realignment. As a result, the development triggered assessment by SARA under Schedule 10, Part 9 of the Planning Regulation 2017. Under Schedule 10, Part 9, Division 4, Subdivision 2, Table 1:

Development application for a reconfiguring a lot that is assessable development under section 21, if —

- (a) all or part of the premises are within 25m of a State transport corridor; and
- (b) 1 or more of the following apply—
 - (i) the total number of lots is increased;
 - (ii) the total number of lots adjacent to the State transport corridor is increased;
 - (iii) there is a new or changed access between the premises and the State transport corridor;
 - (iv) an easement is created adjacent to a railway as defined under the Transport Infrastructure Act, schedule 6; and
- (c) the reconfiguration does not relate to government supported transport infrastructure

A detailed review has identified SARA as the referral agency, refer to table 1.

5.6. State Development Assessment Provisions (SDAP)

The State Assessment and Referral Agency (SARA) delivers a coordinated, whole-of-government approach to the state's assessment of development applications. SARA means that the chief executive of SPA, the Department's Director-General, is the assessment manager or referral agency for development applications where the state has a jurisdiction.

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

Section 55(2) of the Act states that a regulation may prescribe the matters that a referral agency may, must or must only have regard to in its assessment. Each of the referral triggers in schedules 9 and 10 of the regulation specify the matters the referral agency's assessment must be against. For every trigger the chief executive is the referral agency for, the SDAP is specified as the matter the referral agency's assessment must be against. Additionally, section 23 of the regulation specifies other matters a referral agency must have regard to when assessing a development

application.

In consideration of the referrals identified by section 5.4 above, the table 1 below confirms any relevant State Codes applicable to the development proposal.

TABLE 1 RELEVANT STATE CODES

State Development Assessment Provisions				
Matter of Interest	Development Type	Relevant provisions of the regulation	Relevant State Code	Applicable (x/✓)?
Native vegetation clearing	Reconfiguring a lot	Schedule 10, Part 3, Div 4, Table 2	State Code 16 Native Vegetation Clearing	×
	Operational work	Schedule 10, Part 3, Div 4, Table 1		×
	Material change of use	Schedule 10, Part 3, Div 4, Table 3		×
Contaminated Land	Reconfiguring a lot	Schedule 10, Part 4, Div 2, Table 1	State Code 13 Unexploded Ordinance	×
	Material change of use	Schedule 10, Part 4, Div 2, Table 1		×
Environmentally relevant activities	Material change of use	Schedule 10, Part 5, Div 4, Table 2	State Code 22 Environmentally Relevant Activities	×
Aquaculture	Material change of use	Schedule 10, Part 6, Div 1, Sub 3, Table 1	State Code 17 Aquaculture	×
Declared Fish Habitat Areas development	Building work	Schedule 9, Part 3, Div 1, Table 2	State Code 12 Development in a Declared Fish Habitat Area	×
	Operational work	Schedule 10, Part 6, Div 2, Sub 3, Table 1		×
Marine plants	Operational work	Schedule 10, Part 6, Div 3, Sub 3, Table 2	State Code 11 Removal, Destruction or Damage of Marine Plants.	×
	Reconfiguring a Lot involving Operational Work for the removal, destruction or damage to marine plants	Schedule 10, Part 6, Div 3, Sub 3, Table 2		×
	Material Change of Use involving Operational Work for the removal, destruction or damage to marine plants	Schedule 10, Part 6, Div 3, Sub 3, Table 2		×
Waterway barrier works	Operational work	Schedule 10, Part 6, Div 4, Sub 3, Table 1	State Code 18 Construction or Raising Waterway Barrier Works in Fish Habitats	×
Queensland heritage	Various aspects of development	Schedule 10, Part 8, Div 2, Sub 3, Table 1 Schedule 10, Part 3, Div 2, Sub 3, Table 2	State Code 14 Queensland Heritage	×
State transport infrastructure (thresholds)	Various aspects of development	Schedule 10, Part 9, Div 4, Sub 1, Table 1	State Code 6 Protection of State Transport Networks	×

State Development Assessment Provisions				
Matter of Interest	Development Type	Relevant provisions of the regulation	Relevant State Code	Applicable (x/✓)?
State Transport Corridors	Building work	Schedule 9, part 3, div 1, table 3 Schedule 9, part 3, div 1, table 4	State Code 1 Development in a State Controlled Road Environment State Code 2 Development in a Railway Environment State Code 3 Development in a Busway Environment State Code 4 Development in a Light Rail Environment	×
	Reconfiguring a lot	Schedule 10, part 9, div 4, sub 2, table 1 Schedule 10, part 9, div 4, sub 2, table 2 Schedule 10, part 9, div 4, sub 2, table 3		✓
	Material change of use or operational work	Schedule 10, Part 9, Div 4, Sub 2, Table 4		×
	Operational Work	Schedule 10, part 9, div 4, sub 2, table 5 Schedule 10, part 9, div 4, sub 2, table 6		×
State-controlled Transport Tunnels	Reconfiguring a lot	Schedule 10, Part 9, Div 4, Sub 3, Table 1	State Code 5 Development in a State Controlled Transport Tunnel Environment	×
				×
	Material change of use or operational work	Schedule 10, Part 9, Div 4, Sub 3, Table 2		×
	Operational Work	Schedule 10, Part 9, Div 4, Sub 3, Table 3		×
Tidal works or development in a coastal management district	Material change of use	Schedule 10, Part 17, Div 3, Table 6	State Code 8 Coastal Development and Tidal Works	×
	Reconfiguring a lot	Schedule 10, Part 17, Div 3, Table 5		×
	Operational Work	Schedule 10, Part 17, Div 3, Table 1		×
	Building work	Schedule 9, Part 3, Div 1, Table 1		×
Taking or Interfering with Water	Operational work	Schedule 10, Part 19, Div 1, Sub 3, Table 1	State Code 10 Taking or Interfering with Water	×
Removing quarry material	All aspects of development	Schedule 10, Part 19, Div 2, Sub 3, Table 1	State Code 15 Removal of Quarry Material from a Watercourse, Lake or Estuary	×
Referrable dams	Operational work	Schedule 10, Part 19, Div 3, Sub 3, Table 1	State Code 20 Referrable Dams	×
Category 3 Levees	Operational work	Schedule 10, Part 19, Div 4, Sub 3, Table 1	State Code 19 Category 3 Levees	×
Wetland Protection Area	Reconfiguring a lot	Schedule 10, Part 20, Div 4, Table 2	State Code 9 Great Barrier Reef Wetland Protection Measures	×
	Material change of use	Schedule 10, Part 20, Div 4, Table 3		×
	Operational work	Schedule 10, Part 20, Div 4, Table 1		×

State Development Assessment Provisions				
Matter of Interest	Development Type	Relevant provisions of the regulation	Relevant State Code	Applicable (x/√)?
Maritime Safety	Operational work	Schedule 10, Part 17, Div 3, Table 2	State Code 7 Maritime Safety	×
State transport infrastructure (thresholds)	Various aspects of development	Schedule 10, Part 9, Div 4, Sub 1, Table 1	State Code 6 Protection of State Transport Networks	×
Urban design	Material change of use or operational work	Schedule 10, Part 18, Table 1	State Code 24 Urban design	×

6. Local Government Assessment Framework

6.1. Douglas Shire Planning Scheme 2018

Douglas Shire Planning Scheme 2018 is the applicable document for planning assessment for development applications with the Douglas Shire. The proposed development, being for a Development Permit for Reconfiguration of a Lot (Boundary Realignment – 2 into 2 lots) will trigger a Code Assessable development application.

6.2. Overlay Codes

In accordance with the *Douglas Shire Planning Scheme 2018*, it has been determined that no overlays alter the level of assessment of the Development Application. The proposed development however triggers Code Assessment against the following overlay codes -

Overlay	Level of Assessment	Benchmark Compliance
Acid Sulfate Soils	No Change	N/A
Bushfire Hazard	No Change	N/A
Hillslopes	No Change	N/A
Landscape Values	No Change	N/A
Landslide Hazard	No Change	N/A
Natural Areas	No Change	N/A
Places of Significance	No Change	N/A


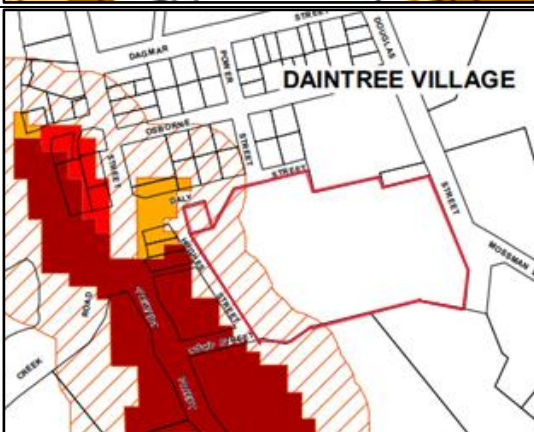
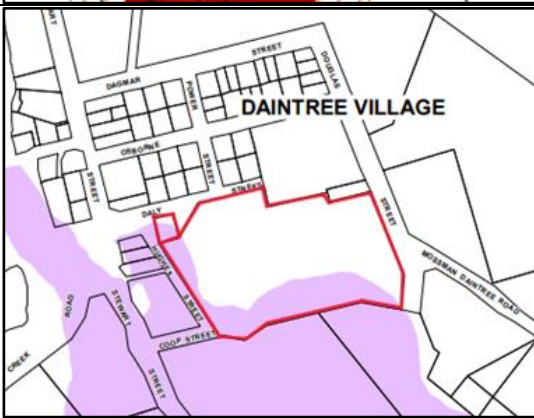
Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:

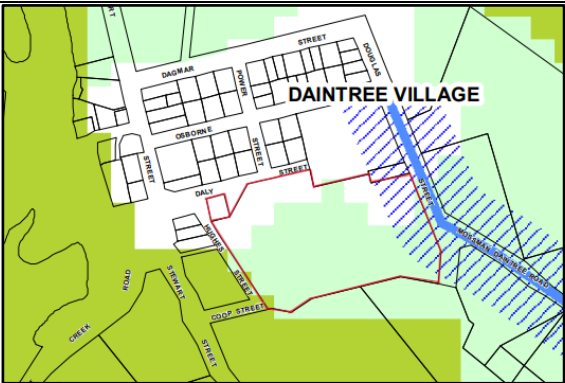
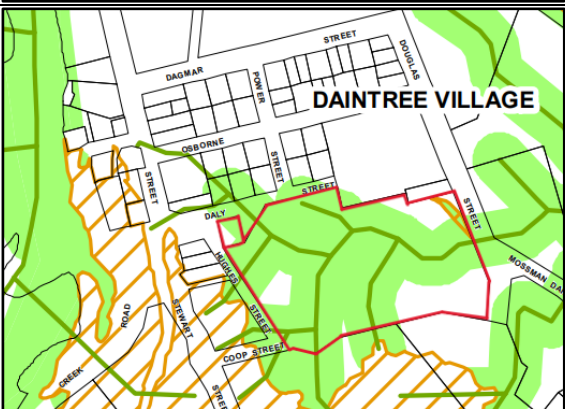
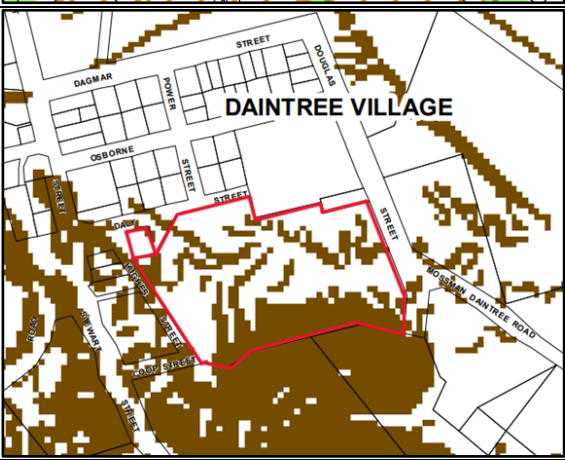
- there is a particular sensitivity to the effects of development; or
- there is the presence of valuable resources; or
- there are particular opportunities for development.

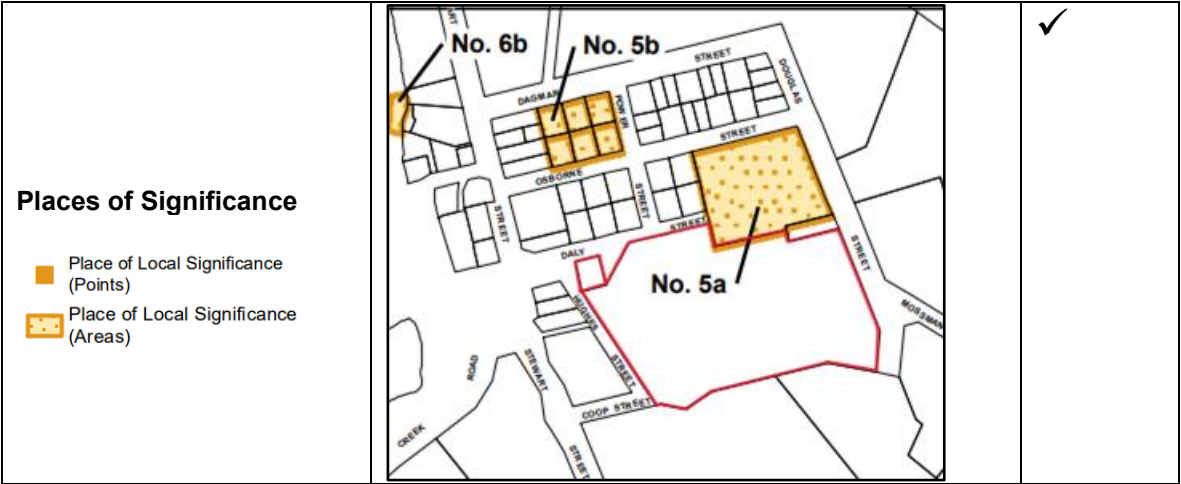
Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.

Table 2 below confirms the relevant Overlay Codes applicable to the development proposal.

TABLE 2 OVERLAY CODES

Overlay Codes		
Overlay	Overlay Map Extract	Applicable (x/✓)?
Acid Sulfate Soils <ul style="list-style-type: none"> Acid Sulfate Soils (5-20m AHD) Acid Sulfate Soils (< 5m AHD) 		✓
Bushfire Hazard <ul style="list-style-type: none"> Very High Potential Bushfire Intensity High Potential Bushfire Intensity Medium Potential Bushfire Intensity Potential Impact Buffer 		✓
Hillslopes <ul style="list-style-type: none"> Area Affected by Hillslopes 		✓

<p>Landscape Values</p> <ul style="list-style-type: none">GatewayLookoutScenic routeScenic route buffer / View corridorCoastal sceneryHigh landscape valuesMedium Landscape Value		✓
<p>Natural Areas</p> <ul style="list-style-type: none">MSES - Protected AreaMSES - Marine ParkMSES - Wildlife HabitatMSES - Regulated Vegetation (Of Concern Regional Ecosystem)MSES - Regulated Vegetation (Intersecting a Watercourse)MSES - High Ecological Significance WetlandsMSES - High Ecological Value Waters (Wetland)MSES - High Ecological Value Waters (Watercourse)MSES - Legally Secured Offset Area		✓
<p>Potential Landslip Hazard</p> <ul style="list-style-type: none">Potential Landslide Hazard		✓



7. Conclusion

It is considered that the site's constraints have been effectively managed to allow for this development to occur, without compromising the purpose of the *Douglas Shire Planning Scheme 2018*, or the *Planning Act 2016*.

It is recommended that the proposed development be considered favourably by Council and approved subject to reasonable and relevant conditions.

8. Appendix

Appendix 1 DA Form 1

Appendix 2 – Survey Plan

Appendix 3 – Current search Titles

Appendix 4 – Registered Survey Plans

Appendix 5 – Code assessment tables

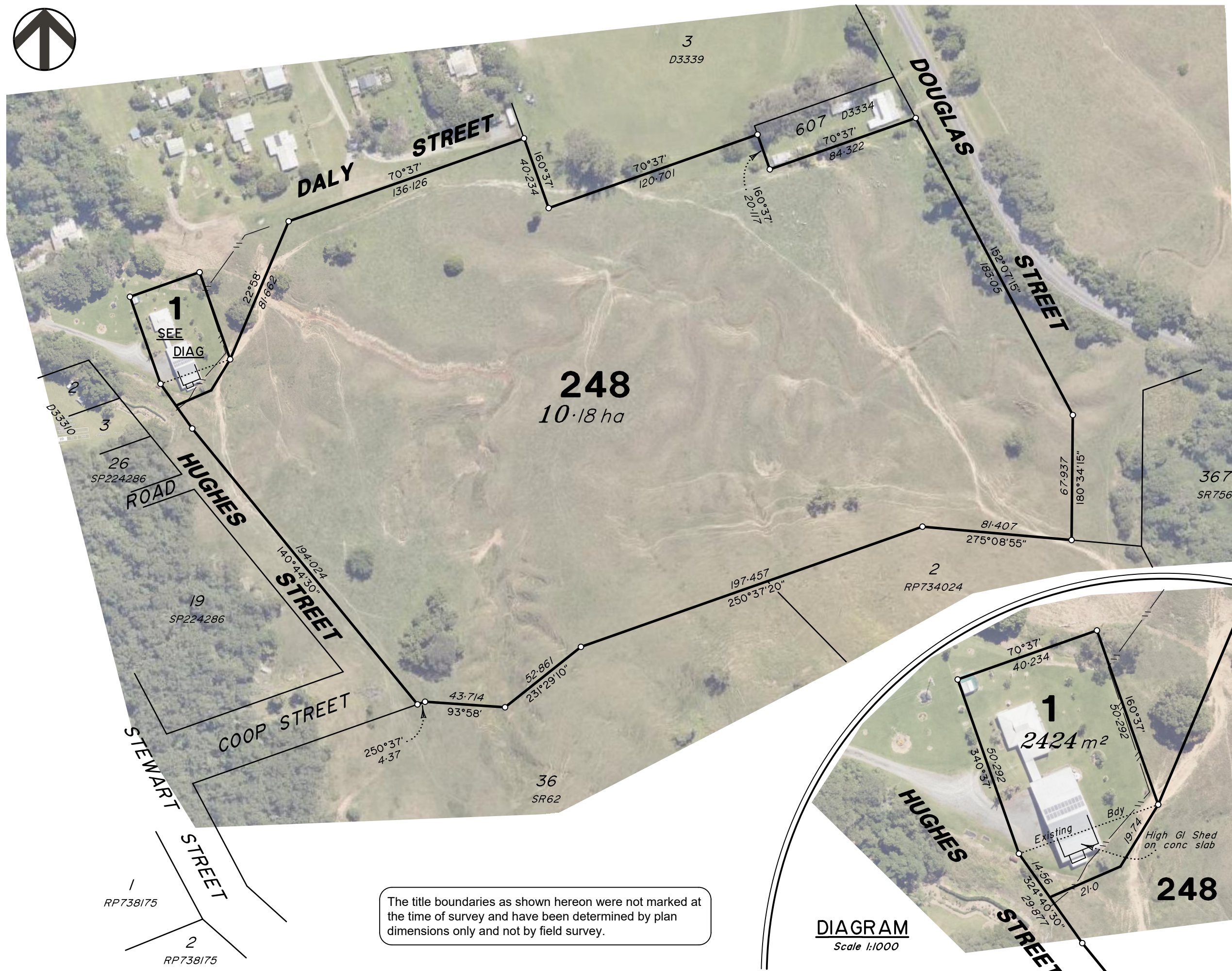
Appendix 6 – Pre-lodgement advice

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Brisbane

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Milton
QLD 4064
Australia
T 07 3666 4700
brisbane@veris.com.au
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The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey.

DIAGRAM
Scale 1:1000

Boundary Realignment for Sarina Mealing

IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan has been prepared for Sarina Mealing for the purposes of a proposal Plan
It is not to be used by any other person or corporation or for any other purposes and is subject to the following limitations:

The proposed boundaries as shown hereon are preliminary only and are subject to final design, local authority approval and registration in the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

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June 2025

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WITHOUT THE WRITTEN PERMISSION OF VERIS

Data Sources	
Cadastral Boundaries	SP337663
Contours / Topographic	*
Aerial Images	Qld Globe
Flood Level	*
Engineering Design	*
Architectural Design	*
Landscape Design	*

Issue	Revision	Date	Drawn
A	Original	23/06/2025	LJF

Locality:	Daintree
Local Authority:	Douglas Shire
Projection:	*
Horizontal Meridian:	*
Vertical Level Datum:	*
Level Origin:	*
Scale:	1:2000 (A3)
Surveyed:	*
Designed:	*
Drawn:	LJF 23/06/2025
Checked:	CT 23/06/2025
Plot Date:	07 Jul, 2025
Computer File Ref:	403100 PP-01 (A).dwg

Plan of Proposed
Boundary Realignment
between
Lot 1 on RP731426 &
Lot 248 on SP337663
1-3 Hughes Street
DAINTREE



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Drawing No 403100 PP-01 Issue A

6.2.6 Low density residential zone code

6.2.6.1 Application

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

6.2.6.2 Purpose

- (1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.2 – Urban settlement, Element 3.4.5 Residential areas and activities, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 4 : Strong community and identity, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.5 – Housing choice and affordability.
 - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 - Energy, Element 3.9.3 – Water and waste management, Element 3.9.4 Transport, Element 3.9.5 – Information technology.
 - (b) retain the low density residential character and amenity of the area, consisting predominantly of low-rise 1 and 2 storey detached dwelling houses;
 - (c) provide support for compatible small scale non-residential use activities;
 - (d) ensure development occurs on appropriately sized and shaped lots.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) A range of housing, predominantly detached dwelling houses, on a range of lot sizes is provided.
 - (b) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
 - (c) Development reflects and enhances the existing low density scale and character of the area.
 - (d) Development is reflective and responsive to the environmental constraints of the land.
 - (e) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.

6.2.6.3 Criteria for assessment

Table 6.2.6.3.a – Low density residential zone code – assessable development

Performance outcomes	Acceptable outcomes	Response
For self-assessable and assessable development		



PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.	Not Applicable No new construction of buildings and structures is proposed.
For assessable development		
PO2 The establishment of uses is consistent with the outcomes sought for the Low density residential zone and protects the zone from the intrusion of inconsistent uses.	AO2 Uses identified in Table 6.2.2.3.b are not established in the Low density residential zone.	Complies Proposed Boundary realignment does not establish uses mentioned in the Table 6.2.2.3.b.



Performance outcomes	Acceptable outcomes	
PO3 The setback of buildings and structures: (a) maintains the amenity of adjoining lots and the residential character of the area; (b) achieves separation from neighbouring buildings and frontages.	AO3 No acceptable outcomes are prescribed.	Complies 6m side boundary setback has been provided to maintain the access and character of neighboring rural lot.
PO4 Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds. Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.	AO4 No acceptable outcomes are prescribed.	Complies Proposed development has been designed in such a way that it responds and manages to the characteristics and constraints of the site and surrounds.
PO5 Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	AO5 No acceptable outcomes are prescribed.	Complies Proposed boundary realignment does not impose any adversary impact on the character and amenity of the surrounding area.
PO6 New lots contain a minimum area of : (a) 600m ² (in sewerred areas); (b) 1000m ² (in unsewerred areas).	AO6 No acceptable outcomes are prescribed.	Complies Proposed new Lot 1 and proposed new Lot 248 has an approximate area of 2424m ² and 101800m ² area respectively.
PO7 New lots have a minimum road frontage of 15 metres.	AO7 No acceptable outcomes are prescribed.	Complies Proposed Lot 1 has frontage of approximate 50.2m.
PO8 New lots contain a 20m x 15m rectangle.	AO10 No acceptable outcomes are prescribed.	Complies The proposed lot is generally rectangular shaped.



Table 6.2.6.3.b - Inconsistent uses within the Low density residential zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Club • Crematorium • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station 	<ul style="list-style-type: none"> • Permanent plantation • Port services • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation • Service industry • Shop • Shopping Centre • Showroom • Special industry • Theatre • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery

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

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.

6.2.10.3 Criteria for assessment



Table 6.2.10.3.a – Rural zone code assessable development

Performance outcomes		Acceptable outcomes	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.	Not Applicable No dwelling has been proposed as part of this development.	



Performance outcomes	Acceptable outcomes	Response
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 The existing dwelling in Proposed Lot 1 has been provided a 6m side boundary setback to Proposed Lot 2, which is sufficient to maintain the rural character of the area.
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.	Not applicable No building structures have been proposed in development.
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 No new use has been proposed in the development. Proposed Lot 2 will retain its existing rural use.
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 Proposed Lot 2 will retain its existing rural use.
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 Proposed boundary realignment does not include any vegetation clearing.



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.	A07 No acceptable outcomes are prescribed.	Complies Both existing lots are less than 40ha, however, no new lots have been created in the proposed boundary realignment.
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Table 6.2.10.3.b — Inconsistent uses within the Rural zone.

Inconsistent uses		
<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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 Overlay codes

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.
- (2) 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.

8.2.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Response
For assessable development		



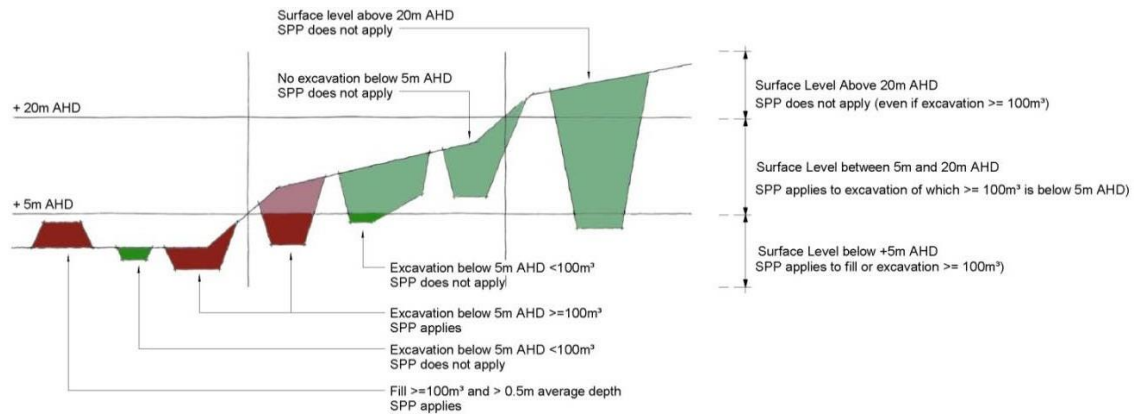
<p>PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.</p>	<p>AO1.1 No excavation or filling occurs on the site.</p> <p>or</p> <p>AO1.2 An acid sulfate soils investigation is undertaken.</p> <p>Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</p>	<p>Not Application Proposed boundary realignment does not involve any excavation or filling.</p>
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Performance outcomes	Acceptable outcomes	
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: <ul style="list-style-type: none"> (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. or AO2.2 The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidation 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.	Complies This application is for a boundary realignment. Therefore, no activities involved disturbance to acid sulfate soils have been suggested.
PO3 No environmental harm is caused as a result of exposure to potential acid	AO3 No acceptable outcomes are prescribed.	Not applicable The development will not result in any exposure to potential acid sulfate soils.

sulfate soils or actual acid sulfate soils.		
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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.

8.2.2.3 Criteria for assessment

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

Performance outcomes		Acceptable outcomes
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.	Not applicable Proposed development is for boundary realignment. No vulnerable uses are proposed.
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 No emergency services and community support services are proposed in the development.
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	Not applicable The development does not involve manufacturing or storage of hazardous material.
Development design and separation from bushfire hazard – reconfiguration of lots		



<p>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/m² at the edge of the proposed lot(s).</p> <p>Note - "Urban purposes" and "urban area" are defined in the <i>Sustainable Planning Regulations 2009</i>. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p> <p>PO4.2 Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.</p>	<p>AO4.1 No new lots are created within a bushfire hazard sub-category.</p> <p>or</p> <p>AO4.2 Lots are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves radiant heat flux level of 29kW/m² at all boundaries; and</p> <p>(b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	<p>Complies</p> <p>The subject site is within the bushfire buffer zone. Proposed development comprises a boundary realignment between two (2) lots.</p>
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Performance outcomes	Acceptable outcomes	
<p>PO5 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both fire fighting and maintenance/defensive works.</p>	<p>AO5.1 Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. <p>AO5.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</p>	<p>Complies with PO5</p> <p>Both sites feature direct access to a road which can adequately service emergency vehicles.</p>

**PO6**

Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.

The access is available for both fire fighting and maintenance/hazard reduction works.

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 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.

Complies with PO6

Both sites feature direct access to a road which can adequately service emergency vehicles.



Performance outcomes	Acceptable outcomes	
<p>PO7 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p>A07 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	<p>Not applicable</p> <p>The proposal is only for boundary realignment associated with existing residential uses.</p>



<p>PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO8 The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan." Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate</p>	<p>Complies</p> <ul style="list-style-type: none"> a) There is clear separation from proposed Lot 1 to any hazardous vegetation. Lot 2 is predominantly distanced from any vegetation on its perimeter. b) No bottle neck is created. c) There is clear and direct access to a safe place of refuge. d) There are no notable impacts on the traffic flow.
<p>PO9 Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.</p>	<p>Complies</p> <p>No new infrastructure is proposed.</p>



Performance outcomes		Acceptable outcomes
Development design and separation from bushfire hazard – material change of use		
<p>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/m² where involving a vulnerable use; or (b) 29kW/m² otherwise.</p> <p>The radiant heat flux level is achieved by separation unless this is not practically achievable.</p> <p>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</p>	<p>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/m² for a vulnerable use or 29kW/m² otherwise; and (b) is contained wholly within the development site.</p> <p>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>	<p>Not applicable Proposed development is a ROL – boundary realignment (2 into 2 lots).</p>



<p>PO11</p> <p>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.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p> <p>Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha</p>	<p>AO11</p> <p>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network 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 	<p>Not applicable</p> <p>Proposed development is a ROL – boundary realignment (2 into 2 lots).</p>
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	<p>easement that is granted in favour of Council and Queensland Fire and Emergency Services.</p>	
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Performance outcomes		Acceptable outcomes
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: <ul style="list-style-type: none"> (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (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. 	Not applicable No private driveways are proposed.



<p>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.</p>	<p>AO13 A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is either below ground level or of non- flammable construction; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,000l for residential buildings <p>Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams.</p> <ul style="list-style-type: none"> (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage. 	<p>Complies</p>
<p>PO14 Landscaping does not increase the potential bushfire risk.</p>	<p>AO14 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.</p>	<p>Not applicable No landscaping has been proposed in the development.</p>



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.	Not applicable No bushfire management plan has been included in the proposed boundary realignment as the conditions are pre-existing.
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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.

8.2.5.3 Criteria for assessment

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

Performance outcomes	Acceptable outcomes	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 Proposed development is only for a boundary realignment between two lots.
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.	Complies This application is only for boundary realignment. Therefore, it will not pose any impact on landscape character or visual amenity.

Performance outcomes	Acceptable outcomes	Response
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**AO2.3**

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.

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.

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).

AO2.6

Development does not alter the sky line.

AO2.7

Buildings and structures:

- (a) are finished predominantly in the following exterior colours or surfaces:
 - (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or
 - (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;
- (b) are not finished in the following exterior



colours or surfaces:

- (i) 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;
- (ii) 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



Performance outcomes	Acceptable outcomes	
	tennis courts, ponds or swimming pools) do not occur on land: (a) with a gradient of 1 in 6 (16.6%) or more; (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. Proposed development does not involve any excavation or fill.
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%);
- (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.

Complies

The proposal is for boundary realignment between two lots to settle minor encroachment. Proposed new lots will retain their existing uses.

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.

8.2.6.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Response
For assessable development		
Development in a High landscape value area		

**PO1**

Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2:

- (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;
- (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction;
- (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;
- (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;
- (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls 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.

AO1.1

Buildings and structures are not more than 8.5 metres and two storeys in height.

Note - Height is inclusive of roof height.

AO1.2

Buildings and structures are setback not less than 50 metres from ridgelines or peaks.

AO1.3

Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.

AO1.4

Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:

- (a) development follows the natural; contours of the site;
- (b) buildings are split level or suspended floor construction, or a combination of the two;
- (c) lightweight materials are used to areas with suspended floors.

Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.

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%).

Not applicable.



AO1.7

Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values.

Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.



Performance outcomes		Acceptable outcomes	
		AO1.8 Advertising devices do not occur.	
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;
- (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

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.

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.

Complies

The subject site is within Medium landscape value areas. Lot 1 has an existing dwelling house and Lot 248 is being used for rural activities. The proposal for boundary realignment will not have any impact on the landscaping values.



to satisfy performance outcomes.

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Development within a Scenic route buffer / view corridor area		
<p>PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2:</p> <ul style="list-style-type: none"> (a) retains visual access to views of the surrounding landscape, the sea and other water bodies; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors; 	<p>AO3.1 Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.</p> <p>AO3.2 No clearing of native vegetation is undertaken within a Scenic route buffer area.</p> <p>AO3.3 Where within a Scenic route buffer / view corridor</p>	<p>Not applicable The proposed boundary realignment between two lots is not within Scenic buffer route. The Scenic buffer route overlay has been identified on the eastern side of the site, while the realignment has been proposed on the west side of the site.</p>



Performance outcomes	Acceptable outcomes	
<p>(c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character;</p> <p>(d) minimises visual impacts on the setting and views in terms of:</p> <ul style="list-style-type: none"> (i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; (iii) the scale, extent and visual prominence of advertising devices. <p>Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.</p>	<p>area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code.</p> <p>AO3.4 Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.</p>	
Development within the Coastal scenery area		

**P04**

The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development.

Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.

AO4.1

The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.

AO4.2

Where located adjacent to the foreshore buildings and structures are setback:

- (a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or
- (b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code.

AO4.3

Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), 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.
- (c)

Not applicable

The subject site is not within Coastal scenery area.



Performance outcomes	Acceptable outcomes	
<p>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.</p> <p>Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.</p>	<p>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</p>	<p>Not applicable The subject site is not within Coastal scenery area.</p>

8.2.7 Natural areas overlay code

8.2.7.1 Application

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

Note – MSES = Matters of State Environmental Significance.

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

8.2.7.2 Purpose

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



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

- (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
- (ix) protects areas of environmental significance from weeds, pests and invasive species.
- (c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

8.2.7.3 Criteria for assessment

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

Performance outcomes		Acceptable outcomes	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 Proposed development protects matters of environmental significance.	
Management of impacts on matters of environmental significance			

**P02**

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

The proposal comprises boundary realignment between two lots. Therefore, development will not have any impact on matters of environmental significance.



Performance outcomes		Acceptable outcomes	
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.		AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. or AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	Not applicable The proposal is for boundary realignment between two lots.
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 subject site is not within wetland or wetland buffer zone.
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 The development does not result in the introduction of any pest species.
Ecological connectivity			



PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and AO6.2 Development within an ecological corridor rehabilitates native vegetation. and AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	Complies Proposed development retains and protects existing native flora and fauna and maintains ecological values.
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Performance outcomes		Acceptable outcomes	
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. Proposed development does not involve any activities that would cause disturbance to matters of state environmental significance.	
Waterways in an urban area			
PO8 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	Not applicable The subject site does not contain an easement or reserve or waterway corridor.	
Waterways in a non-urban area			



<p>PO9 Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	<p>AO9 Development does not occur on that part of the site affected by a waterway corridor.</p> <p>Note – Waterway corridors are identified within Table 8.2.7.3.b.</p>	<p>Not applicable The development site is not within areas affected by waterway corridor.</p>
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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.

8.2.8 Places of significance overlay code

8.2.8.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Places of significance 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 Places of significance overlay is identified on the Places of significance overlay maps in Schedule 2 and includes the following sub-categories:
 - (a) Places of local significance sub-category;
 - (b) State heritage places sub-category;
 - (c) Premises adjoining a state heritage place sub-category.

Note - The places of significance overlay code does not apply to indigenous cultural heritage which is protected under the Aboriginal Cultural Heritage Act 2003

Note - Development on a state heritage place is regulated by the Queensland Heritage Act 1992. Development on premises adjoining a state heritage place is regulated by the Places of significance overlay code.

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

8.2.8.2 Purpose

- (1) The purpose of the Places of significance overlay code is to:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 4: Strong communities and identity Element 3.7.7 Cultural and landscape heritage.
 - (b) enable an assessment of whether development is suitable on land within the Places of significance overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) to ensure places of local significance are conserved and development is compatible with the cultural significance of the place. Development on premises adjoining a state heritage place protects the cultural significance of the place and its setting;
 - (b) development does not result in the demolition or removal of a place of local significance, unless there is no prudent and feasible alternative to the demolition or removal;

Note - In considering whether there is no prudent and feasible alternative to the demolition or removal of a place of local significance, the Council will have regard to:

- (i) safety, health, structural and economic considerations;
- (ii) any other matters the Council considers relevant.

- (c) development is compatible with the cultural significance of the place of local significance;
- (d) the adaptive reuse of a place of local significance is encouraged so that the cultural significance is retained;
- (e) the fabric and setting of a place of local significance is conserved and any changes are managed, documented and interpreted;
- (f) development does not have a detrimental impact on archaeological values;
- (g) development on premises adjoining a state heritage place is sympathetic to the cultural significance and setting of the state heritage place.

8.2.8.3 Criteria for assessment

Table 8.2.8.3.a – Places of significance overlay code – assessable development

Performance outcomes	Acceptable outcomes	Response
For assessable development		
Demolition or removal of a place of local significance		
P01 Development does not result in the demolition or removal of a place of local significance. Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.	A01 No acceptable outcomes are prescribed.	Not applicable No demolition or removal of local significance is part of this application.
P02 Development is compatible with the conservation and management of the cultural significance of the place. Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.	A02 No acceptable outcomes are prescribed.	Not applicable Proposed development comprises a boundary realignment.
P03 Development conserves the features and values of a place of local significance that contribute to its cultural significance. Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.	A03 Development does not alter, remove or conceal significant features of a place of local significance.	Complies The development does not suggest any alter, removal or concealment of significant features.



<p>PO4 Changes to a place of local significance are appropriately managed, documented and interpreted.</p> <p>Note - Guidance on meeting the performance outcome is provided within Planning scheme policy SC6.11 – Places of significance.</p>	<p>AO4.1 Development is compatible with a conservation management plan prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Heritage Significance.</p> <p>AO4.2 An archival record is prepared to document the changes.</p> <p>AO4.3 Development includes interpretation that explains the cultural significance of the place and the changes.</p>	<p>Not applicable The proposal comprises a boundary realignment.</p>
<p>PO5 Development does not adversely affect the character, setting or appearance of the place of local significance, including removal of vegetation that contributes to the cultural heritage significance of the place.</p>	<p>AO5.1 The scale, location and design of the development are compatible with the character, setting and appearance of the place of local significance.</p> <p>AO5.2 The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.</p> <p>AO5.3 Existing vegetation that forms part of the place is retained and incorporated into the design and layout of development.</p>	<p>Complies Proposed development does not affect the character setting and appearance of the place of local significance.</p>



Performance outcomes		Acceptable outcomes
PO6 Excavation or other earthworks do not have a detrimental impact on archaeological values. Note - Guidance on meeting the performance criteria is provided within Planning scheme policy SC6.11 – Places of significance.	AO6.1 The impact of excavation is minor and limited to parts of the place of local significance that have been disturbed by previous excavation. AO6.2 An archaeological management plan is prepared for development involving subsurface disturbance.	Not applicable No excavation is part of the development.
Advertising devices		
PO7 Advertising devices located on, or on premises adjoining a state heritage place are sited and designed so as to: <ul style="list-style-type: none"> (a) be compatible with the cultural significance of the state heritage place or place of local significance; (b) not obscure the appearance or prominence of the state heritage place or place of local significance when viewed from the street or other public places; (c) not alter or conceal significant features of the state heritage place, or place of local significance. 	AO7 No acceptable outcomes are prescribed.	Not applicable The proposal does not include any advertising devices.
Development on premises adjoining a state heritage place		

**PO8**

Where on a premises adjoining a state heritage place or place of local significance, development is designed and constructed so as to:

- (a) not to obscure the appearance or prominence of the state heritage place from surrounding streets or public places;
- (b) not to intrude into important vistas of the state heritage place;
- (c) not to place buildings and structures between a state heritage place and its primary or secondary street frontage;
- (d) to ensure new buildings or structures are setback from the street frontage and are of a height, bulk and scale which retains the visual prominence and values of the state heritage place;
- (e) to minimise disturbance to the original fabric of the state heritage place;
- (f) to retain, where intact, the significant or original siting and context of the state heritage place.

Note - Guidance on meeting the performance criteria is provided within Planning scheme policy SC6.11 – Places of significance.

AO8

No acceptable outcomes are prescribed.

Complies

Subject site is adjoining to place of local significance. The proposal is about boundary realignment between two lots. The proposed Lot 248 which will be adjacent to the place of local significance and will retain the existing rural activities.

8.2.9 Potential landslide hazard overlay code

8.2.9.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Potential landslide 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 Potential landslip hazard overlay is identified on the Potential landslide hazard overlay maps in Schedule 2 and includes the following sub-categories:
 - (a) Places of potential landslide hazard sub-category.
- (3) When using this code, reference should be made to Part 5.

Note – The Potential landslide hazard overlay shows modelled areas where the factors contributing to landslip potential accumulate to provide a moderate or higher risk if certain factors are exacerbated (e.g. factors include significant vegetation clearing, filling and excavation, changes to soil characteristics, changes to overland water flow, or changes to sub-surface water flow). It shows areas that the Council has identified where landslides may occur and where land may be impacted by a landslide, but does not mean that landslides will occur or that the land will be impacted by a landslide. Other areas not contained within the potential landslide hazard overlay may sustain landslides or be impacted by landslides and consideration should be given to this issue, where appropriate.

8.2.9.2 Purpose

- (1) The purpose of the Potential landslide hazard overlay code is:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.
 - (b) enable an assessment of whether development is suitable on land within the Potential landslip hazard overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;
 - (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;
 - (c) ensures that community infrastructure is protected from the effects of potential landslides;
 - (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;
 - (e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk, or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.

8.2.9.3 Criteria for assessment

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

Performance outcomes		Acceptable outcomes	Response
For self-assessable and assessable development			
PO1 The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises	AO1.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay. or		Complies Development comprises a boundary realignment. No earthworks are proposed.



Performance outcomes	Acceptable outcomes	
<p>through:</p> <ul style="list-style-type: none"> (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas. 	<p>AO1.2 Development is on an existing stable, benched site and requires no further earthworks</p> <p>or</p> <p>AO1.3 A competent person certifies that:</p> <ul style="list-style-type: none"> (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented; (e) development does not concentrate existing ground water and surface water paths; (f) development does not incorporate on-site waste water disposal. <p>Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given.</p>	

**PO2**

The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.

A02

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

This application does not include any excavation or fill.



Performance outcomes		Acceptable outcomes
Additional requirements for Community infrastructure		
PO3 Development for community infrastructure: (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties.	AO3 Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function. Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.	Not applicable No community infrastructure is proposed in the development.

9.4.7 Reconfiguring a lot code

9.4.7.1 Application

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

9.4.7.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to regulate development for reconfiguring a lot.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development results in a well-designed pattern of streets supporting walkable communities;
 - (b) lots have sufficient areas, dimensions and shapes to be suitable for their intend use taking into account environmental features and site constraints;
 - (c) road networks provide connectivity that is integrated with adjoining existing or planned development while also catering for the safe and efficient access for pedestrians, cyclists and for public transport;
 - (d) lots are arranged to front all streets and parkland such that development enhances personal safety, traffic safety, property safety and security; and contributes to streetscape and open space quality;
 - (e) development does not diminish environmental and scenic values, and where relevant, maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore, in a way that protects natural resources;
 - (f) people and property are not placed at risk from natural hazards;
 - (g) a range of functional parkland, including local and district parks, major areas of parkland with a region-wide focus and open space links are available for the use and enjoyment of residents and visitors to the region;
 - (h) the appropriate standard of infrastructure is provided.

9.4.7.3 Criteria for assessment

Table 9.4.7.3.a – Reconfiguring a lot code – assessable development

Performance outcomes		Acceptable outcomes	Response
General lot design standards			
PO1 Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5.	AO1 No acceptable outcomes are prescribed.		Complies Proposed boundary realignment complies with reconfiguration outcomes of Part 5 of the planning scheme.



P02 New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	A02 Boundary angles are not less than 45 degrees.	Complies The boundary angles are no less than 45 degrees.
P03 Lots have legal and practical access to a public road.	A03 Each lot is provided with: (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title.	Complies Both new lots will have legal and practical access to a public road.
P04 Development responds appropriately to its local context, natural systems and site features.	A04 Existing site features such as: (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or	Complies The development responds to the character, local context, site features and natural systems of the site.



Performance outcomes	Acceptable outcomes	
	are incorporated into open space, road reserves, near to lot boundaries or as common property.	
P05 New lots which have the capability of being further reconfigured into smaller lots at a later date are designed to not compromise ultimate development outcomes permitted in the relevant zone.	A05 The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme requirements for the applicable Zone.	Not applicable No further subdivision of the proposed new lots is part of this application.
P06 Where existing buildings or structures are to be retained, development results in: (a) boundaries that offer regular lot shapes and usable spaces; (b) existing improvements complying with current building and amenity standards in relation to boundary setbacks. Note - This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.	A06 Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.	Complies 6m side setback has been proposed to proposed Lot 1 to retain the access and rural zone character of proposed Lot 248.

**PO7**

Where rear lots are proposed, development:

- (a) provides a high standard of amenity for residents and other users of the site and adjoining properties;
- (b) positively contributes to the character of adjoining properties and the area;
- (c) does not adversely affect the safety and efficiency of the road from which access is gained.

AO7.1

Where rear lots are to be established:

- (a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles;
- (b) no more than 6 lots directly adjoin the rear lot;
- (c) no more than one rear lot occurs behind the road frontage lot;
- (d) no more than two access strips to rear lots directly adjoin each other;
- (e) access strips are located only on one side of the road frontage lot.

AO7.2

Access strips to the rear lot have a minimum width dimension of:

- (a) 4.0 metres in Residential Zones.
- (b) 8.0 metres in Industrial Zones category.
- (c) 5.0 metres in all other Zones.

Note - Rear lots are generally not appropriate in non-Residential or non-Rural zones.

AO7.3

Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than:

- (a) 3.0 metres in Residential Zone.
- (b) 6.0 metres in an Industrial Zone.
- (c) 3.5 metres in any other Zone.

Not applicable

No rear lots are proposed in the development.




Performance outcomes		Acceptable outcomes
Structure plans		
<p>Additional requirements for:</p> <p>(a) a site which is more than 5,000m² in any of the Residential zones; or</p> <p>within these zones, and</p> <p>(b) creates 10 or more lots; or</p> <p>(c) involves the creation of new roads</p> <p>and/or public use land. or</p> <p>(d) For a material change of use involving:</p> <p>(i) preliminary approval to vary the effect of the planning scheme;</p> <p>(ii) establishing alternative Zones to the planning scheme.</p> <p>Note - This part is to be read in conjunction with the other parts of the code</p>		
<p>PO8</p> <p>A structure plan is prepared to ensure that neighbourhood design, block and lot layout, street network and the location and provision on any open space recognises previous planning for the area and its surroundings, and integrates appropriately into its surroundings.</p>	<p>AO8.1</p> <p>Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any:</p> <p>(a) approved structure plan;</p> <p>(b) the surrounding pattern of existing or approved subdivision.</p> <p>Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the performance outcomes.</p> <p>AO8.2</p> <p>Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.</p>	<p>Not applicable</p> <p>No new lots are created as part of this application.</p>





<p>PO9 Neighbourhood design results in a connected network of walkable streets providing an easy choice of routes within and surrounding the neighbourhood.</p>	<p>AO9.1 Development does not establish cul-de-sac streets unless:</p> <ul style="list-style-type: none"> (a) cul-de-sacs are a feature of the existing pattern of development in the area; (b) there is a physical feature or incompatible zone change that dictates the need to use a cul-de-sac streets. <p>AO9.2 Where a cul-de-sac street is used, it:</p> <ul style="list-style-type: none"> (a) is designed to be no longer than 150 metres in length; (b) is designed so that the end of the cul-de-sac is visible from its entrance; (c) provides connections from the top of the cul- de-sac to other streets for pedestrians and cyclists, where appropriate. <p>AO9.3 No more than 6 lots have access to the turning circle or turning-tee at the end of a cul-de-sac street.</p>	<p>Not applicable No new lots are created as part of this application.</p>
<p>PO10 Neighbourhood design supports diverse housing choices through block sizes and lot design. In developing areas, significant changes in lot size and frontage occur at the rear of lots rather than on opposite sides of a street.</p>	<p>PO10 No acceptable outcomes are prescribed.</p>	<p>Not applicable No new lots are created as part of this application.</p>



Performance outcomes		Acceptable outcomes
PO11 Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land. Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.	AO11.1 New development adjoins adjacent existing or approved urban development. AO11.2 New development is not established beyond the identified Local government infrastructure plan area.	Not applicable The development does not suggest any development of residential neighborhood.
Urban parkland and environmental open space		
PO12 Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.	AO12 No acceptable outcomes are prescribed.	Not applicable Open space and parkland are not part of this application.
PO13 Development provides land to: (a) meet the recreation needs of the community; (b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity; and adjacent to open space areas; (c) provide for green corridors and linkages.	AO13 No acceptable outcomes are prescribed. Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land.	Not applicable Open space and parkland are not part of this application.

<p>AO14 Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space.</p>	<p>AO14.1 Urban parkland is regular in shape.</p> <p>AO14.2 At least 75% of the urban parkland's frontage is provided as road.</p> <p>AO14.3 Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development.</p> <p>AO14.4 Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.</p> <p>AO14.5 The number of lots that back onto, or are side-orientated to the urban parkland and environmental open space is minimised.</p>  <p>Inconsistent design solution - low total number of lots complying with the acceptable outcomes.</p>	<p>Not applicable Open space and parkland are not part of this application.</p>
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Performance outcomes	Acceptable outcomes	
	 <p>  Lots orientated to front and overlook park to provide casual surveillance. Consistent design solution - high total number of lots complying with the acceptable outcomes. </p>	
Private subdivisions (gated communities)		
PO15 Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.	PO15 No acceptable outcomes are prescribed.	Not applicable The proposal does not involve private subdivision.
Additional requirements for reconfiguration involving the creation of public streets or roads		
PO16 The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.	AO16 No acceptable outcomes are prescribed. Note - The design and construction standards are set out in Planning scheme policy SC5 – FNQROC Regional Development Manual, with reference to the specifications set out in Sections D1 and D3.	Not applicable No public streets or roads are created as part of this application.



PO17 Street design supports an urban form that creates walkable neighbourhoods. Street design: (a) is appropriate to the function(s) of the street; (b) meets the needs of users and gives priority to the needs of vulnerable users.	AO17 No acceptable outcomes are prescribed.	Not applicable No public streets or roads are created as part of this application.
Public transport network		
PO18 Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down up facilities.	AO18 No acceptable outcomes are prescribed.	Not applicable The proposed development does not include the extension of public transport routes or infrastructures.
Pest plants		
PO19 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites. Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.	AO19 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to earthworks commencing. Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	Not applicable Proposed development does not include any removal of pest plants.

10 July, 2025

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

To whom it may concern

**RE: 1-3 Hughes Street and 3437 Mossman Daintree Road, Daintree – described as Lot 1
on RP731426 & Lot 248 on SP337663 respectively
Owner's consent for lodgement of ROL Boundary Realignment 2 into 2 lots**

I, the undersigned, being the registered owner of 1-3 Hughes Street, QLD 4873 (described as Lot 1 on RP731426, hereby consent to the lodgement of development applications for the above-mentioned property.

We request that any associated matters that may arise from the lodgement and assessment of the application be addressed to our Town Planners - Veris - as nominated below:

Veris (Hayden Parker)
PO Box 1104
Milton Q 4064

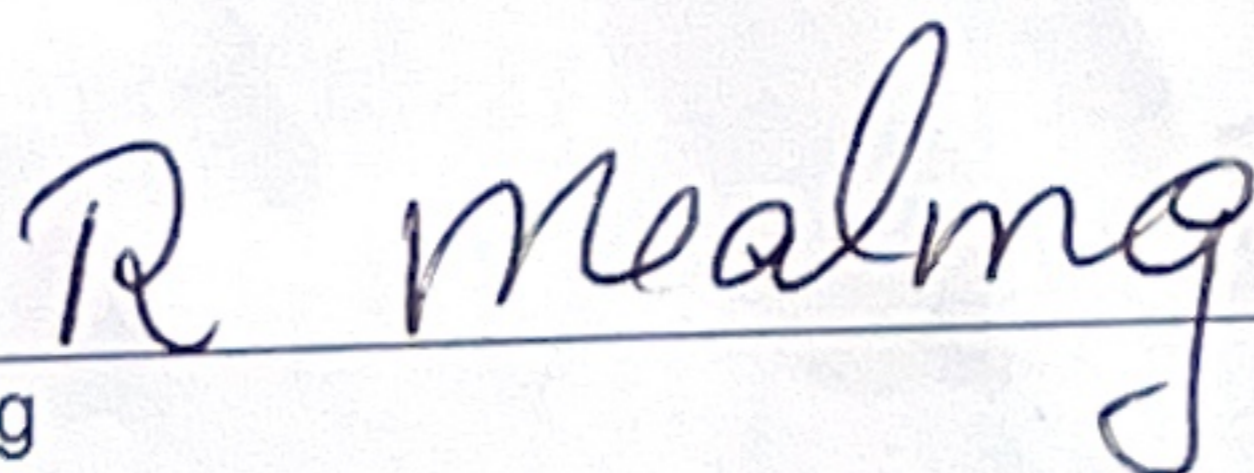
The email address to be used in all communications is h.parker@veris.com.au.

We request that all correspondence is forwarded to the address nominated by Veris.

Yours faithfully

Rosaria Mealing

Signature:
Rosaria Mealing

A handwritten signature in dark ink, appearing to read 'R mealing', is written over a horizontal line. The signature is cursive and stylized.

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

RE: 1-3 Hughes Street and 3437 Mossman Daintree Road, Daintree – described as Lot 1 on RP731426 & Lot 248 on SP337663 respectively
Owner's consent for lodgement of ROL Boundary Realignment 2 into 2 lots

We request that any associated matters that may arise from the lodgement and assessment of the application be addressed to our Town Planners - Veris - as nominated below:

Terri Anne Mantus
Chanelle Maree Osborne Trustee

Terri Anne Mantus