



Town Planning and Project Services

15 September 2026

Chief Executive Officer
Douglas Shire Council
64-66 Front Street
MOSSMAN QLD 4873

Attn: Mr. Neil Beck (Team Leader Planning)

Submitted via: enquiries@douglas.qld.gov.au

**RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (DWELLING HOUSE)
OVER LAND AT BONNIE DOON ROAD, COOYA BEACH (LOT 12 ON RP709171)**

Aspire Town Planning and Project Services has been engaged by Elizabeth Zara Goodman (the *Applicant* and *Landowner*) in relation to the above Development Application. On behalf of the Applicant, please accept this correspondence and attachments as a properly made Development Application pursuant to Sections 50 and 51 of the *Planning Act 2016*, seeking a Development Permit for a Material Change of Use for a Dwelling House over land located at Bonnie Doon Road, Cooya Beach, formally described as Lot 12 on RP709171.

The subject site is included within the Conservation Zone under the *Douglas Shire Planning Scheme 2018 (v1.0)* and is affected by multiple environmental overlays, including the Acid Sulfate Soils, Bushfire Hazard, Coastal Processes, Flood and Storm Tide Hazard, Landscape Values, Natural Areas and Transport Network. A Dwelling House within the Conservation Zone is a Impact Assessable Use requiring a Development Application for a Development Permit for a Material Change of Use.

This Development Application Package has been prepared with reference to the *Planning Act 2016*, *Planning Regulation 2017* and the *Douglas Shire Planning Scheme 2018 (v1.0)*, and includes the following supporting documentation:

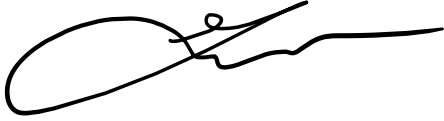
- Attachment 1 – Duly completed DA Form 1; and
- Attachment 2 – Town Planning Report, addressing the applicable planning considerations.

Under the Douglas Shire Council Fees and Charges Schedule 2026/27, the applicable Development Application fee is calculated to be \$387. We kindly request that Council confirm the applicable fee amount and issue an invoice for the total amount, to be paid directly by the Applicant.

PO BOX 1040, MOSSMAN QLD 4873
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ABN. 79 851 193 691

We appreciate your time in reviewing this application and trust the enclosed documentation provides sufficient information to support Council's assessment of the application. Should any further information or clarification be required, please contact the undersigned.

Regards,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a series of horizontal strokes.

Daniel Favier

Senior Town Planner

ASPIRE Town Planning and Project Services

Attachment I

Duly completed DA Form I

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)	Elizabeth Zara Goodman
Contact name (only applicable for companies)	c/- Daniel Favier T/A Aspire Town Planning and Project Services
Postal address (P.O. Box or street address)	PO Box 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0418 826 560
Email address (non-mandatory)	admin@aspireqld.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2026-03-28 - Goodman - Lot 12 Bonnie Doon, Cooya Beach

1.1) Home-based business

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

2) Owner's consent

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

☐ Yes – the written consent of the owner(s) is attached to this development application

☒ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Bonnie Doon Road	Cooya Beach
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	12	RP709171	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer: Mossman River

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☒ In a tidal area

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

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

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Dwelling House

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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <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)
Residential House	Dwelling House	NA	NA

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?

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

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

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

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

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

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage	☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
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 ☐ 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 <i>(from a watercourse or lake)</i> ☐ Water-related development – referable dams ☐ Water-related development – levees <i>(category 3 levees only)</i> ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> ☐ 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 <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> ☐ 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 <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: ☐ Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: ☐ Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: ☐ Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
☐ 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 <i>(if applicable)</i> .		

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
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

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

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

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



**Queensland
Government**

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	

Attachment 2

Town Planning Report



Town Planning Report

MATERIAL CHANGE OF USE FOR A DWELLING HOUSE
L12 BONNIE DOON ROAD, COOYA BEACH
LOT 12 ON RP709171

15 September 2026

ASPIRE Town Planning and Project Services

Authored by: Daniel Favier

Ref: 2026-03-28 - Goodman - Lot 12 Bonnie Doon, Cooya Beach

This Town Planning Report is intended for the exclusive use of our Client “Elizabeth Zara Goodman” and is provided for informational purposes only. The information contained herein has been prepared based on sources and data believed to be reliable and accurate at the time of preparation. However, Aspire Town Planning and Project Services does not warrant the accuracy, completeness, or currency of the information and disclaims any responsibility for any errors or omissions, or for any loss or damage incurred by any party as a result of reliance on this information.

The conclusions and recommendations contained in this report are based on our professional judgment and interpretation of the current planning policies and regulations. It is important to note that planning regulations and policies are subject to change, and this report should not be construed as a guarantee of any future planning outcomes.

This report is confidential and may not be disclosed, reproduced, or distributed to any third party without the prior written consent of Aspire Town Planning and Project Services. Unauthorised use or distribution of this report is strictly prohibited.

Executive Summary

This Town Planning Report has been prepared by Aspire Town Planning and Project Services on behalf of Elizabeth Zara Goodman (the *Applicant* and *Landowner*) in support of a Development Application seeking a Development Permit for a Material Change of Use for a Dwelling House over land located at Bonnie Doon Road, Cooya Beach, formally described as Lot 12 on RP709171.

The subject site comprises a large freehold allotment with an area of approximately 18.211 hectares. The land is within the Conservation Zone under the Douglas Shire Planning Scheme 2018 (Version 1.0). A Dwelling House within this zone is Impact Assessable development. The application therefore seeks approval through the impact assessment process, with consideration of the relevant planning scheme provisions and the environmental characteristics of the site.

The property is included within the Coastal Communities Local Plan area at Cooya Beach and is affected by the Acid Sulfate Soils, Bushfire Hazard, Coastal Environment, Flood and Storm Tide Hazard, Landscape Values, Natural Areas and Transport Network Overlays. These mapped constraints establish the principal considerations for the assessment, particularly the protection of ecological and landscape values, management of natural hazards and provision of suitable access and services.

The application seeks approval for a single detached Dwelling House and associated access and services infrastructure. The proposal plans prepared by Cad Impresa Building Design depict a modest dwelling comprising three bedrooms, an ensuite, bathroom, laundry, combined kitchen and living areas, and an outdoor verandah. The dwelling adopts a lightweight tropical architectural form, incorporating weatherboard cladding, a pitched roof, louvred windows and sliding glass doors. The habitable floor is elevated on stumps, providing an open subfloor area and reducing reliance on a conventional slab and extensive ground preparation and also providing storm tide inundation immunity.

The dwelling is positioned near the road frontage, with the enlarged site plan indicating setbacks of approximately 12.8 metres from the front boundary and 5 metres from the adjoining side boundary. A new concrete crossover is proposed to provide vehicle access to the property. The siting concentrates the dwelling and associated access within a small cleared portion of the overall allotment, limiting the extent of land required for residential occupation and providing an opportunity to retain the broader environmental character of the land.

Accordingly, it is respectfully submitted that the proposed Dwelling House provides an opportunity to accommodate a limited residential use of the land while maintaining its broader environmental and landscape values. The proposal is considered capable of warranting approval, subject to reasonable and relevant conditions.

1.0 Summary

Street Address	Bonnie Doon Road, Cooya Beach
Lot and Plan	Lot 12 on RP709171
Land Owner	Elizabeth Zara Goodman – refer to <i>Attachment 1 – Certificate of Title</i>
Size	182,110m ² or 18.211ha
Road Frontages	Various
Easements	Services Easement burdening the land in favour of Douglas Shire Council for Drainage purposes
Planning Scheme	<i>Douglas Shire Planning Scheme 2018 (Version 1.0)</i>
Zone	Conservation Zone
Local Plan	Coastal Communities Local Plan (not within a designated precinct)
Overlays	• Acid Sulfate Soils – <5m AHD • Bushfire Hazard – Medium Potential Bushfire Intensity; and Potential Impact Buffer • Coastal Processes – Coastal Management District; and Erosion Prone Area • Flood and Storm Tide Hazard – Medium Storm Tide Hazard; High Storm Tide Hazard; and Floodplain Assessment Overlay (Mossman River) • Landscape Values – High Landscape Values; and Medium Landscape Values • Natural Areas – MSES - Wildlife Habitat; MSES - Regulated Vegetation; and MSES Wildlife Habitat • Transport Road Hierarchy – Collector Road
Other Relevant Encumbrances	Nil
Current Use	Vacant and vegetated
Proposal	Dwelling House and associated services
Approvals Sought	Development Permit
Level of Assessment	Impact
Regional Plan Designation	Regional Landscape and Rural Production Area (<i>Far North Queensland Regional Plan 2009–2031</i>)
State Planning Policy	Appropriately integrated within the Planning Scheme
State Development Assessment Provisions	Not applicable
Referral	Nil

Table 1: Application Summary

2.0 Site Description

The subject site is located at Bonnie Doon Road, Cooya Beach, approximately 3.2 kilometres northeast of Mossman, and is formally described as Lot 12 on RP709171. The land comprises an irregularly shaped freehold allotment with an area of approximately 18.211 hectares, situated adjacent to the established low density residential development of Cooya Beach.

The site contains cleared grassed areas adjoining its eastern boundary, with the majority of the allotment remaining naturally vegetated. This vegetation contributes to the environmental and landscape character of the locality and forms part of the broader vegetated setting adjoining the Mossman River.

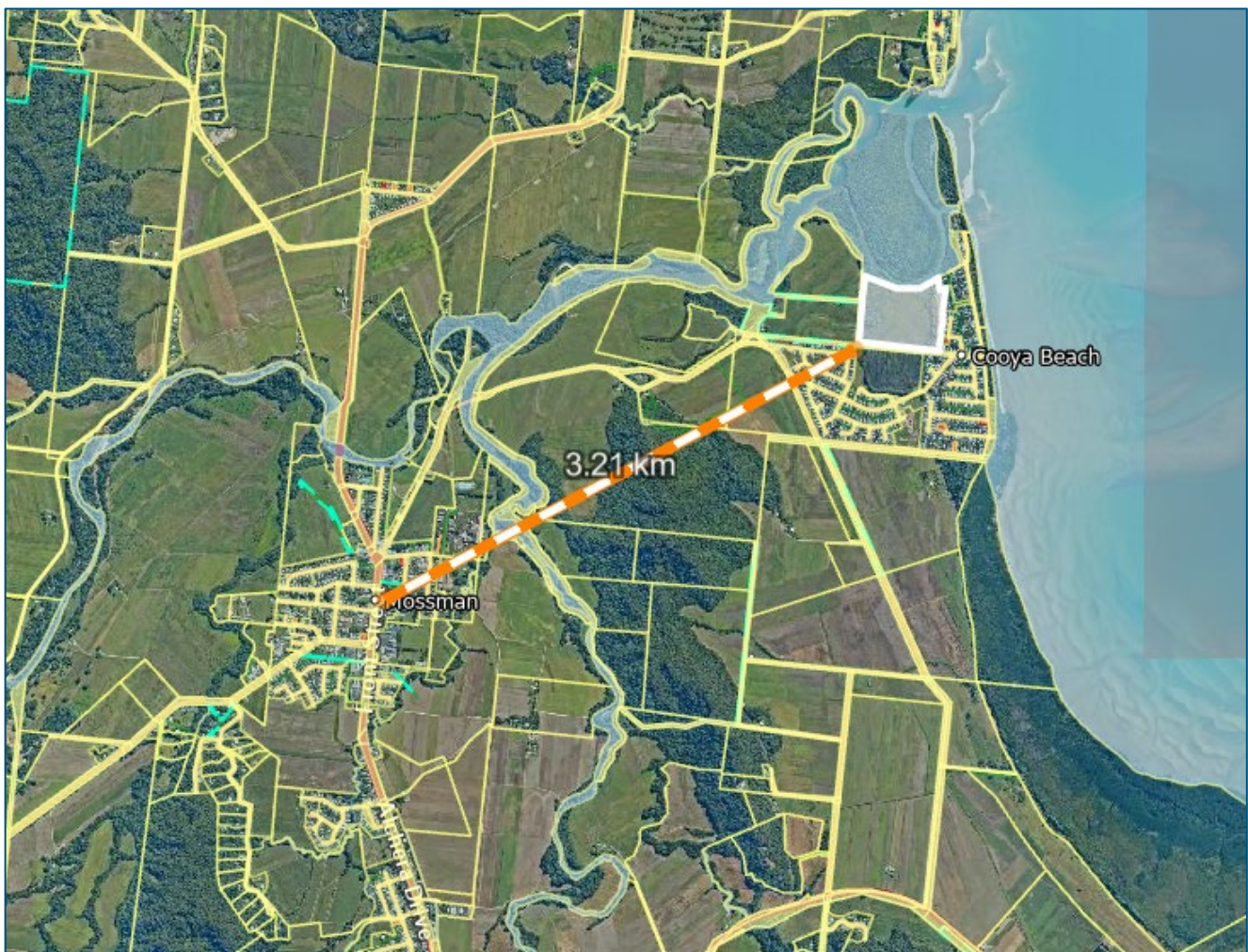


Figure 1: Site Location and Regional Context (source: QLD Globe, September 2026)

The land is generally low lying, with ground elevations ranging from less than 1 metre Australian Height Datum (AHD) to more than 4 metres AHD. The site's low elevation and river frontage are relevant considerations for the siting of development, management of stormwater and assessment of flood and storm tide hazards.



Figure 2: Site Aerial and Contours (source: QLD Globe, September 2026)

The surrounding land uses and physical features comprise:

- East: Existing developed residential allotments forming part of the established Cooya Beach neighbourhood.
- South: Unformed road reserve and low lying, naturally vegetated land.
- West: Unformed road reserve and low lying, naturally vegetated land.
- North: Frontage to the Mossman River.

The site occupies a transition between the established residential area to the east and the predominantly natural riverine and lowland environment extending to the north, south and west. The cleared areas along the eastern boundary are situated closest to the existing residential development, while the balance of the allotment retains a predominantly natural character.

The current title identifies an easement in gross benefiting Douglas Shire Council over Easement A on RP747259. The easement is for Drainage purposes..

3.0 Proposal

This application seeks a Development Permit for a Material Change of Use for a Dwelling House over land located at Bonnie Doon Road, Cooya Beach, formally described as Lot 12 on RP709171. The proposed dwelling is located within the Conservation Zone under the Douglas Shire Planning Scheme 2018 (Version 1.0) and is subject to Impact Assessment.

The proposal comprises the construction of a single detached Dwelling House together with associated vehicle access, parking, services infrastructure and ancillary residential works. The development adopts a modest scale and lightweight elevated building form, concentrating residential occupation within a small portion of the approximately 18.211ha allotment.

The dwelling is proposed within the eastern portion of the site, close to Palm Street and in the vicinity of the cleared grassed areas adjoining the established residential neighbourhood. This location provides an opportunity to accommodate the dwelling close to existing development while retaining the predominantly vegetated character of the balance of the allotment. The site plan indicates setbacks of approximately 12.8 metres from the road frontage boundary and 5 metres from the adjoining side boundary, clear of the Council Drainage Easement. The proposed siting and access arrangements are illustrated on the proposal plans prepared by Cad Impresa Building Design and included under **Attachment 2**.

The dwelling incorporates three bedrooms, including a main bedroom with an ensuite, a separate bathroom, laundry, and an open kitchen, dining and lounge area. A verandah extends along part of the dwelling and widens adjacent to the living area to provide outdoor living space. External stairs provide access between the elevated floor and ground level.

The architectural design incorporates a simple pitched roof, lightweight framed construction, weatherboard cladding, louvred windows and sliding glass doors. These elements provide a domestic building form suited to the tropical climate, with opportunities for natural ventilation and integration between indoor and outdoor living spaces. The dwelling contains a single habitable level supported on stumps, with an open subfloor area beneath.

The preliminary elevations depict the dwelling floor approximately 800mm above the illustrated ground level. This dimension represents the architectural arrangement shown on the plans and does not establish a surveyed finished floor level in Australian Height Datum. Given the low lying coastal setting and applicable flood and storm tide hazard mapping, the final floor level will need to respond to the relevant assessment requirements. The elevated construction provides flexibility to accommodate an appropriate floor level, subject to confirmation through detailed design and survey.

The use of individual footings and elevated floor framing is intended to limit the need for a broad building pad and extensive filling. Earthworks would principally relate to footing construction, access and installation of services, with their final extent subject to detailed design. The development footprint and construction areas are to be managed to minimise disturbance to surrounding vegetation and avoid unnecessary alteration of existing drainage patterns.

Vehicle access is proposed through a new concrete crossover connecting the road frontage to the dwelling area. Parking and manoeuvring are to be accommodated within the site. Traffic associated with the proposal would be limited to normal household movements, visitors and domestic servicing, consistent with the scale of a single detached dwelling.

Appropriate water supply, wastewater disposal, electricity and telecommunications arrangements will be required to service the dwelling. The site will be connected to reticulated water supply, however waste water treatment and disposal will be via onsite method. The waste water system and land application area have not been designed at this stage, however given the size of the site, it is considered that such system can be accommodated.

Stormwater from the roof and associated impervious surfaces is to be managed within the site through an arrangement appropriate to the local drainage conditions. Detailed design will provide a suitable discharge outcome without causing erosion, concentrating flows onto adjoining properties or adversely affecting retained vegetation. Construction activities will also be undertaken with regard to appropriate sediment and erosion controls.

The proposal seeks to retain the majority of the allotment in its existing naturally vegetated state. No vegetation associated is necessary.

Overall, the proposal provides for a modest residential use adjoining the established Cooya Beach residential area. Its confined footprint and lightweight building form provide a basis for accommodating the dwelling while retaining the broader natural character of the site.

4.0 Statutory Town Planning Framework

4.1 Planning Act 2016

The *Planning Act 2016* (the 'Planning Act') is the statutory instrument for the State of Queensland under which, amongst other matters, Development Applications are assessed by Local Governments. The Planning Act is supported by the *Planning Regulation 2017* (the 'Planning Regulation'). The following sections of this report discuss the parts of the Planning Act and Planning Regulation applicable to the assessment of a development application.

4.1.1 Approval and Development

Pursuant to Sections 49, 50 and 51 of the Planning Act, the Development Application seeks a Development Permit for a Material Change of Use (Dwelling House).

4.1.2 Application

The proposed development is:

- development that is located completely in a single local government area;
- development made assessable under a local categorising instrument; and
- for a Material Change of Use that is assessable against the *Douglas Shire Planning Scheme 2018 (Version 1.0)*.

In accordance with Section 48 of the Planning Act and Schedule 8, Table 2, Item 1 of the Planning Regulation, the development application is required to be made to the applicable Local Government, in this instance being Douglas Shire Council (the 'Council').

4.1.3 Referral

Section 54(2) of the *Planning Act 2016* and Section 22 and Schedules 9 and 10 of the *Planning Regulation 2017* identify when a development application must be referred to a State agency for assessment. The Development Application does not trigger referral.

4.1.4 Public Notification

Section 53(1) of the Planning Act provides that an applicant must give notice of a Development Application where any part is subject to Impact Assessment or where it is an application, which includes a variation request.

The Development Application is subject to Impact Assessment and therefore Public Notification of the Development Application will be carried out in accordance with the DA Rules v3.

4.2 Far North Queensland Regional Plan 2009-2031

The Far North Queensland Regional Plan 2009–2031 has recently been superseded by the Far North Queensland Regional Plan 2026 (the ‘Regional Plan’). While the current Regional Plan has not yet been integrated into the Planning Scheme, the regional policy direction relevant to the subject site and proposed development has not materially changed. The superseded Regional Plan is identified by the Planning Scheme as having been appropriately integrated into the Scheme.

Having regard to the consistency in regional policy direction and the nature of the proposed development, it is not considered necessary to undertake a separate detailed assessment against the Far North Queensland Regional Plan 2026 in this instance.

4.3 State Planning Policy

The State Planning Policy (‘the SPP’) was released on 2 December 2013 and replaced all previous State Planning Policies. The SPP has since been revised, with new versions released on 2 July 2014, 29 April 2016 and 3 July 2017. The Minister has declared that the SPP has been appropriately integrated within the Planning Scheme.

4.4 Temporary State Planning Policies

There are currently no temporary State Planning Policies in effect in Queensland.

4.5 Douglas Shire Planning Scheme 2018 (Version 1.0)

The *Douglas Shire Planning Scheme 2018 (v1.0)* (the *Planning Scheme*) is the current planning scheme for the Douglas Shire Council area.

The following sections provide an assessment against the relevant provisions of the Planning Scheme applicable to the proposed Material Change of Use.

4.5.1 Zone

The purpose of the Conservation Zone

“... is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.”

The proposed development is compatible with the purpose of the Conservation Zone, having regard to its modest scale, location within an existing cleared area and retention of the broader ecological values of the site.

The proposal comprises a single Dwelling House on an existing registered allotment that does not contain any other dwellings. The dwelling and associated residential development are confined to an

existing cleared area adjacent to Palm Street, with a siting arrangement consistent with the established pattern of residential development along the street. This location concentrates development adjoining the existing residential area and avoids extending the development footprint into the naturally vegetated or cleared balance area of the allotment.

The dwelling is positioned within the higher portion of the site and does not encroach into the lower lying, naturally vegetated areas. This approach retains the substantial majority of the approximately 18.211ha allotment in its existing natural state and avoids fragmentation of the broader vegetated areas that contribute to the site’s biological diversity and ecological integrity.

While the proposal is for residential purposes, its confined footprint and use of an existing cleared area allow that use to be accommodated without materially compromising the conservation function of the balance of the land. The proposal therefore maintains the areas supporting the site’s ecological values and does not prejudice their ongoing protection, restoration or management, consistent with the purpose of the Conservation Zone.

A full assessment of the proposal against the Conservation Zone is included in **Attachment 3 – Code Assessment**.

4.5.2 Local Plan

The purpose of the Coastal communities local plan code is to provide for

“...attractive residential areas in the Shire as an alternative to Mossman and Port Douglas.”

The proposed building form and location is consistent with the existing pattern of Palm Street. The development does not involve the removal of vegetation.

A full assessment of the proposal against the Conservation Zone is included in **Attachment 3 – Code Assessment**.

4.5.3 Overlays

Overlay	Sub-category	Applicability
Acid Sulfate Soils	<5m AHD	The code is applicable however given the modest scale of the development limited extent of proposed earthworks, it is not anticipated that the development will result in the exposure of acid sulfate soils. It is submitted that any risk can be reasonably conditioned and managed during the construction phase. A full documented code assessment is not included in this report.

Bushfire Hazard	Medium Potential Bushfire Intensity; and Potential Impact Buffer	The proposed dwelling is not located within the Medium Potential Bushfire Intensity Zone and is located on the southern, outer fringe of the Potential Impact Buffer. It is considered that any residual bushfire risk can be appropriately managed through detailed design measures at the Building Approval and Certification stage, including compliance with relevant building standards and construction requirements. The development is located adjacent the Palm Street frontage and will be connected to reticulated water supply. On this basis, a detailed assessment against the Bushfire Hazard Overlay Code is not considered necessary for the purposes of this Development Application, as the proposal does not give rise to any material increase in risk or conflict with the intent of the Planning Scheme.
Coastal Environment Overlay	Coastal Management District; and Erosion Prone Area	The property is included entirely within the Coastal Management District and partly impacted by the Erosion Prone Area. The location of the dwelling is outside of the mapped Erosion Prone Area and is therefore not relevant to the assessment of the application. Given the effect of the Coastal Management District a detailed assessment against the Coastal Environment Overlay Code is provided in Attachment 3 – Code Assessment.
Flood and Storm Tide Hazard Overlay	Medium Storm Tide Hazard; High Storm Tide Hazard; and Floodplain Assessment Overlay (Mossman River)	The proposed dwelling is positioned within the area of the site affected by the Medium Storm Tide Hazard and the Floodplain Assessment Overlay. A Storm Tide Inundation Property Search identifies that the required Finished Floor Level for habitable rooms is 3.586 m AHD. The existing ground levels are not known exactly as the site has not been surveyed. However the design of the dwelling is on raised footings. The dwelling floor level in the design plans is 800mm above natural ground and may be raised or lowered according to actual ground levels. Given the design of the building this should be a relatively low risk matter that can be conditioned by Council. A further full documented code assessment is not included in this report.
Landscape Values Overlay	High Landscape Values; and Medium Landscape Values	The proposed dwelling is positioned in a location not affected by the overlay. A further full documented code assessment is not included in this report.

Natural Areas Overlay	MSES - Regulated Vegetation (Intersecting a Watercourse); MSES - Wildlife Habitat; and MSES - Regulated Vegetation	The proposed dwelling is positioned in a location not affected by the overlay. A further full documented code assessment is not included in this report.
Transport Network	Collector Road	The proposal does not alter access arrangements or generate traffic beyond the expected capacity of the network. The scale of development is domestic in nature. Accordingly, a detailed assessment against the Transport Network Overlay Code is not considered necessary for the purposes of this Development Application, as the proposal is consistent with the intent of the Planning Scheme.

Table 2: Applicable Overlays

4.5.4 Development Codes

In addition to the applicable Zone Code and Overlay Codes, the proposed development triggers consideration of several Development Codes under Part 9 of the *Douglas Shire Planning Scheme 2018 (v1.0)*, which are all applicable and relevant to the assessment of the Development Application:

- Dwelling House Code
- Access, Parking and Servicing Code
- Filling and Excavation Code
- Infrastructure Works Code
- Vegetation Management Code

The proposed development does not require excavation and filling works with the exception for footings and services or vegetation clearing. As such, the development does not raise any issues of conflict and the respective codes are not relevant to the assessment of the development application and a further detailed assessment is not included in this report.

4.5.5 Assessment Criteria

As determined by Table 5.6.c under the planning scheme, and discussion under section 4.5.1, 4.5.2, 4.5.3 and 4.5.4 of this report, the proposed development has been assessed in detail against the following codes:

Zone Code

- Conservation Zone Code

Local Plan Code

- Coastal Communities Local Plan Code

Overlay Codes

- Coastal Environment Overlay Code

Development Codes

- Dwelling House
- Access, Parking and Servicing Code
- Infrastructure Works Code

A detailed assessment against the relevant assessment criteria is provided in ***Attachment 3 – Code Assessment***.

4.5.6 Strategic Framework

The proposed development is Impact Assessable and therefore requires assessment against the Strategic Framework section of the planning scheme, further refer to ***Attachment 4 – Strategic Framework Assessment***.

5.0 Conclusion

Aspire Town Planning and Project Services has been engaged by Elizabeth Zara Goodman (the *Applicant* and *Landowner*) to prepare this Development Application for a Material Change of Use for a Dwelling House at Bonnie Doon Road, Cooya Beach, formally described as Lot 12 on RP709171.

The application seeks approval for a single detached Dwelling House and associated access and services infrastructure within the Conservation Zone under the Douglas Shire Planning Scheme 2018 (Version 1.0). The proposal is subject to Impact Assessment and seeks to establish a modest residential use on an existing registered allotment that does not contain any other dwellings.

The dwelling is located within an existing cleared grassed area adjacent to Palm Street, contiguous with established residential development. This represents the most appropriate location within the allotment, concentrating development on higher ground close to the existing residential area while avoiding the lower lying, naturally vegetated portions of the site. The siting is consistent with the adjoining residential development pattern and confines residential occupation to a small portion of the approximately 18.211 hectare property.

No vegetation clearing is proposed. The substantial majority of the allotment will remain in its existing naturally vegetated state, preserving the environmental attributes and landscape character of the site. By utilising an existing cleared area, the proposal avoids fragmentation of the broader vegetated areas and maintains their capacity to support biological diversity and ecological integrity.

The dwelling adopts a modest tropical architectural form incorporating lightweight materials, a pitched roof, elevated construction and outdoor living space. This design is compatible with the adjoining residential setting and limits the extent of ground disturbance required for the building. The scale and location of the dwelling allow it to be accommodated without dominating the natural character of the broader allotment.

The assessment identifies a basis for supporting the proposal against the Strategic Framework and the purpose of the Conservation Zone. Although the development is for residential purposes, its confined footprint, absence of vegetation clearing and retention of the naturally vegetated balance of the site allow that use to occur without materially compromising the protection and management of the land's ecological values.

Appropriate finished floor levels, access, stormwater management, wastewater disposal and any necessary hazard mitigation measures will need to be resolved through the detailed design and may be appropriately conditioned.

Overall, the proposal represents a modest and appropriately located residential development adjoining the established Palm Street neighbourhood. Its siting within an existing cleared area provides an opportunity to accommodate a single dwelling while preserving the ecological, scenic and landscape values of the broader property.

Accordingly, it is respectfully requested that Douglas Shire Council give favourable consideration to the application and issue a Development Permit, subject to satisfactory resolution of the relevant technical matters and reasonable and relevant conditions.

Attachment 1

Certificate of Title

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51338283	Search Date:	15/09/2026 08:28
Date Title Created:	22/12/2023	Request No:	57632904
Previous Title:	50148727, 50148737		

ESTATE AND LAND

Estate in Fee Simple

LOT 12 REGISTERED PLAN 709171
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 722910816 28/11/2023

ELIZABETH ZARA GOODMAN TRUSTEE
UNDER INSTRUMENT 722910816

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20219105 (POR 15)
2. EASEMENT IN GROSS No 601132663 (T384785J) 25/11/1988
BURDENING THE LAND
TO THE COUNCIL OF THE SHIRE OF DOUGLAS
OVER EASEMENT A ON RP747259
3. MORTGAGE No 724909741 19/05/2026 at 14:46
FIRST MORTGAGE MANAGED INVESTMENTS LIMITED A.C.N. 089 507
899

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

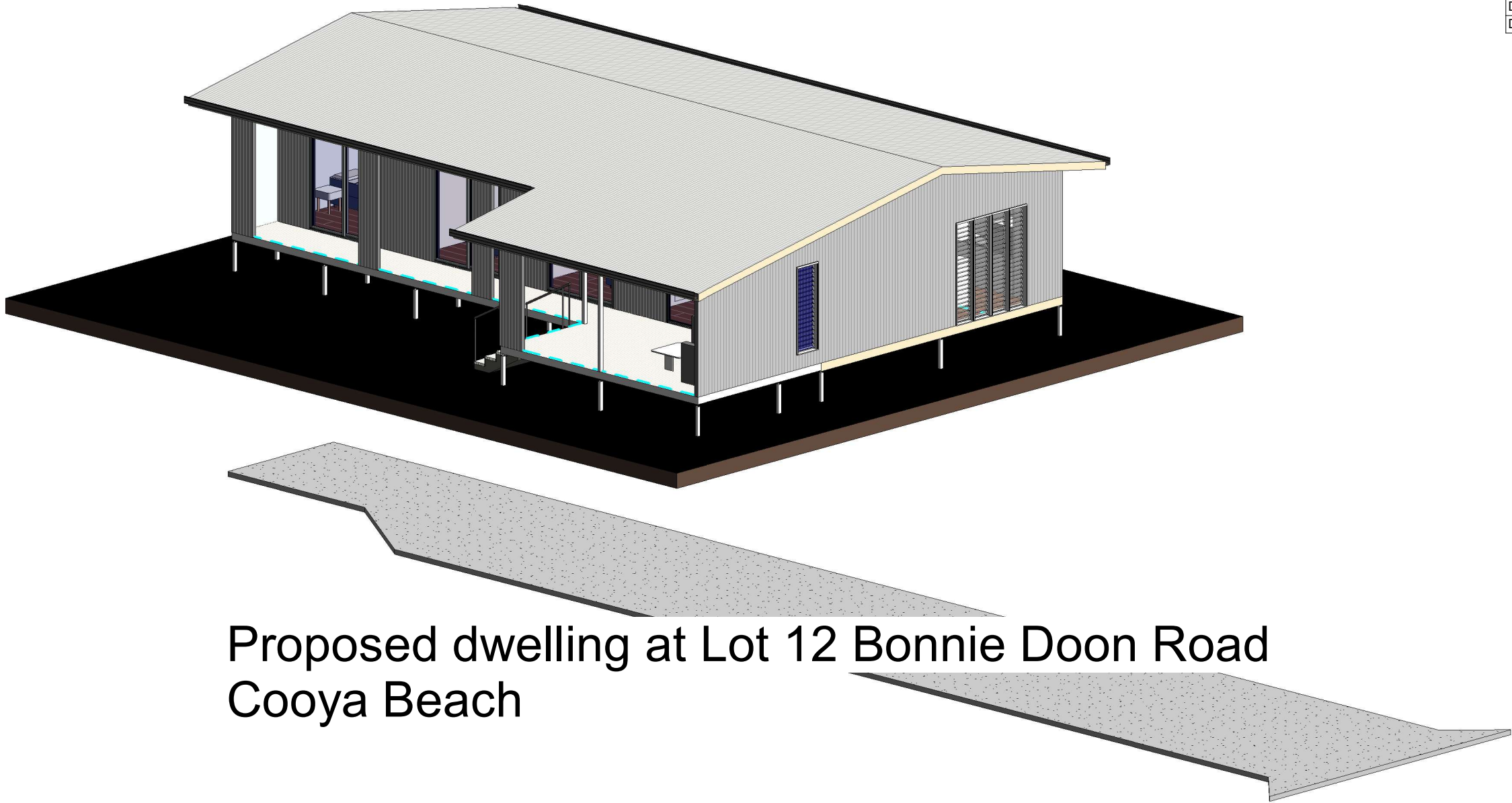
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Attachment 2

Proposal Plans

Sheets List - DA	
Sheet Number	Sheet Name
DD001	Cover Sheet
DD101	Site Plan
DD102	Site Plan - Enlarged
DD201	Floor plan
DD202	Sub-floor Stumps Layout
DD301	Elevations
DD302	Elevations



preliminary plan

GENERAL NOTES
VERIFY ALL DIMENSIONS PRIOR
TO CONSTRUCTION.
FIGURED DIMENSIONS TAKE
PRECEDENCE TO OVER SCALED
DIMENSIONS.
MINIMUM BUILDING STANDARDS
TO BE IN ACCORDANCE WITH
CURRENT NATIONAL
CONSTRUCTION CODE
REQUIREMENTS (NCC 2022
VOLUMES 2 AND 3, QLD
DEVELOPMENT CODES (QDC),
AS & NZS STANDARDS, BUILDING
ACT, PLUMBING & DRAINAGE
ACT, LOCAL GOVT PLANNING
SCHEMES AND POLICIES.

Project

New Dwelling

WIND CLASSIFICATION C2

Project No. 00000

DATE ISSUED

09/27/22

Revisions

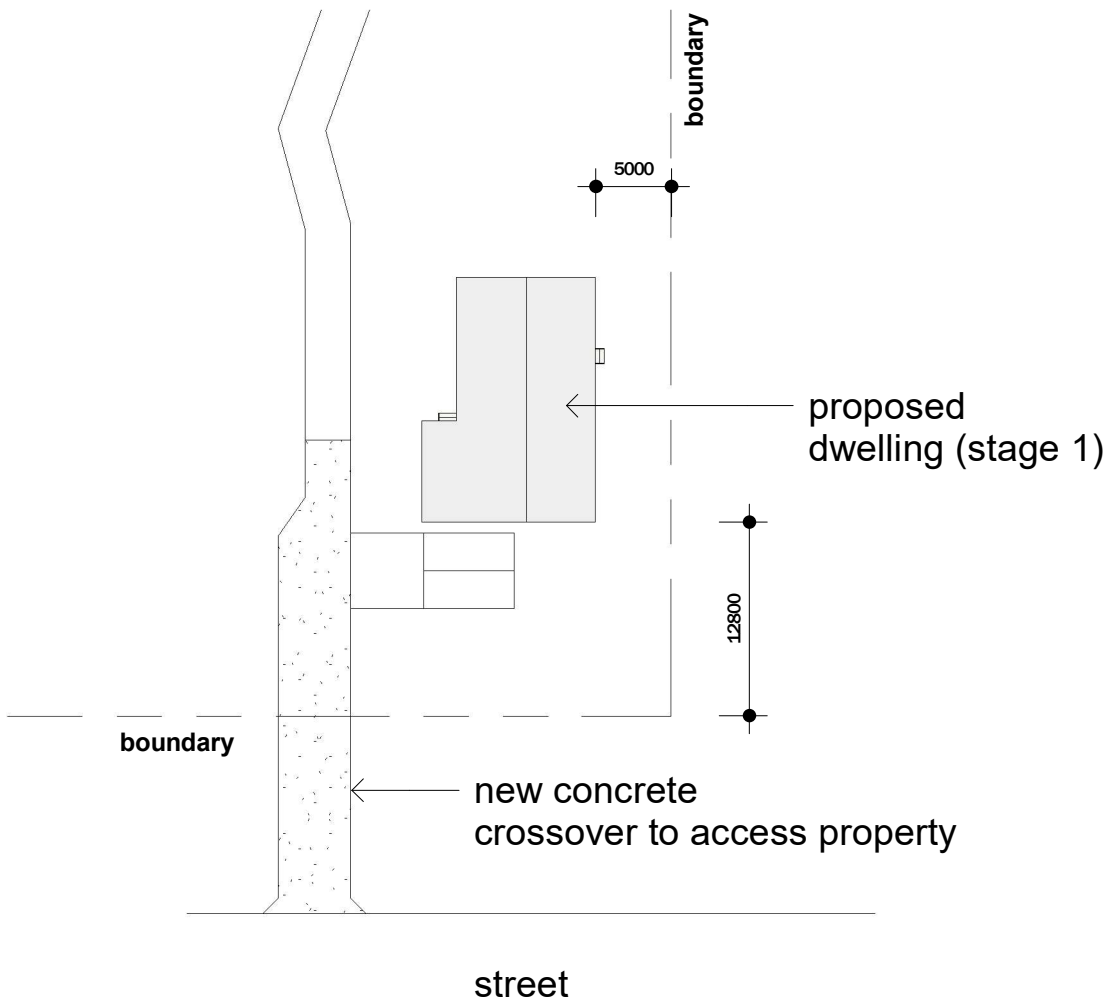
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Site Plan - Enlarged

preliminary plans

DD102

Sheet No. ©2021



1

Site Plan - Dwelling 1

1 : 500

GENERAL NOTES
VERIFY ALL DIMENSIONS PRIOR
TO CONSTRUCTION.
FIGURED DIMENSIONS TAKE
PRECEDENCE TO OVER SCALED
DIMENSIONS.
MINIMUM BUILDING STANDARDS
TO BE IN ACCORDANCE WITH
CURRENT NATIONAL
CONSTRUCTION CODE
REQUIREMENTS (NCC 2022
VOLUMES 2 AND 3, QLD
DEVELOPMENT CODES (QDC),
AS & NZS STANDARDS, BUILDING
ACT, PLUMBING & DRAINAGE
ACT, LOCAL GOVT PLANNING
SCHEMES AND POLICIES.

Project
New Dwelling

WIND CLASSIFICATION C2

Project No. 00000

DATE ISSUED

09/26/22

Revisions

Scale

1 : 100

Floor plan

DD201

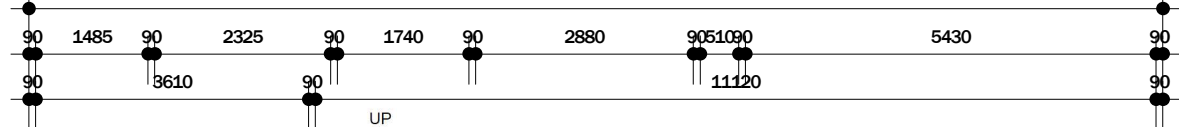
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DD302

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15000

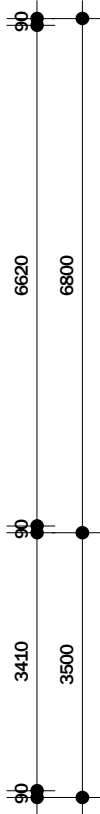


UP



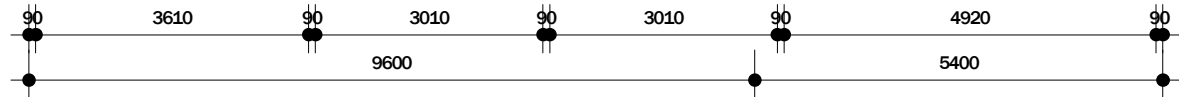
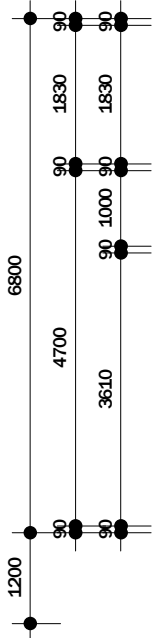
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DD301



DD302

2



2

DD301

5

Floor Plan

1 : 100

CONSTRUCTION NOTES

EXTERNAL WALLS 90mm MGP12 STUD
FRAMING.
INTERNAL WALLS 90MMM MGP12 STUD
FRAMING.

EXTERNAL WALLS LINED WITH
SELECTED HARDIES WEATHERBOARD.

INTERNAL WALLS LINED WITH
PLASTERBOARD. VILLABOARD & TILES
TO WET AREAS.

preliminary plans

GENERAL NOTES
VERIFY ALL DIMENSIONS PRIOR
TO CONSTRUCTION.
FIGURED DIMENSIONS TAKE
PRECEDENCE TO OVER SCALED
DIMENSIONS.
MINIMUM BUILDING STANDARDS
TO BE IN ACCORDANCE WITH
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ACT, PLUMBING & DRAINAGE
ACT, LOCAL GOVT PLANNING
SCHEMES AND POLICIES.

Project

New Dwelling

WIND CLASSIFICATION C2

Project No. 00000

DATE ISSUED

09/26/22

Revisions

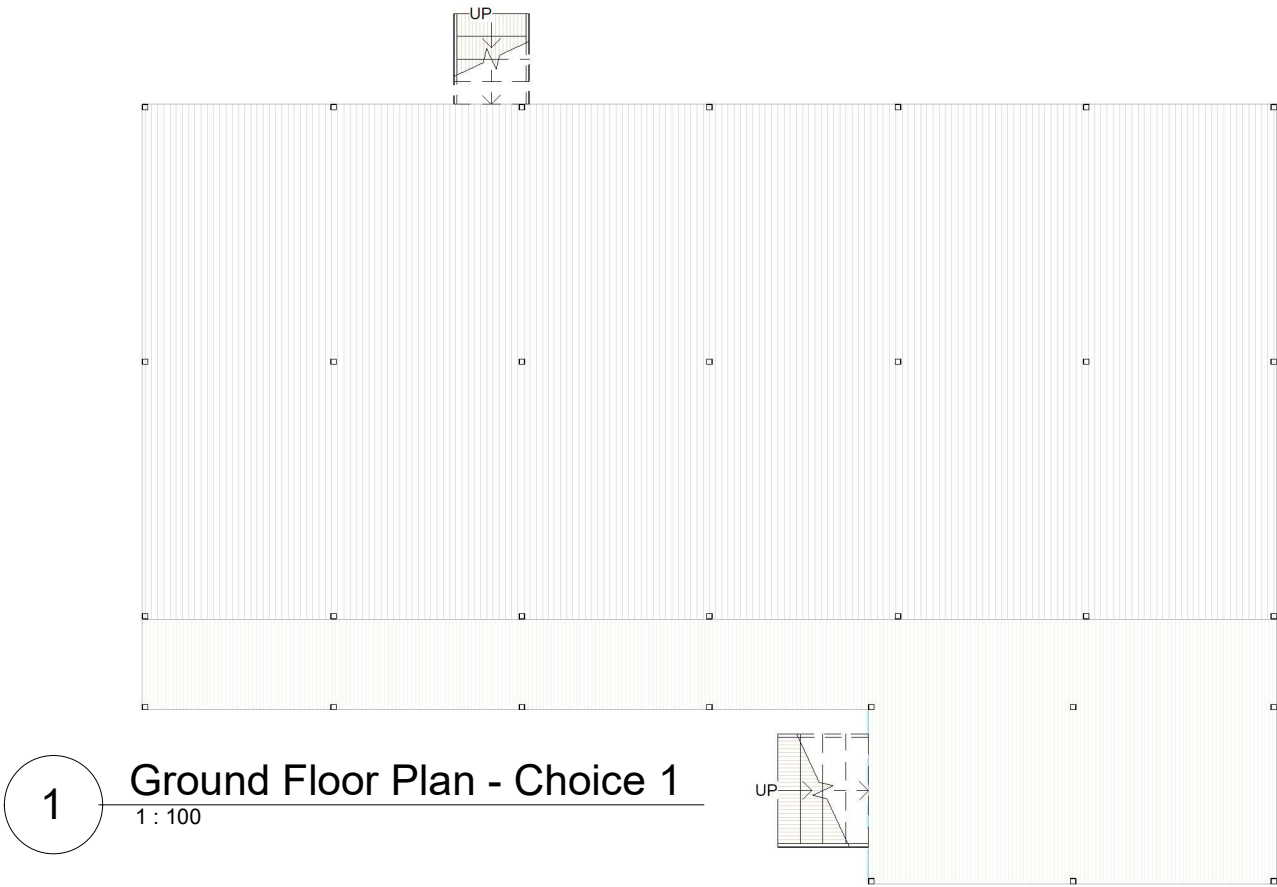
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Sub-floor Stumps
Layout

DD202

Sheet No.

©2021

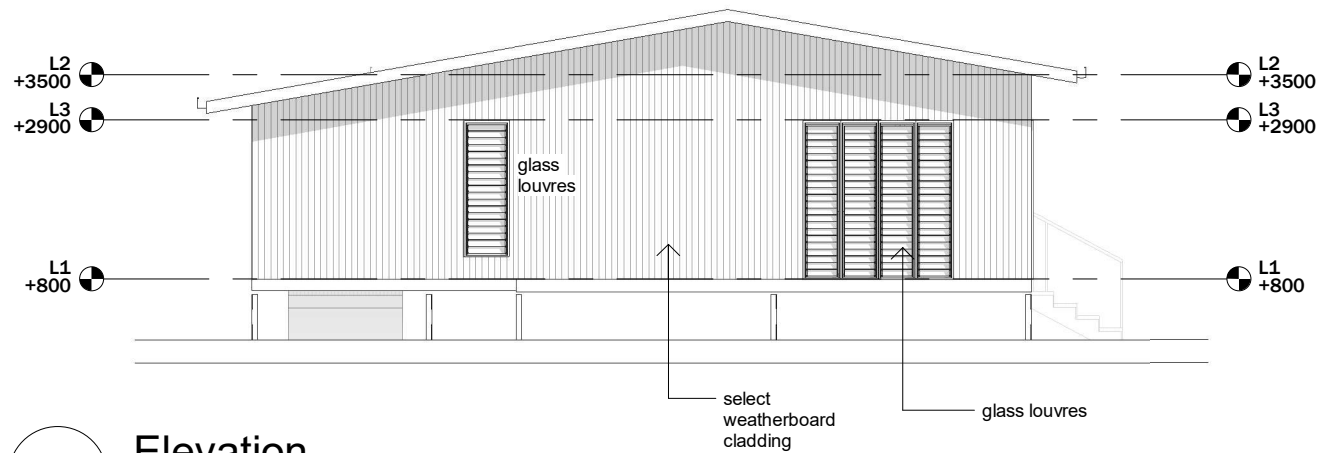


CONSTRUCTION NOTES SUB-FLOOR

STUMPS 75 X 4.0 SHS HOT DIPPED GALV
CAST IN FOOTINGS, FIXED TO USIDE
FLOOR BEARERS

preliminary plans

GENERAL NOTES
VERIFY ALL DIMENSIONS PRIOR
TO CONSTRUCTION.
FIGURED DIMENSIONS TAKE
PRECEDENCE TO OVER SCALED
DIMENSIONS.
MINIMUM BUILDING STANDARDS
TO BE IN ACCORDANCE WITH
CURRENT NATIONAL
CONSTRUCTION CODE
REQUIREMENTS (NCC 2022
VOLUMES 2 AND 3, QLD
DEVELOPMENT CODES (QDC),
AS & NZS STANDARDS, BUILDING
ACT, PLUMBING & DRAINAGE
ACT, LOCAL GOVT PLANNING
SCHEMES AND POLICIES.



1 Elevation
1 : 100



2 Elevation
1 : 100

Project

New Dwelling

WIND CLASSIFICATION C2

Project No. 00000

DATE ISSUED

09/26/22

Revisions

Scale

1 : 100

Elevations

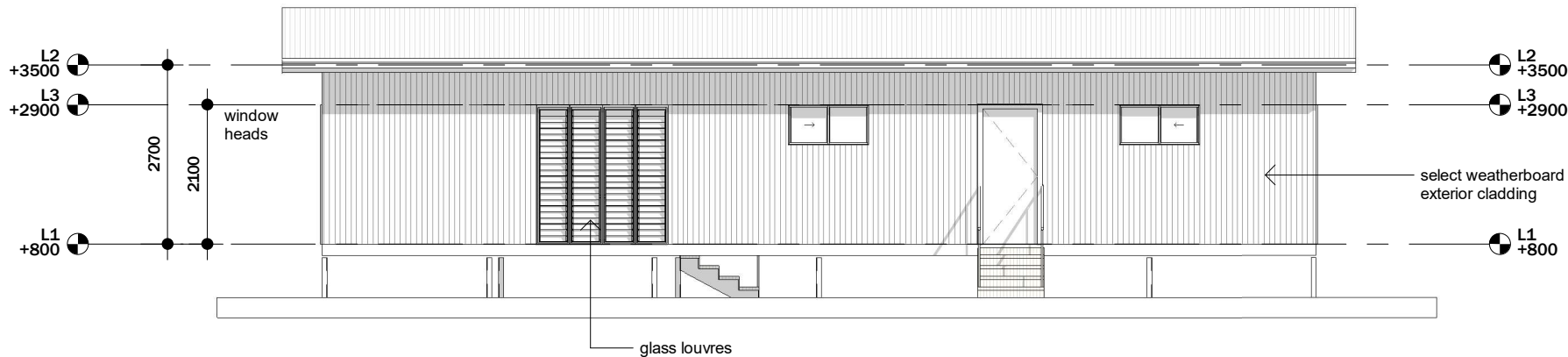
preliminary plans

DD301

Sheet No.

©2021

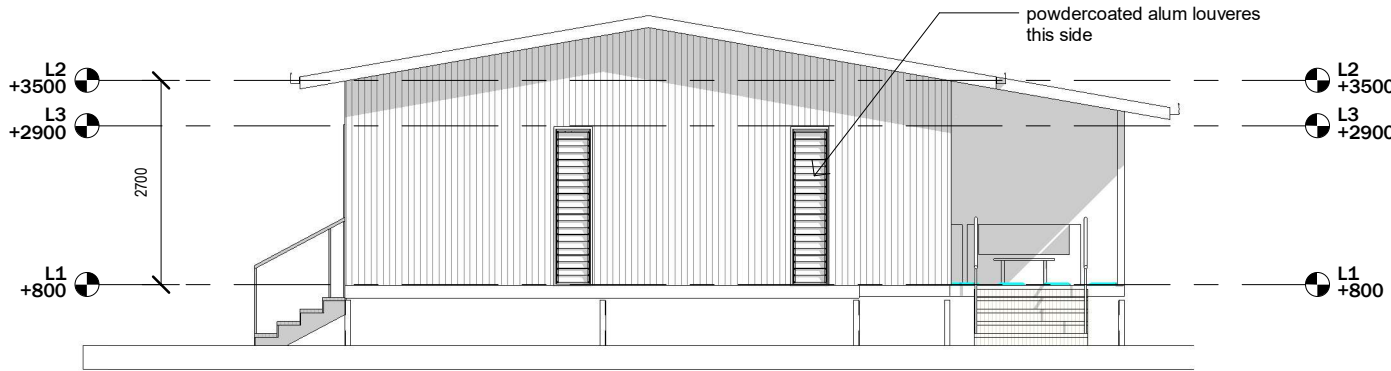
GENERAL NOTES
VERIFY ALL DIMENSIONS PRIOR
TO CONSTRUCTION.
FIGURED DIMENSIONS TAKE
PRECEDENCE TO OVER SCALED
DIMENSIONS.
MINIMUM BUILDING STANDARDS
TO BE IN ACCORDANCE WITH
CURRENT NATIONAL
CONSTRUCTION CODE
REQUIREMENTS (NCC 2022
VOLUMES 2 AND 3, QLD
DEVELOPMENT CODES (QDC),
AS & NZS STANDARDS, BUILDING
ACT, PLUMBING & DRAINAGE
ACT, LOCAL GOVT PLANNING
SCHEMES AND POLICIES.



1

East Elevation

1 : 100



2

West Elevation

1 : 100

Project

New Dwelling

WIND CLASSIFICATION C2

Project No. 00000

DATE ISSUED

09/26/22

Revisions

1

21-7-25

Scale

1 : 100

Elevations

DD302

Sheet No.

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Attachment 3

Code Assessment

6.2.3 Conservation zone code

6.2.3.1 Application

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

6.2.3.2 Purpose

- (1) The purpose of the Conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.
- (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 : Environmental and landscape values, Element 3.5.2 – Aboriginal cultural heritage values, Element 3.5.3 – Biodiversity, Element 3.5.3 – Coastal zones.
 - (ii) Theme 3 – Natural resource management, Element 3.6.2 – Land and catchment management.
 - (iii) Theme 4 – Strong communities and identity, Element 3.7.8 – Strengthening indigenous communities.
 - (b) conserve and maintain the integrity of biodiversity values, wildlife, habitats and other significant ecological assets and processes over time, across public and private lands.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Biological diversity, ecological integrity and scenic amenity are protected;
 - (b) Any recreational or other uses of areas that are in the control of the Crown, or the Council, such as reserves, national parks and the Wet Tropics World Heritage Area or areas adjacent to these areas, are consistent with the management plans of the controlling authority so that conservation and scenic values of these areas are not adversely affected;
 - (c) Any use of land in private ownership does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area;
 - (d) Any low intensity facilities based on the appreciation of the natural environment or nature based recreation only establish where there is a demonstrated need and provided they have a minimal impact on the environmental and scenic amenity values of the site or surrounding area.
 - (e) The provisions of the Return to Country Local Plan facilitate economic and social opportunities on traditional Indigenous lands;
 - (f) Further lot reconfigurations other than amalgamations, boundary realignments to resolve encroachments, or for the practical needs of essential community infrastructure, or to facilitate Return to Country outcomes do not occur.

6.2.3.3 Criteria for assessment**Table 6.2.3.3.a – Conservation zone – assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
P01 The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses.	AO1 Uses identified in Table 6.2.3.3.b are not established in the Conservation zone.	Complies with AO1. A Dwelling House is not identified as an inconsistent use in Table 6.2.3.3.b. The proposal is limited to one dwelling on an existing registered allotment. Its consistency with the zone outcomes is addressed below.
P02 The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.	AO2 Buildings and structures are not more than 8.5 metres in height and two storeys. Note - Height is inclusive of roof height.	Complies with AO2. The plans depict one habitable storey elevated on stumps, with a roof height below 8.5 metres.
P03 Development is setback from site boundaries so they are screened from view from the boundaries of adjoining properties and adjoining roads to maintain the scenic values of the area.	AO3 Buildings and structures are setback not less than: (a) 40 metres from the frontage of a State-controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2; (b) 25 metres from Cape Tribulation Road frontage; (c) 20 metres from any other road frontage (d) 10 metres from side and rear boundaries.	Complies with PO3. The approximately 12.8 metre front and 5 metre side setbacks do not meet the 20 metre and 10 metre AO setbacks. The reduced setbacks locate the modest dwelling within the existing cleared area adjoining Palm Street and the established residential development pattern. This avoids intrusion into naturally vegetated land. The low building form and retention of the broader vegetation maintain scenic values.
P04 The site coverage of all buildings and structures does not have an adverse effect on the conservation or scenic amenity values of the site and surrounding area and buildings are subservient to the natural environment.	AO4 Development is sited in an existing cleared area or an area approved for clearing, but which is not yet cleared until a development permit to carry out Building Works is issued. Any clearing is limited to a maximum area of 700m ² and is sited clear of the high bank of any watercourse. Note – The 700m ² area of clearing does not include an access driveway.	Complies with AO4. The dwelling is confined to an existing cleared area on the higher part of the site adjacent to Palm Street. No vegetation clearing is proposed. The footprint avoids the lower naturally vegetated areas and the Mossman River frontage, retaining the substantial majority of the allotment in its natural state.

Performance outcomes	Acceptable outcomes	Applicant response
P05 Development is consistent with the overall outcomes sought for the Conservation zone.	A05 No acceptable outcomes are prescribed.	Complies with PO1. The modest dwelling occupies an existing cleared area contiguous with residential development in Palm Street. No vegetation clearing is proposed. The siting preserves the environmental, habitat and scenic attributes of the balance of the site and does not prevent its ongoing conservation and management.
P06 Development complements, and is subservient to the surrounding environment and is in keeping with the ecological, landscape and scenic values of the area.	A06 The exterior finishes and colours of all development are non-reflective and consist of colours that blend easily with surrounding native vegetation and view-shed.	Can comply with AO6 subject to final selection of finishes. External finishes are to be non-reflective and colours selected to blend with the surrounding vegetation. These details are not nominated on the preliminary plans and may be secured by a condition of approval.
P07 Development is screened from view from adjoining roads and properties with a dense screen of endemic/native landscape which: (a) is informal in character and complementary to the existing natural environment; (b) provides screening; (c) enhances the visual appearance of the development. Note – Planning scheme policy – Landscaping provides further guidance on meeting the performance outcome.	A07.1 For any development, the balance area of the site not built upon, including all setback areas must be landscaped/revegetated with dense three tier, endemic planting which is maintained to ensure successful screening is achieved. A07.2 Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.	Alternative solution to PO7. The submitted proposal does not include dense endemic planting throughout all unbuilt and setback areas. The proposed development is consistent with the existing streetscape pattern. Existing cleared areas will be maintained.
P08 Development is complementary to the surrounding environment.	A08.1 Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill.	Complies with AO8.1. The dwelling uses lightweight framed construction elevated on stumps. This modest form integrates with the residential and vegetated setting and reduces reliance on extensive excavation or filling for a building pad.

Performance outcomes	Acceptable outcomes	Applicant response
	AO8.2 A driveway or parking areas are constructed and maintained to: (a) minimise erosion, particularly in the wet season; (b) minimise cut and fill; (c) follow the natural contours of the site; (d) minimise vegetation clearing. AO8.3 Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%). or	Complies with AO8.2, subject to detailed access design. Access and parking are to be confined to the cleared area, follow the existing landform and minimise cut and fill. Appropriate surfacing and drainage will be required to control erosion, particularly during the wet season. No vegetation clearing is proposed. Complies with AO8.3. The topography of the site does not exceed 1:6.
	On land steeper than 1 in 6 (16.6%) gradient: (a) A split level building form is utilised; (b) A single plane concrete slab is not utilised; (c) Any voids between building and ground level, or between outdoor decks and ground level are screened from view using lattice/battens and/or landscaping. and (d) is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage which includes certification that the site can be stabilised, followed by a certificate upon completion of works. AO8.4 Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.	Not applicable. The proposed dwelling does not occupy a ridgeline.

Performance outcomes	Acceptable outcomes	Applicant response
PO9 Development is located to: (a) protect the ecological values of the site and surrounding land; (b) maintain the scenic values of the area; (c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths; (d) avoid areas that are vulnerable to natural hazards; (e) minimise to the greatest extent possible on site excavation and filling; (f) provide buffers to cultural, historical or ecological features; (g) minimise visibility from external sites or public viewing points; (h) minimises to the greatest extent possible the loss of native vegetation and fauna habitat.	AO9 No acceptable outcomes are prescribed.	Complies with PO9. The dwelling occupies the most appropriate cleared area on higher ground adjoining Palm Street. No vegetation clearing is proposed and the lower naturally vegetated areas are retained. Elevated construction limits earthworks.
PO10 Development does not result in adverse impacts on: (a) ecological function or features; (b) on-site or surrounding waterways and wetlands.	AO10 No acceptable outcomes are prescribed.	Complies with PO10, subject to appropriate stormwater and wastewater management. Development is confined to the cleared area and retains the naturally vegetated balance of the allotment. No works within the Mossman River or vegetation clearing are proposed. Construction controls will prevent erosion, sediment discharge and contamination of surrounding waterways and natural areas and may be reasonably conditioned by Council.
PO11 Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area.	AO11 No acceptable outcomes are prescribed	Alternative solution to PO11. No site rehabilitation is considered necessary.
PO12 Fencing is designed to not impede the free movement of native fauna through the site.	AO12 No acceptable outcomes are prescribed.	Not applicable to the submitted proposal, which does not identify new fencing.

Performance outcomes	Acceptable outcomes	Applicant response
PO13 New lots contain a minimum lot size of 200 hectares, unless: (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments); (b) the reconfiguration is limited to one additional lot to accommodate an existing or approved: (i) Telecommunications facility; (ii) Utility installation; (c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan. Note – Boundary realignments must result in an improved environmental outcome or resolve encroachments.	AO13 No acceptable outcomes are prescribed.	Not applicable. The application seeks approval for a Dwelling House on an existing registered allotment. No reconfiguration or creation of additional lots is proposed.

Table 6.2.3.3.b – Inconsistent uses within the Conservation zone

Inconsistent uses		
• Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational establishment • Extractive industry • Food and drink outlet • Function facility	• Garden centre • Hardware and trade supplies • High impact industry • Hospital • Hotel • Indoor sport and entertainment • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Parking station • Place of worship • Port services • Relocatable home park • Research and technology industry • Residential care facility	• Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural activities (unless in accordance with the exceptions nominated in the Table of Assessment for the Conservation Zone in Part 5) • Rural workers accommodation • Sales office • Service Station • Shop • Shopping centre • Showroom • Special industry • Substation • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • 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.

7.2.2 Coastal communities local plan code

7.2.2.1 Application

- (1) This code applies to assessing development within the Coastal communities local plan area covering Wonga Beach, Newell and Cooya Beach as identified on the Coastal communities local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5.

7.2.2.2 Context and setting

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

The Coastal communities consist of the three residential communities of Wonga Beach, Newell and Cooya Beach: each located 13 km to the north-north-east, 5 km to the north-east and 4 km to the east of the Mossman town centre, respectively.

All are located on the flat coastal plain along the Coral Sea. Each community is located on the coastal sandy swales of the foreshore and are therefore low-lying and vulnerable to coastal erosion and storm tide hazards.

Wonga Beach is the largest community and currently consists of two sections, each with separate access to the Mossman-Daintree Road. The northern part of Wonga Beach has access to the Mossman-Daintree Road via Wonga Beach Road and consists predominantly of detached housing, the Wonga Beach primary school in Snapper Island Drive, a small caravan park on the Esplanade and other low key tourist accommodation, mainly in the form of bed and breakfast facilities.

The southern part of Wonga Beach has access to the Mossman-Daintree Road via Oleander Drive and Marlin Drive. Detached housing is the predominant form of development and a small service station and local centre and a community hall are located on Oleander Drive on, and close, to the Mossman-Daintree Road intersection. Wonga Beach Park is located at the southern end of Wonga Beach and contains a skate park and barbecue facilities.

The northern and southern parts of Wonga Beach are not connected by a beach side road however they are linked by a pedestrian and bicycle path known as the 'Wonga Community Link'.

Newell consists predominantly of older-stock detached residential housing. A caravan park and small convenience store is located at Marine Parade – Pacific Street and a boat ramp is provided in the south giving access to the northern bank of the Mossman River.

Cooya Beach consists of residential development and caters for a significant amount of newer residential growth in the coastal communities, particularly along Cooya Beach Road. Cooya Beach also has a neighbourhood centre, a child care centre and has a boat ramp at its northern end providing access to the southern bank of the Mossman River.

A particular characteristic of each of the coastal communities is the distinct demarcation between urban and rural settings, with either sugar cultivation or cattle grazing directly abutting the urban edge.

All communities have a ready supply of vacant lots, with a limited capacity for further residential expansion. Of the three communities, only the new residential estate on the western side of Cooya Beach is connected to reticulated sewerage network.

7.2.2.3 Purpose

- (1) The purpose of the Coastal communities local plan code is to provide for attractive residential areas in the Shire as an alternative to Mossman and Port Douglas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) maintain development in coastal communities as primarily low density residential development;
 - (b) protect residential communities from incursion by tourist accommodation and facilities;
 - (c) facilitate the development of local commercial and community services and facilities, including active and passive open space at a level adequate to service the resident population;
 - (d) ensure new residential development is limited in extent and is designed to integrate with existing communities;
 - (e) ensure Good Quality Agricultural Land is protected from the impacts of residential development or residential expansion;
 - (f) protect environmentally sensitive coastal areas and coastal processes from the detrimental impacts associated with urban development;
 - (g) protect parts of the Local Plan Area used for the cultivation of sugar cane from incompatible development, where such land is zoned for continued Rural use.
- (3) The purpose of the code will be further achieved through the following overall outcomes:
 - (a) Precinct 1 – Wonga Beach rural precinct;
 - (b) Precinct 2 – Wonga Beach low density residential precinct;
 - (c) Precinct 3 – Wonga Beach local centre precinct;
 - (d) Precinct 4 – Wonga Beach rural residential precinct;
 - (e) Precinct 5 – Wonga Beach Lifu Close precinct;
 - (f) Precinct 6 – Newell low density residential precinct;

- (g) Precinct 7 – Newell local centre precinct.

Precinct 1 – Wonga Beach rural precinct

- (4) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) the open rural character and amenity of the precinct is maintained;
 - (b) clear visual separation is maintained between the residential areas of Wonga Beach and the Mossman-Daintree Road;
 - (c) development reliant on exposure to the Mossman-Daintree Road, including tourist facilities and attractions, does not occur.

Precinct 2 – Wonga Beach low density residential precinct

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) development consists of low density residential housing and open space. Other uses are not facilitated within the precinct;
 - (b) a road connection between Oasis Drive and Marlin Drive is not provided. However a pedestrian and cycling link is maintained along the western boundary of the precinct, and any development provides adequate visibility to this link to ensure the personal safety and security for the users of the link;
 - (c) development is setback from the established foreshore vegetation and good highly visible public access is provided along the edge of the foreshore vegetation that permits safe access to the beach;
 - (d) development incorporates adequate water-sensitive urban design techniques to cater for any storm water flows required to be conveyed across the site.

Precinct 3 – Wonga Beach local centre precinct

- (6) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) local shopping and community facilities are consolidated within the precinct on the corner of Oleander Drive and Mossman-Daintree Road. No other shopping facilities are considered to be necessary in Wonga Beach;
 - (b) retailing activities, including the service station are not intended to exceed 400m² in gross floor area;
 - (c) pedestrian connections between uses within the precinct are maintained and enhanced;
 - (d) access and car parking is coordinated between uses;
 - (e) supplementary landscape planting is provided to enhance the appearance of the precinct and to provide for shade trees.

Precinct 4 – Wonga Beach rural residential precinct

- (7) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) any further lot reconfiguration within this precinct ensures that large lots are maintained to provide for housing diversity and for the protection of the existing rural residential character.

Precinct 5 – Wonga Beach Lifu Close precinct

- (8) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) further lot reconfiguration is discouraged within this precinct, unless adequate road access and frontages can be provided to each new lot. This may require consolidation of existing lots to achieve appropriate design solutions;
 - (b) multiple rear lots are not established.

Precinct 6 – Newell low density residential precinct

- (9) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) a limited size low density residential extension of the existing street pattern is facilitated, subject to an engineering analysis demonstrating that there are no significant constraints preventing such an extension.

Precinct 7 – Newell local centre precinct

- 10) In addition to the overall outcomes, the following outcomes are achieved in the precinct:
- (a) Any redevelopment of the local shopping facility is contained within the local centre precinct and is limited to 150m² for all centre uses.

Criteria for assessment

Table 7.2.2.4 a – Coastal communities local plan – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Development in the Coastal communities local plan area generally		
PO1 Buildings and structures complement the height of surrounding development and buildings are limited to two storeys.	AO1 Buildings and structures are not more than 8.5 metres in height. Note – Height is inclusive of roof height.	Complies with AO1. The submitted plans depict a modest dwelling with one habitable storey elevated on stumps and a roof height below 8.5 metres.
For assessable development		



Performance outcomes	Acceptable outcomes	Applicant response
Development in the Coastal communities local plan area generally		
PO2 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the Coastal communities' context (as identified on the Coastal Communities Townscape Plan map contained in Schedule 2).	AO2.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the character of the coastal communities, including: (a) the coconut fringed vegetation along the foreshore and esplanade areas; (b) low-lying melaleuca swamp lands and the mangrove communities along river banks and creeks. AO2.2 Development protects and does not intrude into important views and vistas as identified on the Coastal Communities Townscape Plan map contained in Schedule 2).	Complies with PO2. The dwelling is confined to an existing cleared area on higher ground adjacent to Palm Street. No vegetation clearing is proposed. The lower lying naturally vegetated areas and vegetation adjoining the Mossman River are retained. The modest building form adjoins existing residential development and preserves the broader landscape setting. No interference with significant views is proposed.
PO3 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Coastal Communities Townscape Plan map contained in Schedule 2	PO3 Development adjacent to the gateways and key intersections as identified on the Coastal Townscape Plan maps contained in Schedule 2 and where permitted under the planning scheme, incorporates architectural features and landscaping treatments and design elements that enhances the sense of arrival and way finding within each coastal suburb.	Not applicable.
PO4 Landscaping of development sites complements the desirable qualities of the existing character of the coastal communities.	AO4 Landscaping incorporates the requirements of Planning scheme policy SC6.7 - Landscaping.	Complies with PO4. Existing natural vegetation is retained and no vegetation clearing is proposed. The modest dwelling occupies an existing cleared area, preserving the natural landscape character of the balance of the site. No new formal landscaping is proposed.
Additional requirements for Precinct 2 – Wonga Beach low density residential precinct		



Performance outcomes	Acceptable outcomes	Applicant response
P05 Development takes into account, the opportunities and constraints with particular attention paid to storm-tide hazards, water-sensitive urban design management of storm water flow paths, and retention of foreshore vegetation.	AO5 No acceptable outcomes are prescribed.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
P06 Development avoids a road connection between Oasis Drive and Marlin Drive that would exacerbate traffic volumes or unduly increase traffic hazards, particularly along Marlin Drive and Oleander Drive. Proposals for a road extension into Precinct 2 should be from the north and not from Marlin Drive. A turning circle immediately at the end of Marlin Drive may be acceptable.	AO6 A road connection between Oasis Drive and Marlin Drive is not provided. Proposals for a road extension into Precinct 2 should be from the north and not from Marlin Drive. A turning circle immediately at the end of Marlin Drive may be acceptable.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
P07 Development maintains a pedestrian and bicycle link along the western boundary of the precinct and establishes adequate opportunities for surveillance along and across to the link.	AO7 A pedestrian and bicycle link is retained along the western boundary of the precinct which is clearly visible from adjoining streets and / or public open space areas (i.e. – is not obscured at the rear of residential lots).	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
P08 The line of foreshore vegetation along the eastern side of the precinct, including the foreshore coconut palms, is retained and development is setback to avoid damage to the vegetation.	AO8 No acceptable outcomes are prescribed.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
P09 Highly visible public access is provided along the eastern side of the precinct to the foreshore.	AO9 A constructed public esplanade road (taking into account the requirements of AO6) is provided along the eastern side of the precinct clear of the foreshore vegetation, including the foreshore coconut palms.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.



Performance outcomes	Acceptable outcomes	Applicant response
PO10 Storm-water flows are conveyed across the site incorporating water-sensitive urban design principles.	AO10 No acceptable outcomes are prescribed.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
Additional requirements for Precinct 3 – Wonga Beach local centre precinct		
PO11 Retailing activities, including the service station do not exceed 400m ² across each of the three allotments contained within the Centre zone. No retailing activities occur within the Community Facilities zone within the precinct.	AO11 No acceptable outcomes are prescribed.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
PO12 Pedestrian connections, vehicular access, car parking areas and landscaping are integrated across each of the three sites so as to function as an integrated local centre.	AO12 No acceptable outcomes are prescribed.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
PO13 Supplementary landscaping is provided to enhance the appearance of the precinct, including the provision of shade trees.	AO13 No acceptable outcomes are prescribed.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
Additional requirements for Precinct 4 – Wonga Beach rural residential precinct		
PO14 New lots contain a minimum area of 2000m ² .	AO14 No acceptable outcomes are prescribed.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
PO15 New lots contain a 40 metre x 25 metre rectangle.	AO15 No acceptable outcomes are prescribed.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
Additional requirements for Precinct 5 – Wonga Beach Lifu Close precinct		



Performance outcomes	Acceptable outcomes	Applicant response
PO16 Lot reconfiguration is permitted only where adequate dedicated road access can be provided to each lot. Note - The provision of multiple rear lots off the top of the Lifu Close cul-de-sac does not represent an acceptable performance outcome due to the inadequate shape and servicing needs (in particular refuse collection) associated with the existing configuration of the lots.	AO16 Further lot reconfiguration in the form of additional lots does not occur.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
Additional requirements for Precinct 6 – Newell low density residential precinct		
PO17 Development consists of low density residential lots off a new road extension that connects Pacific Street to Coulthard Close.	AO17 No acceptable outcomes are prescribed.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
PO18 Any further lot reconfiguration within the precinct is contingent upon an engineering analysis that demonstrates that there are no constraints that would prevent the development of land for low density residential lots.	AO18 No acceptable outcomes are prescribed.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.
Additional requirements for Precinct 6 – Newell low density residential precinct		
PO19 Any redevelopment of the local shopping facility is confined to a maximum of 150m ² for all centre uses.	AO19 No acceptable outcomes are prescribed.	Not applicable. The site is not located within a local plan precinct. This precinct-specific provision does not apply to the proposed Dwelling House.

8.2.3 Coastal environment overlay code

8.2.3.1 Application

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

8.2.3.2 Purpose

- (1) The purpose of the Coastal environment overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 2 Environment and landscape values: Element 3.5.4 Coastal zones;
 - (iii) Theme 3 Natural resource management: Element 3.6.2 Land and catchment management.
 - (b) enable an assessment of whether development is suitable on land within the Coastal processes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) facilitate the protection of both coastal processes and coastal resources;
 - (b) facilitating coastal dependent development on the foreshore over other development;
 - (c) public access to the foreshore protects public safety;
 - (d) maintain the erosion prone area as a development free buffer zone (other than for coastal dependent, temporary or relocatable development);
 - (e) require redevelopment of existing permanent buildings or structures in an erosion prone area to avoid coastal erosion risks, manage coastal erosion risks through a strategy of planned retreat or mitigate coastal erosion risks;

- (f) require development to maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with coastal erosion;
- (g) locate and design community infrastructure to maintain the required level of functionality during and immediately after a coastal hazard event.

Criteria for assessment

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

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



Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.	AO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.	Complies with AO2. The dwelling is located within the existing cleared area adjoining Palm Street, and in excess of 6m from the Mossman River boundary.
For assessable development		
Erosion prone areas		
PO3 Development identifies erosion prone areas (coastal hazards).	AO3 No acceptable outcomes are prescribed.	Not applicable to the proposed dwelling footprint. The dwelling is located outside the mapped erosion prone area. The erosion prone portion of the broader allotment remains outside the dwelling footprint.
PO4 Erosion prone areas are free from development to allow for natural coastal processes.	AO4.1 Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)	Not applicable. The dwelling is outside the mapped erosion prone area. No exception for development within that area is relied upon.



Performance outcomes	Acceptable outcomes	Applicant response
	AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: (a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	Not applicable. The proposal does not involve intensification of an existing permanent building or structure within an erosion prone area.
Coastal management districts		



Performance outcomes	Acceptable outcomes	Applicant response
PO5 Natural processes and protective functions of landforms and vegetation are maintained.	PO5.1 Development within the coastal management district: (a) maintains vegetation on coastal land forms where its removal or damage may: (i) destabilise the area and increase the potential for coastal erosion, or (ii) interrupt the natural sediment trapping processes or dune or land building processes; (b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards; (c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards; (d) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast; (e) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the maximum extent feasible in the case of erosion control structures.	Complies with AO5.1. The modest dwelling is confined to an existing cleared area on higher ground adjacent to Palm Street. No vegetation clearing, coastal protection structures or riverbank hardening are proposed. The lower naturally vegetated areas and river frontage are retained, maintaining the natural landforms, vegetation and coastal processes outside the development footprint.



Performance outcomes	Acceptable outcomes	Applicant response
	PO5.2 Where development proposes the construction of an erosion control structure: (a) it is demonstrated that it is the only feasible option for protecting permanent structures from coastal erosion; and (b) those permanent structures cannot be abandoned or relocated in the event of coastal erosion occurring PO5.3 Development involving reclamation: (a) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability; (b) is located outside active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state; (c) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water run-off erosion.	Not applicable. No erosion control structure or reclamation is proposed. The requirements under PO5.2 and PO5.3 do not apply.



PO6 Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.	AO6.1 Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality, or natural values within or neighbouring the proposed placement site. And AO6.2 Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure; and AO6.3 Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009. and AO6.4 Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources. and	Not applicable.
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Performance outcomes	Acceptable outcomes	Applicant response
	A06.4 Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.	
P07 Development is to maintain access to and along the foreshore for general public access.	A07.1 Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms. and A07.2 Development provides for regular access points for vehicles including approved roads and tracks. or A07.3 Development demonstrates an alternative solution to achieve an equivalent standard of performance.	Not applicable. The property is private freehold land and does not presently facilitate public access.



Performance outcomes	Acceptable outcomes	Applicant response
P08 Public access to the coast is appropriately located, designed and operated.	A08.1 Development maintains or enhances public access to the coast. or A08.2 Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres. or A08.3 Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access	Not applicable. The property is private freehold land and does not presently facilitate public access.



PO9 Development adjacent to state coastal land or tidal water is located, designed and operated to: (a) maintain existing access to and along the foreshore; (b) minimise any loss of access to and along the foreshore, or (c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location.	AO9.1 Development adjacent to state coastal land or tidal water: (a) demonstrates that restrictions to public access are necessary for: (i) the safe and secure operation of development; (ii) the maintenance of coastal landforms and coastal habitat; or (b) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for: (i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms; (ii) vehicles via access points including approved roads or tracks. AO9.2 Development adjacent to state coastal land or tidal water: (a) is located and designed to: (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, for example through the provision of esplanades or easement corridors to preserve future access; (ii) ensure emergency vehicles can access the area near the development. or (b) minimises and offsets any loss of access to and along the foreshore within 500m of existing	Not applicable. The property is private freehold land and does not presently facilitate public access.
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Performance outcomes	Acceptable outcomes	Applicant response
	access points and development is located and designed to: (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and (ii) ensure emergency vehicles can access the area near the development.	
AO10 Development that involves reconfiguring a lot for urban purposes adjacent to the coast is designed to ensure public access to the coast in consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat.	AO10.1 Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken. or AO10.2 Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.	Not applicable. No reconfiguration of a lot for urban purposes is proposed. The application is for a single dwelling on an existing registered allotment.
PO11 Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.	AO11 Private marine access structures and other structures such as decks or boardwalks for private use do not attach to or extend across State coastal land that is situated above high water mark	Not applicable. No private marine access structure, deck or boardwalk extending across State coastal land is proposed.
PO12 Development in connection with an artificial waterway enhances public access to coastal waters.	AO12 The artificial waterway avoids intersecting with or connection to inundated land or leased land where the passage, use or movement of vessels in water on the land could be restricted or prohibited by the registered proprietor of the inundated land or leased land.	Not applicable. The proposal does not involve an artificial waterway.
Coastal landscapes, views and vistas		



Performance outcomes	Acceptable outcomes	Applicant response
PO13 Development maintains and / or enhances natural coastal landscapes, views and vistas.	AO13 No acceptable outcomes are prescribed.	Complies with PO13. The modest elevated dwelling occupies an existing cleared area contiguous with residential development in Palm Street. No vegetation clearing is proposed and the lower naturally vegetated areas and river frontage remain intact. This confines the visual change to the residential edge and preserves the dominant natural coastal landscape of the broader allotment.
PO14 Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.	AO14 No acceptable outcomes are prescribed.	Complies with PO14. The proposal concentrates a single modest dwelling within an existing cleared area adjoining the established Palm Street residential area. It does not involve subdivision or a broader residential estate. Although the dwelling is within the Conservation Zone, its confined footprint retains the substantial majority of the allotment in its natural state and avoids dispersed development through the vegetated coastal land.
Private marine development		
PO15 Private marine development is to avoid attaching to, or extending across, non-tidal State coastal land.	AO15 Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across, State coastal land that is situated above high water mark. Note – For occupation permits or allocations of State land, refer to the <i>Land Act 1994</i> .	Not applicable. The application seeks approval for a land based Dwelling House and does not include private marine development.



Performance outcomes	Acceptable outcomes	Applicant response
PO16 The location and design of private marine development does not adversely affect the safety of members of the public access to the foreshore.	AO16 Private marine development does not involve the erection or placement of any physical barrier preventing existing access, along a public access way to the foreshores.	Not applicable. The application seeks approval for a land based Dwelling House and does not include private marine development.
PO17 Private marine development is of a height and scale and size compatible with the character and amenity of the location.	AO17 Private marine development has regard to: (a) the height, scale and size of the natural features of the immediate surroundings and locality; (b) the height, scale and size of existing buildings or other structures in the immediate surroundings and the locality; (c) if the relevant planning scheme states that desired height, scale or size of buildings or other structures in the immediate surroundings or locality – the stated desired height, scale or size. Note – The prescribed tidal works code in the <i>Coastal Protection and Management Regulation 2003</i> outlines design and construction requirements that must be complied with.	Not applicable. The application seeks approval for a land based Dwelling House and does not include private marine development.
PO18 Private marine development avoids adverse impacts on coastal landforms and coastal processes.	AO18 Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.	Not applicable. The application seeks approval for a land based Dwelling House and does not include private marine development.
For dry land marinas and artificial waterways		



Performance outcomes	Acceptable outcomes	Applicant response
PO19 Dry land marinas and artificial waterways: (a) avoid impacts on coastal resources; (b) do not contribute to the degradation of water quality; (c) do not increase the risk of flooding; (d) do not result in the degradation or loss of MSES; (e) do not result in an adverse change to the tidal prism of the natural waterway to which development is connected. (f) does not involve reclamation of tidal land other than for the purpose of: (i) coastal dependent development, public marine development; or (i) community infrastructure, where there is no feasible alternative; or	AO19 No acceptable solutions are prescribed.	Not applicable. No dry land marina, artificial waterway, dredging or reclamation is proposed.
(iii) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or (iv) coastal protection works or works necessary to protect coastal resources and processes.		Not applicable. The proposal does not include any of the marine, port, aviation or coastal protection works listed in this continuation of PO19.

9.3.8 Dwelling house code

9.3.8.1 Application

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

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

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

9.3.8.2 Purpose

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

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

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties.	AO1 The secondary dwelling: (a) has a total gross floor area of not more than 80m ² , excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	Not applicable.
PO2 Resident's vehicles are accommodated on- site.	AO2 Development provides a minimum number of on-site car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	Complies with AO2. The proposal plans illustrate access and onsite parking.
PO3 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; ensures that garages do not dominate the appearance of the street.	AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	Complies with AO3. Refer to the Planning Report for discussion compliance with the purpose and overall outcomes of the zone. Furthermore refer to the Conservation Zone code assessment.

9.4 Other development codes

9.4.1 Access, parking and servicing code

9.4.1.1 Application

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

9.4.1.2 Purpose

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

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

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	Complies with AO1.1. The development provides space for more than 2 onsite parking spaces. Not applicable. Not applicable. Not applicable.
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	Will comply with AO2. Parking will be constructed within relevant Australian standards and may be appropriately conditioned.



PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. AO3.3 Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;	Will comply with AO3.1, AO3.2, AO3.3 and AO3.4. A new single concrete crossover is proposed from Palm Street. It is anticipated that Council will condition this requirement in accordance with the FNQROC.
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	(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system. AO3.4 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	
P04 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	Not applicable.
P05 Access for people with disabilities is provided to the building from the parking area and from the street.	AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	Not applicable.
P06 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	Not applicable.



P07 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.	Not applicable. Not applicable. Not applicable.
P08 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	Not applicable.
P09 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards;	AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and	Not applicable.

(b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	AS2890.2. AO9.2 Service and loading areas are contained fully within the site. AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not applicable.

Table 9.4.1.3.b – Access, parking and servicing requirements

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

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

9.4.5 Infrastructure works code

9.4.5.1 Application

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

Note – The Filling and excavation code applies to operational work for filling and excavation.

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

9.4.5.2 Purpose

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

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Works on a local government road		



PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual. AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual. AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed	AO1.1-AO1.2 Not Applicable AO1.3 May be Conditioned to Comply.
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Performance outcomes	Acceptable outcomes	Applicant response
	in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section. AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in terms of dimension and reinforcement. Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes. AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	AO1.4-AO1.5 Not Applicable
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	AO2.1 Accessibility structures are not located within the road reserve. AO2.2 Accessibility structures are designed in accordance with AS1428.3. AO2.3 When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	Not Applicable
Water supply		

**PO3**

An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.

AO3.1

The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual;

or

AO3.2

Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to

Complies with AO 3.1

The site will be connected to reticulated supply, further refer to the Engineering Assessment Report.



Performance outcomes	Acceptable outcomes	Applicant response
	occupation of the house and sited to be visually unobtrusive.	
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i> .	Complies with AO 4.2 The site will be serviced via an onsite treatment system. Refer to the attached design report.
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	AO5.1 A connection is provided from the premises to Council's drainage system; or AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. AO5.3	May be conditioned to comply Stormwater will be directed to a lawful point of discharge, most likely the existing drainage gully which traverses the site.



A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as:

- (a) erosive, dispersive and/or saline soil types;
- (b) landscape features (including landform);
- (c) acid sulfate soil and management of nutrients of concern;
- (d) rainfall erosivity.

A05.4

Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.

A05.5

Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts.

Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the *Environmental Protection Act 1994*.

Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.



Non-tidal artificial waterways		
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	AO6.1 Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. AO6.2 Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments. AO6.4 Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a	Not Applicable



	drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat. AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values. AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway. AO6.7 (e) Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	AO7.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management. AO7.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	Complies with PO7 The development will be serviced via an onsite waste water treatment system. Refer to the attached design report demonstrating compliance.

**A07.3**

Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.

A07.4

Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:

- (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;
- (b) manages wastewater so that:
 - (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals;
 - (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; visible iron floc is not present in any discharge;
 - (iv) precipitated iron floc is contained and disposed of;
 - (iii) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.



Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	AO8.1 A connection is provided from the premises to the electricity distribution network; or AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	Development can be conditioned to comply with PO8.
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	Not Applicable
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Development can be conditioned to comply with PO10.



PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	AO11 Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Development can be conditioned to comply with PO11 .
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy. AO12.2 There is existing road, kerb and channel for the full road frontage of the site. AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	Development can be conditioned to comply with PO12 .
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Development can be conditioned to comply with PO13 .



PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Development can be conditioned to comply with PO14.
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO15 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	The proposed development can be conditioned to comply with AO15.
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	The proposed development can be conditioned to comply with AO16.



Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
High speed telecommunication infrastructure		
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	Development can be conditioned to comply with PO17.
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	AO18 No acceptable outcomes are prescribed.	Not Applicable.
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	Not Applicable.



PO20 Hydrants are suitable identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	AO20 No acceptable outcomes are prescribed.	Not Applicable.
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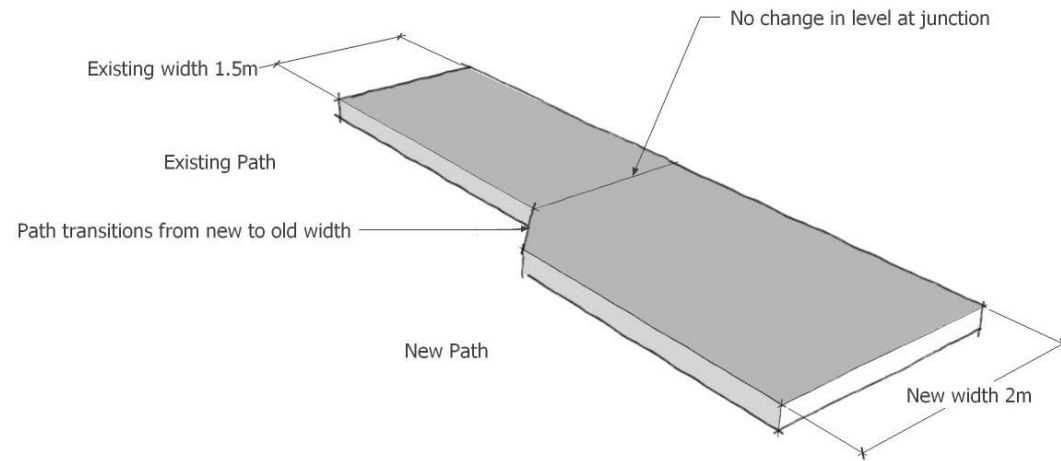
Table 9.4.5.3.b – Stormwater management design objectives (Construction phase).

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

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

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

Figure 9.4.5.3.a – New footpath sections



Attachment 4

Strategic Framework Assessment

Strategic Framework Compliance Assessment

Strategic Framework	Compliance comments
3.4 Theme 1 - Settlement pattern	Complies - The proposal comprises a single modest Dwelling House on an existing registered allotment adjoining established residential development in Palm Street. The dwelling is confined to an existing cleared area and follows the adjoining residential development pattern. Its siting accommodates a limited residential use while retaining the predominantly natural character of the balance of the site.
3.5 Theme 2 - Environment and landscape values	Complies - The dwelling is located in the most appropriate part of the site, within an existing cleared area on higher ground adjacent to Palm Street. No vegetation clearing is proposed. The development avoids the lower lying, naturally vegetated areas and preserves the environmental attributes of the broader allotment. The modest elevated design limits the building footprint and visual impact. Detailed design will need to address the relevant flood, storm tide and bushfire considerations.
3.6 Theme 3 - Natural resource management	Complies - The development is confined to an existing cleared area and retains the naturally vegetated balance of the site. It does not involve resource extraction or primary production activities. Appropriate stormwater and wastewater management will protect water quality and avoid adverse effects on the Mossman River and surrounding natural areas.
3.7 Theme 4 - Strong communities and identity	Complies - The proposal provides a single dwelling contiguous with the established Palm Street residential area. Its modest scale and tropical building form are compatible with the adjoining residential character. Retention of the surrounding natural vegetation maintains the landscape setting that contributes to the identity and amenity of Cooya Beach.
3.8 Theme 5 - Economy	Not Applicable - The proposal is for a single private dwelling and does not seek approval for tourism or commercial activities. It does not materially engage the economic development outcomes of this theme or alter the role of established centres. No material conflict with this theme is identified.
3.9 Theme 6 - Infrastructure and transport	Complies - The single dwelling will generate modest domestic traffic and servicing demand. Access is proposed from Palm Street, with parking accommodated within the allotment. The dwelling will be connected to reticulated water supply. Appropriate wastewater disposal and stormwater arrangements will be provided through detailed design, having regard to the site's environmental attributes and natural hazards.