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Our Ref:

20-08/001008 13 July 2020

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

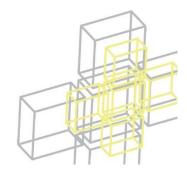
Dear Sir

RE: APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT (1 LOT INTO 2 LOTS) OVER LAND LOCATED AT SYNDICATE ROAD, MIALLO, DESCRIBED AS LOT 1 ON SP174874

Planning Plus QLD Pty Ltd act on behalf of P&S Quaid (the 'applicant') in lodging the abovementioned Development Application with Douglas Shire Council.

In support of the application, please find attached completed DA Form 1 included as **Annexure 1**. We request that Council provide an invoice for the relevant application fee, being \$1,419.00 under Council's 2020/21 Schedule of Fees & Charges, so that we may arrange payment via EFT.

In addition to the above, the following submission has been prepared to assist Council and other relevant authorities with their assessment of the application.



1.0 SITE INFORMATION

1.1 Site Details

Please see attached the following:

- Annexure 2 QLD Globe Aerial Overlay;
- Annexure 3 SmartMap; and
- Annexure 4 –Title Search.

Key details of the subject site include:

Address:	Syndicate Road, Miallo, QLD 4873		
Real Property Description:	Lot 1 on SP174874		
Site Area:	113.1ha		
Easements:	N/A		
Land Owner:	Priscilla Quaid & Shane William Quaid		

1.2 Site Characteristics

Topography:	Generally flat – some sloping land generally along western site extents.										
Vegetation:	Generally clear and cultivated – some natural vegetation along western site extents and thin riparian zone along eastern boundary.										
Wetlands:	N/A										
Waterways:	Saltwater Creek running along eastern boundary.										
Services:	The site is connected to, or has access to, the following urban infrastructures:										
	 Reticulated water supply; 										
	 Telecommunications; 										
	Electricity; and										
	 Local roads. 										
Road frontages:	Syndicate Road.										
Existing use of site:	Agriculture with single dwelling and sheds.										

1.3 Planning Context

The planning context of the site includes:

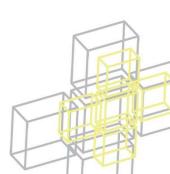
Planning	Scheme	Local Plan:	N	/A
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Planning Scheme Zone:	Rural Zone				
Planning Scheme Overlays:	 Acid Sulfate Soils (5m – 20m AHD) 				
	 Bushfire Hazard (Very High Potential Bushfire Intensity / High Potential Bushfire Intensity / Potential Impact Buffer) 				
	 Flood and Storm Tide Inundation (Flood Plain Assessment Overlay) 				
	 Hillslopes Overlay (Area Affected by Hillslopes) 				
	 Landscape Values (Medium Landscape Values / High Landscape Values) 				
	 Natural Areas (MSES Regulated Vegetation (of concern regional ecosystem) / MSES Wildlife Habitat / MSES Regulated Vegetation (intersecting a watercourse) 				
	 Potential Landslide Hazard Overlay (Potential Landslide Hazard) 				
	• Transport Network Overlay (Major Rural Road)				
SARA Mapping:	 Fish Habitat Area (Queensland waterways for waterway barrier works). 				
	 Native Vegetation Clearing (Category B least concern regional ecosystem / Category A endangered regional ecosystem / Category R regulated vegetation / essential habitat / Category X) 				
	Refer to Annexure 5 – SARA Mapping				

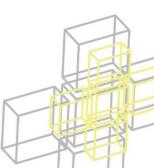
1.4 Surrounding Land Uses

The subject site is located within an agricultural area, predominately comprising sugar cane cultivation.



2.0 APPLICATION SUMMARY

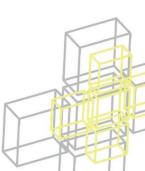
Aspects of Development Sought:	Development Permit for Reconfiguration of a Lot (1 Lot into 2 Lots).
Real Property Description:	Lot 1 on SP174874
Address:	Syndicate Road, Miallo, QLD 4873
Applicant:	P&S Quaid
Contact:	Mr Evan Yelavich
	Planning Plus QLD Pty Ltd
	PO Box 399
	REDLYNCH QLD 4870
	Ph: 0402 073 082
	E: evan@planningplusqld.com.au



3.0 PROPOSAL

This application seeks a Development Permit for Reconfiguration of a Lot (1 lot into 2 lots) over land located at Syndicate Road, Miallo, described as Lot 1 on SP174874. A plan of the proposed reconfiguration, Drawing No. 20-08.01, is included as **Annexure 6**.

The proposal seeks to subdivide the site based on the existing road (Syndicate Road) which bisects the site into two (2) large parts. The western portion of the site, proposed Lot 1, comprises approximately 64ha, while the eastern portion, proposed Lot 2, comprises approximately 49ha. Both proposed lots exceed the minimum lot size requirements of the Douglas Shire Planning Scheme and each contain significant arable land, such that each could sustain a viable independent agricultural operation.



4.0 LEGISLATIVE MATTERS

4.1 Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016*.

4.2 Assessable Development

The proposed development is identified as 'assessable' under the *Planning Act 2016* due to the effect of the Douglas Shire Planning Scheme.

4.3 Assessment Manager

The Assessment Manager for this development application is Douglas Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*.

4.4 Level of Assessment

The Level of Assessment of the proposal is outlined in the below table.

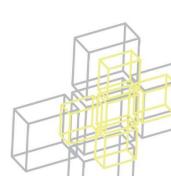
Planning Scheme Zone	Aspect of Development	Level of Assessment		
Rural	Reconfiguration of a Lot	Code Assessable		

4.5 Referral Agencies

A review of Schedule 10 of the *Planning Regulation 2017* indicates that the application will not trigger any State agency referrals.

4.6 Public Notification

This application is subject to 'code-assessment' and therefore does not require Public Notification.



5.0 ASSESSMENT BENCHMARKS

This section assesses the application against all relevant statutory planning controls and associated assessment benchmarks.

5.1 State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

5.2 State Planning Policy

It is understood Council's Planning Scheme adequately reflects the provisions of the 2016 State Planning Policy. While various changes have occurred as part of the current 2017 version, a review of these changes indicates no material conflicts with the proposed development.

5.3 State Development Assessment Provisions (SDAP)

No State Development Assessment Provisions are identified as being applicable to the proposal.

5.4 Planning Scheme

Under the Douglas Shire Planning Scheme 2018, the subject site is included within the Rural Zone. Within this designation, the proposed Reconfiguration of a Lot is identified as being 'code-assessable' development.

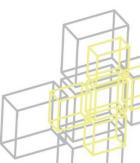
5.4.1 Codes

The following codes are identified as being relevant to this development proposal:

- Rural Zone Code;
- Acid Sulfate Soils Overlay Code;
- Bushfire Hazard Overlay Code;
- Flood and Storm Tide Inundation Overlay Code;
- Hillslopes Overlay Code;
- Landscape Values Overlay Code;
- Natural Areas Overlay Code;
- Potential Landslide Hazard Overlay Code;
- Transport Network Overlay Code;
- Access, Parking and Services Code;
- Environmental Performance Code;
- Filling and Excavation Code*;
- Infrastructure Works Code;
- Landscaping Code*;
- Reconfiguration of a Lot Code; and
- Vegetation Management Code*.

*Note – no filling or excavation, landscaping or vegetation damage is proposed as part of this application, therefore assessment against these codes has not been included.

A detailed assessment against the relevant Douglas Shire Planning Scheme codes is included as **Annexure 7** to this report. The proposal is considered generally compliant with the relevant 'Acceptable Outcomes' and/or 'Performance Outcomes' of the relevant codes. Where strict compliance with the 'Acceptable Outcomes' is not achieved, comments addressing the relevant 'Performance Outcomes' are provided which demonstrate compliance with the corresponding code.



6.0 CONCLUSION AND RECOMMENDATIONS

This submission supports an application by P&S Quaid (the 'applicant') for a Development Permit for Reconfiguration of a Lot (1 Lot into 2 Lots) over land at Syndicate Road, Miallo, described as Lot 1 on SP174874.

The submission has included an assessment of the proposal against the relevant statutory planning controls at both the Local and State level and includes supporting information intended to address the assessment benchmarks for the application.

In summary, the proposed development complies with the relevant assessment benchmarks and, where there might be non-compliance, approval of the application would be a reasonable exercise of the discretion afforded to Council under section 60(2)(b) of the Planning Act 2016 (Qld).

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully

Evan Yelavich
Director / Planner

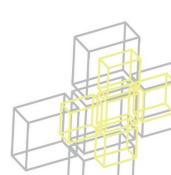
Planning Plus QLD Pty Ltd

enc: Annexure 1: DA Form 1

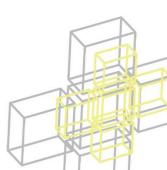
Annexure 2: QLD Globe Aerial Overlay

Annexure 3: SmartMap
Annexure 4: Title Certificate
Annexure 5: SARA Mapping
Annexure 6: Proposal Plan

Annexure 7: Douglas Shire Planning Scheme 2018 Code Assessment



Annexure 1 DA Form 1



DA Form 1 – Development application details

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

This form **must** be used to make a development application **involving 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)	P&S Quaid c/- Planning Plus
Contact name (only applicable for companies)	Evan Yelavich
Postal address (P.O. Box or street address)	PO Box 399
Suburb	REDLYNCH
State	QLD
Postcode	4870
Country	
Contact number	40393409
Email address (non-mandatory)	evan@planningplusqld.com.au
Mobile number (non-mandatory)	0402073082
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20-08

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

Name of airport:

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 <u>DA</u>								
Forms Guide: Relevant plans. 3.1) Street address and lot on plan								
				(all lots must be liste	d) or			
Str	eet address	AND Id	t on plan	•	or adjac		e premises (appropriate for development in	
	Unit No.	Street	No. S	treet Name and	Туре		Suburb	
- \			S	Syndicate Road			Miallo	
a)	Postcode	Lot No). P	Plan Type and Number (e.g. RP, SP)			Local Government Area(s)	
	4873	1		P174874			Douglas Shire	
	Unit No.	Street	No. S	treet Name and	Туре		Suburb	
I- V								
b)	Postcode	Lot No). P	lan Type and Nu	mber (e	.g. RP, SP)	Local Government Area(s)	
е.	oordinates of channel drections and channel drections are the channel	lging in N	(loreton Bay		nt in remo	ote areas, over part o	a lot or in water not adjoining or adjacent to land	
☐ Co	ordinates of	premis	es by long	gitude and latitud	е			
Longit	ude(s)		Latitude((s)	Datum	1	Local Government Area(s) (if applicable)	
					□wo	S84		
					□GD	A94		
					Oth	ner:		
☐ Co	ordinates of	premis	es by eas	ting and northing				
Eastin	g(s)	North	ing(s)	Zone Ref.	Datum	1	Local Government Area(s) (if applicable)	
				□ 54		SS84		
				☐ 55 ☐ 50	_	A94		
				□ 56	Oth	ner:		
	dditional pre							
				t to this developn evelopment appli		plication and the	details of these premises have been	
	t required	Jiicaaic	to tillo de	svelopinent applic	oduon			
	'							
4) Ider	ntify any of tl	he follo	wing that	apply to the pren	nises ar	d provide any rel	evant details	
⊠ In o	or adjacent t	o a wat	er body o	r watercourse or	in or ab	ove an aquifer		
Name	of water boo	dy, wate	ercourse o	or aquifer:		Saltwater Creek		
On	strategic po	rt land	under the	Transport Infras	tructure	Act 1994		
Lot on plan description of strategic port land:								
Name of port authority for the lot:								
☐ In a tidal area								
Name	of local gove	ernmer	t for the ti	idal area (if applica	ble):			
Name of port authority for tidal area (if applicable):								
On	airport land	under	the <i>Airpor</i>	t Assets (Restruc	cturing a	and Disposal) Act	2008	

Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994					
EMR site identification:					
Listed on the Contaminated Land Register (CLR) under	r the Environmental Protection Act 1994				
CLR site identification:					
5) Are there any existing easements over the premises? Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide .					
☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application					
⊠ No					

PART 3 - DEVELOPMENT DETAILS

Section 1 – Aspects of development

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)
☐ 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?
b) What is the approval type? (tick only one box) Development permit Preliminary approval C) What is the level of assessment?
 ☑ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval c) What is the level of assessment?
c) What is the level of assessment?
Code apparament
☐ 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):
Subdivision (1 lot into 2 lots).
e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans .
Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? (tick only one box)
☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work
b) What is the approval type? (tick only one box)
☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval
c) What is the level of assessment?
☐ Code assessment ☐ Impact assessment (requires public notification)
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide:</u> Relevant plans.
Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
 ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application ☐ Not required

Section 2 – Further development details

	pinent a	cialis						
7) Does the proposed develop	oment appl	lication invol	ve any of the follow	wing?				
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument							
Reconfiguring a lot	⊠ Yes -	Yes – complete division 2						
Operational work	Yes -	– complete	ete division 3					
Building work	☐ Yes	– complete i	DA Form 2 – Buildi	ing work de	tails			
Division 1 – Material change Note: This division is only required to be local planning instrument.		if any part of th	e development applicat	ion involves a	material ch	ange of use asse	essable against a	
8.1) Describe the proposed m	aterial cha	nge of use						
Provide a general description proposed use	of the		ne planning schemo h definition in a new rou			er of dwelling applicable)	Gross floor area (m²) (if applicable)	
8.2) Does the proposed use in	avolvo tho	use of existi	na buildings on the	nromicos?				
Yes	ivoive trie	use of existi	rig buildings on the	premises?				
□ No								
Division 2 – Reconfiguring a	lot							
Note: This division is only required to be				ion involves re	configuring	a lot.		
9.1) What is the total number	of existing	lots making	up the premises?					
1 0.2) What is the nature of the	let reception	auration? #	ole all applicable bases					
9.2) What is the nature of the ⊠ Subdivision (complete 10))	iot reconni	guration? (tid		into parte by	, agroom	Ont (complete 1	41)	
✓ Subdivision (complete 10))✓ Boundary realignment (complete 10)	anloto 1211		☐ Dividing land into parts by agreement (complete 11)) ☐ Creating or changing an easement giving access to a lot					
boundary realignment (con	ipiele 12))		from a constructed road (complete 13))					
10) Subdivision								
10.1) For this development, he	ow many lo	ots are being	g created and what	t is the inten	ided use	of those lots:		
Intended use of lots created	Reside	ential	Commercial	Industrial		Other, please	e specify:	
						Rural		
Number of lots created						2		
10.2) Will the subdivision be s	taged?							
☐ Yes – provide additional de ☐ No	etails belov	V						
How many stages will the wor	ks include	?						
What stage(s) will this develop	oment app	lication						

11) Dividing land int parts?	o parts b	y agreement – h	now many pa	rts are being o	created and wha	t is the intended use of the
Intended use of par	ts created	d Residentia	I Con	nmercial	Industrial	Other, please specify:
Number of parts cre	nated					
Number of parts cre	calcu					
12) Boundary realig						
12.1) What are the			eas for each l	ot comprising		
Latan alan dasariat	Curre				Proposed lot Lot on plan description Area (m²)	
Lot on plan descript	lion	Area (m²)		Lot on plan	description	Area (m²)
12.2) What is the re	ason for	the boundary re	alignment?			
		•				
40) \\(\(\) \\(. ,.		. ,	
(attach schedule if there	mensions are more th	s and nature of a nan two easements)	any existing e	asements be	ing changed and	d/or any proposed easement?
Existing or proposed?	Width (r	m) Length (m)	Purpose pedestrian	of the easem	ent? (e.g.	Identify the land/lot(s) benefitted by the easement
Division 3 – Operat	ional wo	rk				
Note: This division is only			part of the deve	lopment applicat	ion involves operatio	nal work.
14.1) What is the na	ature of th	ne operational w				•
☐ Road work☐ Drainage work					_	nfrastructure e infrastructure
☐ Landscaping			Signage	NO.		y vegetation
Other – please s	specify:					
14.2) Is the operation	onal work	necessary to fa	cilitate the cr	eation of new	lots? (e.g. subdivi	ision)
Yes – specify nu	ımber of ı	new lots:				
□ No						
14.3) What is the m	onetary v	alue of the prop	osed operati	onal work? (ir	nclude GST, materia	Is and labour)
\$						
PART 4 – ASSI	ESSMI	ENT MANA	GER DE	ΓAILS		
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		and to have ag	,			. Eq. 300 Tolo Failt Goodinollio
⊠ No						

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements? Note: A development application will require referral if prescribed by the Planning Regulation 2017.			
No, there are no referral requirements relevant to any development aspects identified in this development application − proceed to Part 6			
Matters requiring referral to the Chief Executive of the Planning Act 2016:			
☐ Clearing native vegetation			
Contaminated land (unexploded ordnance)			
Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government)			
☐ Fisheries – aquaculture			
Fisheries – declared fish habitat area			
Fisheries – marine plants			
☐ Fisheries – waterway barrier works			
Hazardous chemical facilities			
☐ Heritage places – Queensland heritage place (on or near a Queensland heritage place)			
☐ Infrastructure-related referrals – designated premises			
☐ Infrastructure-related referrals – state transport infrastructure			
☐ Infrastructure-related referrals – State transport corridor and future State transport corridor			
☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels			
☐ Infrastructure-related referrals – near a state-controlled road intersection			
☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas			
☐ Koala habitat in SEQ region – key resource areas			
☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor			
☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)			
☐ Ports – Brisbane core port land – tidal works or work in a coastal management district			
☐ Ports – Brisbane core port land – hazardous chemical facility			
☐ Ports – Brisbane core port land – taking or interfering with water			
☐ Ports − Brisbane core port land − referable dams			
☐ Ports − Brisbane core port land − fisheries			
Ports – Land within Port of Brisbane's port limits (below high-water mark)			
☐ SEQ development area			
☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity			
☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity			
☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation			
☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity			
☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use			
☐ Tidal works or works in a coastal management district			
☐ Reconfiguring a lot in a coastal management district or for a canal			
☐ Erosion prone area in a coastal management district			
☐ Urban design			
☐ Water-related development – taking or interfering with water			
☐ Water-related development – removing quarry material (from a watercourse or lake)			
☐ Water-related development – referable dams			
☐ Water-related development —levees (category 3 levees only)			
☐ Wetland protection area			
Matters requiring referral to the local government:			
Airport land			
Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)			

☐ Heritage places – Local heritage places			
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:			
☐ Infrastructure-related referrals – Electricity infrastructure			
Matters requiring referral to:			
The Chief Executive of the holder of the licence, if	not an individual		
• The holder of the licence, if the holder of the licence	is an individual		
☐ Infrastructure-related referrals – Oil and gas infrastructure	ure		
Matters requiring referral to the Brisbane City Council: Ports – Brisbane core port land			
Matters requiring referral to the Minister responsible for	administering the <i>Transport Ii</i>	nfrastructure Act 1994:	
 □ Ports – Brisbane core port land (where inconsistent with the □ Ports – Strategic port land 	Brisbane port LUP for transport reasons)	
Matters requiring referral to the relevant port operator, if	applicant is not port operator:		
Ports – Land within Port of Brisbane's port limits (below)	high-water mark)		
Matters requiring referral to the Chief Executive of the re	levant port authority:		
Ports – Land within limits of another port (below high-water	r mark)		
Matters requiring referral to the Gold Coast Waterways A	uthority:		
☐ Tidal works or work in a coastal management district (ir	Gold Coast waters)		
Matters requiring referral to the Queensland Fire and Em	ergency Service:		
☐ Tidal works or work in a coastal management district (ir	ovolving a marina (more than six vessel	berths))	
18) Has any referral agency provided a referral response f	or this development application?	?	
☐ Yes – referral response(s) received and listed below are attached to this development application ☐ No			
Referral requirement	Referral agency	Date of referral response	
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application , or include details in a schedule to this development application (if applicable).			
PART 6 – INFORMATION REQUEST			
ART 0 - INFORMATION REQUEST			
10) Information request under Bort 2 of the DA Bules			
19) Information request under Part 3 of the DA Rules			
☐ I agree to receive an information request if determined necessary for this development application			
I do not agree to accept an information request for this development application Note: By not agreeing to accept an information request I, the applicant, acknowledge:			
that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties			

Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the <u>DA Forms Guide</u>.

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		15.		1.
List of approval/development application references	Reference number	Date		Assessment manager
Approval				manager
Development application				
Approval				
Development application				
21) Has the portable long serv	vice leave levy been paid? (only	/ applicable to	development applications inv	olving building work or
operational work)				
	ted QLeave form is attached to		• • • • • • • • • • • • • • • • • • • •	
	ovide evidence that the portab			
	des the development application wal only if I provide evidence the			
	g and construction work is less	•		ovy nao boon para
Amount paid	Date paid (dd/mm/yy)	· · · · · · · · · · · · · · · · · · ·	QLeave levy number (A. B or E)
\$	777		, (, - ,
T				
22) Is this development applic	ation in response to a show ca	use notice	or required as a result of	of an enforcement
notice?				
Yes – show cause or enfor	cement notice is attached			
No				
23) Further legislative requirer	ments			
Environmentally relevant ac	<u>tivities</u>			
23.1) Is this development app	lication also taken to be an app	olication for	r an environmental auth	ority 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.gld.gov.au . An ERA				
	o operate. See <u>www.business.qld.gov.</u>			<u>v.qiu.gov.au</u> . Ali ERA
Proposed ERA number:	F	Proposed E	ERA threshold:	
Proposed ERA name:			<u> </u>	
Multiple ERAs are applicab	ole to this development applica	tion and th	e details have been atta	ched in a schedule to
Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.				
Hazardous chemical facilities				
23.2) Is this development application for a hazardous chemical facility?				
Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development				
application				
⊠ No				
Note : See <u>www.business.qld.gov.au</u> 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 <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?
Yes – this development application includes written confirmation from the chief executive of the <i>Vegetation Management Act 1999</i> (s22A determination)
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 <i>Environmental Offsets Act 2014</i> ?
 Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter No
Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.
Koala habitat in SEQ Region
23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?
☐ Yes – the development application involves premises in the koala habitat area in the koala priority area ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
No Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.
Water resources 23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ?
Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development
No Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.
DA templates are available from https://planning.dsdmip.qld.gov.au/ . If the development application involves:
Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1 Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 2
 Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2 Taking overland flow water: complete DA Form 1 Template 3.
Waterway barrier works 23.7) Does this application involve waterway barrier works?
☐ Yes – the relevant template is completed and attached to this development application ☐ No
DA templates are available from https://planning.dsdmip.qld.gov.au/ . For a development application involving waterway barrier works, complete DA Form 1 Template 4.
Marine activities
23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?
Yes – an associated <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
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 <i>Water Act 2000?</i>				
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development ☐ No				
Note : Contact the Department of Natural Resources, Mines and Energy at www.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 <i>Coastal Protection and Management Act 1995?</i>				
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development ☐ No				
Note : Contact the Department of Environment and Science at www.des.qld.gov.au for further information.				
Referable dams				
23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the <i>Water Supply (Safety and Reliability) Act 2008</i> (the Water Supply Act)?				
Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application				
No Note: See guidance materials at www.dnrme.gld.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 <u>www.des.qld.gov.au</u> for further information.				
Queensland and local heritage places				
23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register ?				
☐ Yes – details of the heritage place are provided in the table below☑ No				
Note: See guidance materials at www.des.gld.gov.au for information requirements regarding development of Queensland heritage places.				
Name of the heritage place: Place ID:				
<u>Brothels</u>				
23.14) Does this development application involve a material change of use for a brothel?				
Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the <i>Prostitution Regulation 2014</i>				
⊠ No				
Decision under section 62 of the Transport Infrastructure Act 1994				
23.15) Does this development application involve new or changed access to a state-controlled road?				
Yes - this application will be taken to be an application for a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied)				
⊠ No				

PART 8 - CHECKLIST AND APPLICANT DECLARATION

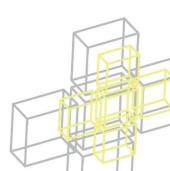
24) Development application checklist			
I have identified the assessment manager in question 15 and all relevant referral			
requirement(s) in question 17			
Note: See the Planning Regulation 2017 for referral requirements			
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2</u> –	☐ Yes		
<u>Building work details</u> have been completed and attached to this development application	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.			
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 <u>DA Forms Guide: Relevant plans.</u>			
The portable long service leave levy for QLeave has been paid, or will be paid before a	Yes		
development permit is issued (see 21)	Not applicable		
25) Applicant declaration			
By making this development application, I declare that all information in this development correct	application is true and		
Where an email address is provided in Part 1 of this form, I consent to receive future elec	tronic communications		
from the assessment manager and any referral agency for the development application w			
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 manage			
assessment manager, any relevant referral agency and/or building certifier (including any pro			
which may be engaged by those entities) while processing, assessing and deciding the deve All information relating to this development application may be available for inspection and p			
published on the assessment manager's and/or referral agency's website.	urcriase, ariu/or		
Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> ,	Planning		
Regulation 2017 and the DA Rules except where:	. iaiiiiig		
such disclosure is in accordance with the provisions about public access to documents co	ontained in the <i>Planning</i>		
Act 2016 and the Planning Regulation 2017, and the access rules made under the Plann	ing 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 <i>Public Records Act 2002.</i>			

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 mar	nager			
Name of chosen assessmer	nt manager			
Date chosen assessment m	anager engaged			
Contact number of chosen a	ssessment manager			
Relevant licence number(s) of chosen assessment				
manager				
QLeave notification and pay	ment			
Note: For completion by assessme	nt 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

Annexure 2 **QLD Globe Aerial Overlay**



Syndicate Road, Miallo (Lot 1 on SP174874)

Aerial imagery 16°23'5"S 145°20'37"E

16°23'5"S 145°22'14"E





Legend located on next page

70 SP222327

3 RP747657



Printed at: A3 Print date: 29/6/2020

Datum: Geocentric Datum of Australia 1994 Projection: Web Mercator EPSG 102100

For more information, visit https://qldglobe.information.qld.gov.au/help-info/Contact-us.html

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16°24'17"S 145°20'37"E

101 SP276043

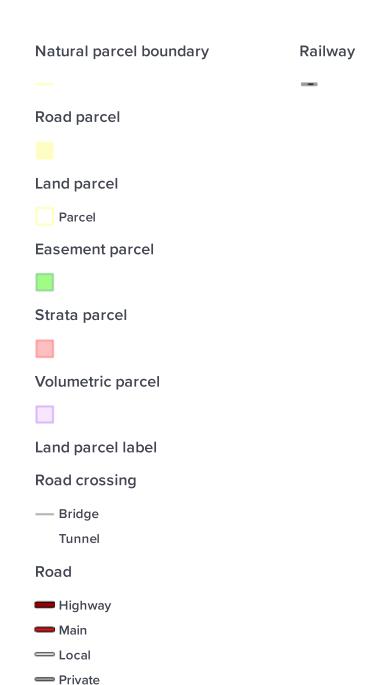
102 SP276043

Department of Natural Resources, Mines and Energy 16°24'17"S 145°22'14"E

Syndicate Road, Miallo (Lot 1 on SP174874)

Aerial imagery







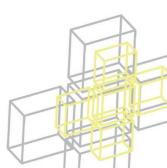
Attribution

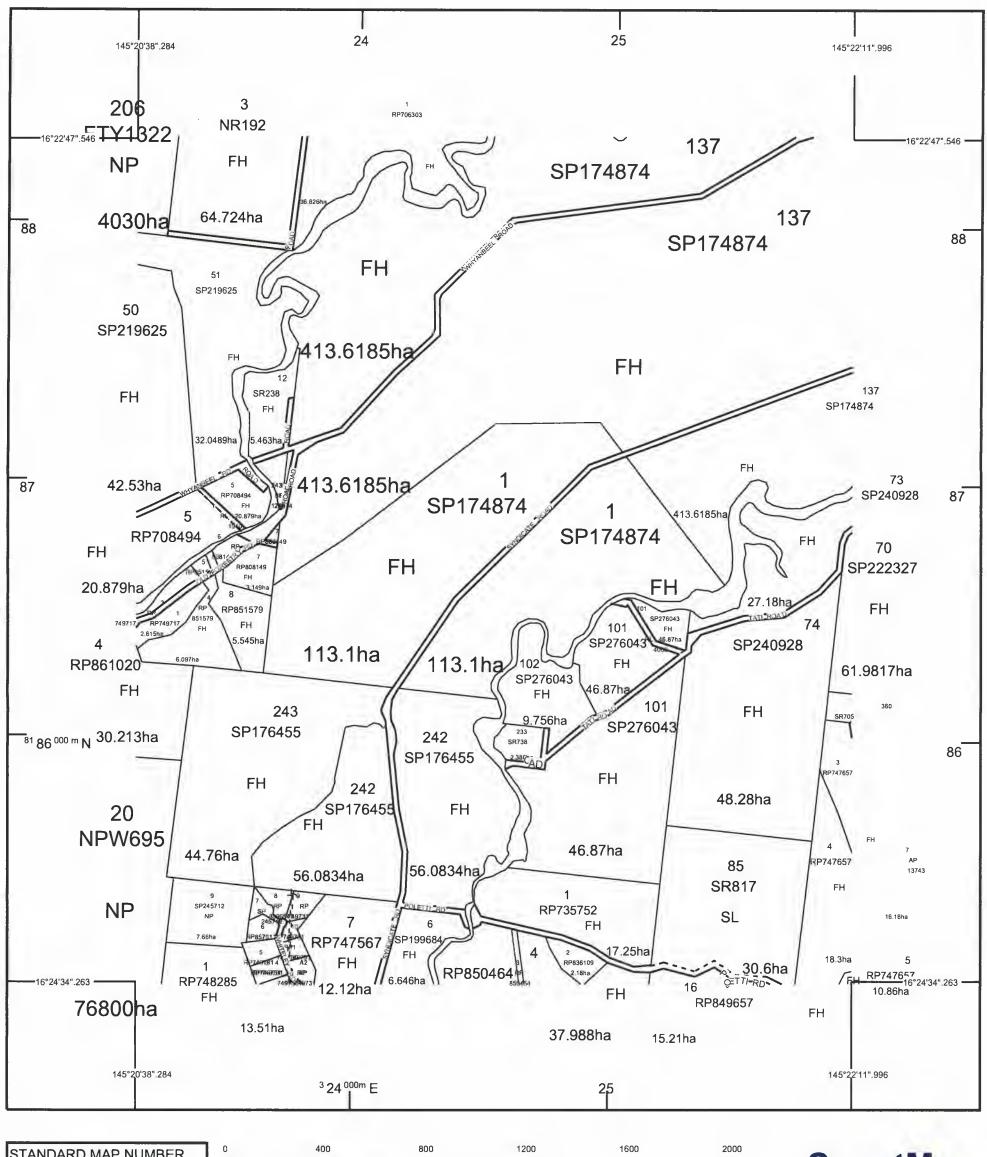
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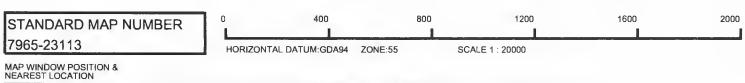
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Annexure 3 SmartMap







SmartMap

SmartMap Information Services

Based upon an extraction from the

Digital Cadastral Data Base



Government (c) The State of Queensland, (Department of Natural Resources, Mines and Energy) 2020.

SUBJECT PARCEL DESCRIPTION

145"21'25".140 16°23'40".904 MIALLO

DCDB Lot/Plan Area/Volume Tenure Local Government Locality

Segment/Parcel

1/SP174874 113.1ha **FREEHOLD** DOUGLAS SHIRE MIALLO 8642/5

PRINTED (dd/mm/yyyy) 17/06/2020

CLIENT SERVICE STANDARDS

16/06/2020 (Lots with an area less than 3000m² are not shown)

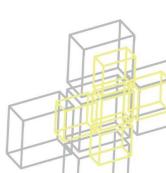
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Despite Department of Natural Resources, Mines and Energy(DNRME)'s best efforts, DNRME makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit nttps://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps



Annexure 4 Title Certificate



CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 34168430

Search Date: 19/06/2020 08:43 Title Reference: 50535553

Date Created: 24/12/2004

Previous Title: 21440034

REGISTERED OWNER

Dealing No: 716740287 09/09/2015

PRISCILLA QUAID

SHANE WILLIAM QUAID JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 174874

Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 20654245 (Lot 137 on CP SR854) Deed of Grant No. 20654246 (Lot 137 on CP SR854) Deed of Grant No. 20654247 (Lot 137 on CP SR854) Deed of Grant No. 20654248 (Lot 137 on CP SR854) Deed of Grant No. 20654249 (Lot 137 on CP SR854)

2. MORTGAGE No 719006528 24/09/2018 at 13:27

TREBLAW PTY LTD A.C.N. 606 788 381

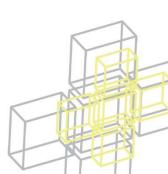
ADMINISTRATIVE ADVICES - NIL UNREGISTERED DEALINGS - NIL

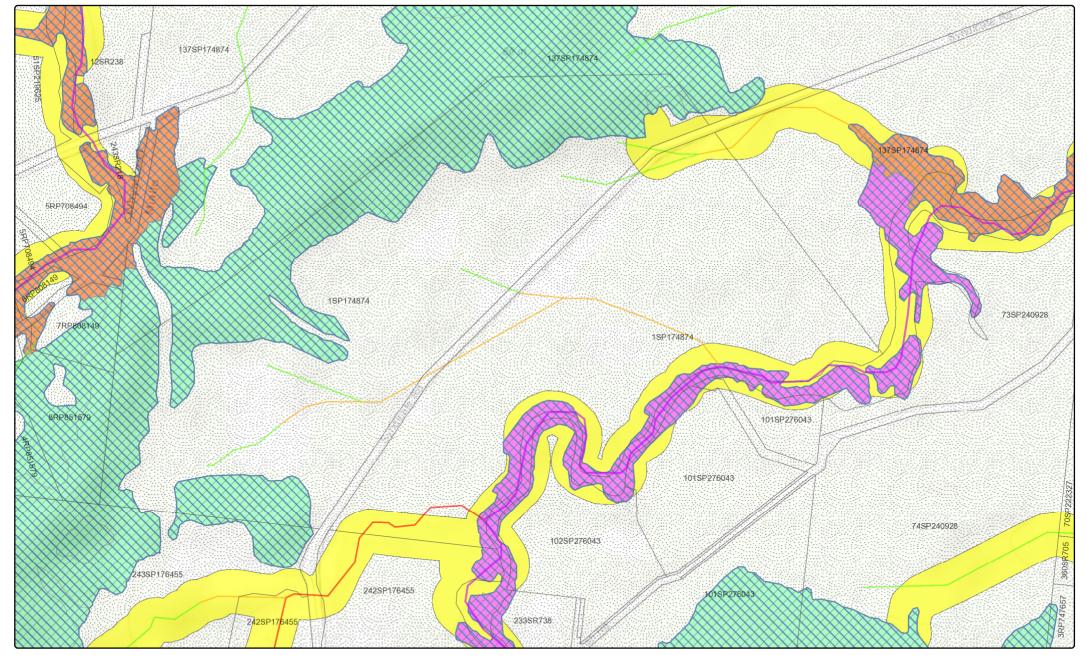
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Annexure 5 SARA Mapping







DA Mapping System – Print Screen

Department of State
Development, Manufacturing,
Infrastructure and Planning

© The State of Queensland 2020.

0 140 280 420 560

Metres

Date: 06/07/2020

Disclaimer:

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Legend

	9	0 0 -	
Cadastre	(10k)	Vegetatio	on management regional ecosystem map
	Cadastre (10k)		Category A or B area containing endangered regional ecosystems
Queensland waterways for waterway barrier works			Category A or B area containing of concern regional ecosystems
	1 - Low		Category A or B area that is a least concern regional ecosystem
	2 - Moderate		Non remnant
_	3 - High		Water
_	4 - Major		on management coastal and non- pioregions and sub-regions
Regulate and B ex	d vegetation management map (Category A tract)		Coastal bioregions and sub-regions
	Category A on the regulated vegetation management map		Non coastal bioregions and sub-regions
	Category B on the regulated vegetation management map		
Fish hab	itat management area A		
	FHAA		
Fish habi	itat management area B		
	FHAB		
Tidal wat	erways		
	Tidal waterways		
Essentia	l habitat		
	Essential habitat		
	d vegetation management map (other on categories)		
	Category C on the regulated vegetation managment map		
	Category R on the regulated vegetation management map		
	Category X on the regulated vegetation management map		



Department of State Development, Manufacturing, Infrastructure and Planning

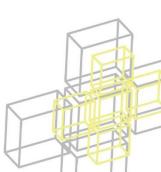
Date: 06/07/2020

DA Mapping System – Print Screen

Disclaimer:

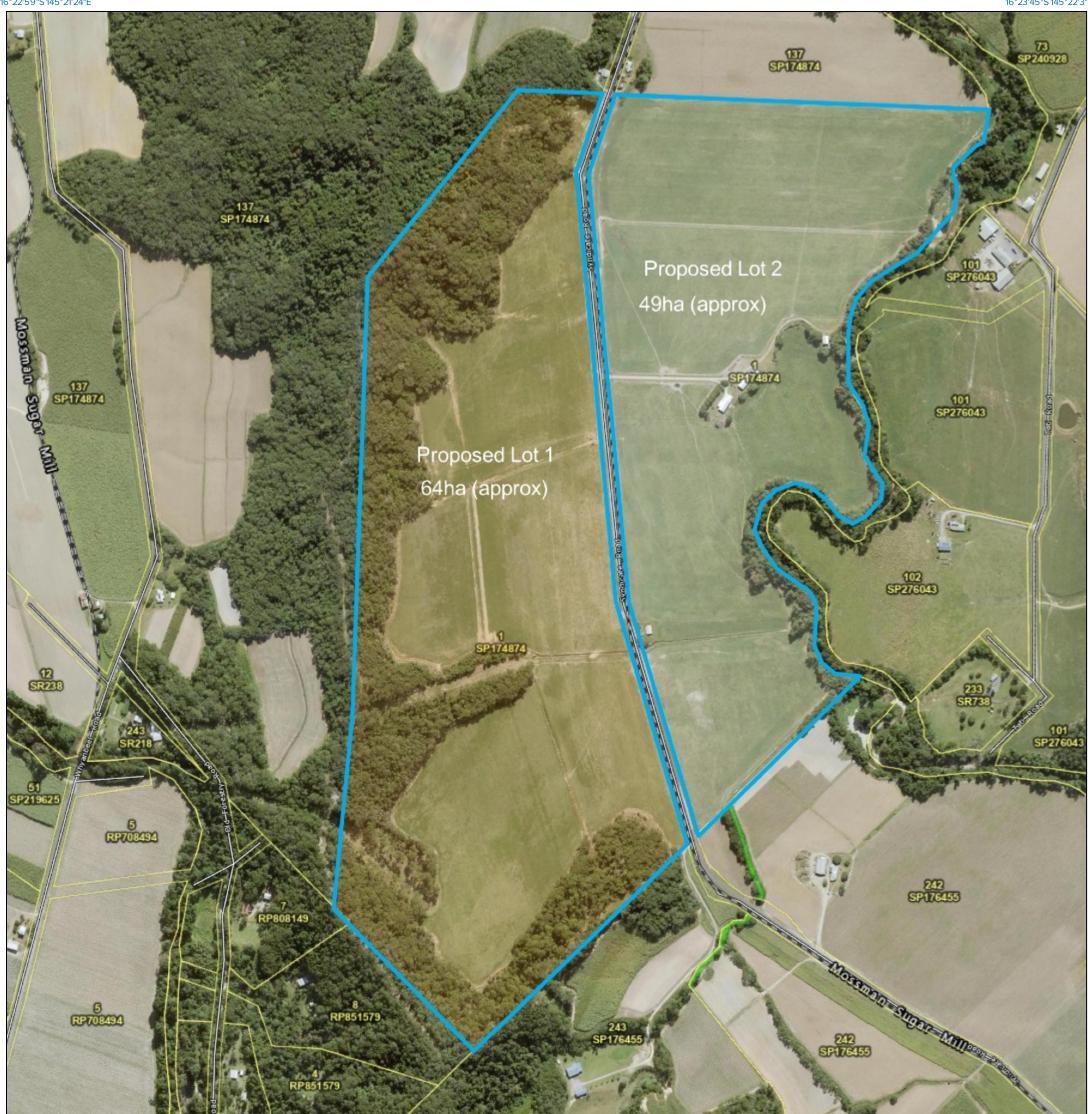
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Annexure 6 Proposal Plan



Proposed Reconfiguration (1 Lot into 2 Lots) - Syndicate Road, Miallo - Lot 1 / SP174874

Drawing No. 20-08.01 / Date: 08/07/2020



16°23'38"S 145°20'35"E



Legend located on next page



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Scale: 1:6702

Printed at: A3
Print date: 8/7/2020

Datum: Geocentric Datum of Australia 1994
Projection: Web Mercator EPSG 102100

For more information, visit https://qldglobe.information.qld.gov.au/help-info/Contact-us.html



Proposed Reconfiguration (1 Lot into 2 Lots) - Syndicate Road, Miallo - Lot 1 / SP174874

Drawing No. 20-08.01 / Date: 08/07/2020



Railway

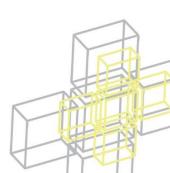


Maxar

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Annexure 7 Douglas Shire Planning Scheme 2018 Code Assessment



Rural zone code

Application

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

Purpose

- (1) The purpose of the Rural zone code is to provide for:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) The local government purpose of the code is to:
 - a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.5 Scenic amenity.
 - (ii) Theme 3: Natural resource management, Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries, Element 3.6.4 Resource extraction.
 - (iii) Theme 5 Economy, Element 3.8.2 Economic growth and diversification, Element 3.8.4 Primary production.
 - (iv) Theme 6: Infrastructure and transport, Element 3.9.4 Transport.
 - (b) recognise the primacy of rural production, in particular sugar cultivation, and other farming practices in rural areas;
 - (c) provide protection to areas of ecological significance and scenic amenity significance where present.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Areas for use for primary production are conserved and fragmentation is avoided.
 - (b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.
 - (c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.
 - (d) Areas of remnant and riparian vegetation are retained or rehabilitated.

Criteria for assessment

Table Error! No text of specified style in document..a – Rural zone code assessable development

Performance outcomes	Acceptable outcomes	Applicant response	
For self-assessable and assessable development			
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	AO1.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height. AO1.2	N/A	
	Rural farm sheds and other rural structures are not more than 10 metres in height.		
Setbacks			
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	 AO2 Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries. 	Proposal does not create any non-compliant boundary setbacks.	
PO3 Buildings/structures are designed to maintain the rural character of the area.	AO3 White and shining metallic finishes are avoided on external surfaces of buildings.	N/A	
For assessable development			
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	AO4 Uses identified in Table Error! No text of specified style in documentb are not established in the Rural zone.	N/A	

Performance outcomes	Acceptable outcomes	Applicant response
PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	AO5 No acceptable outcomes are prescribed.	Development complies with PO5 as the proposed lot sizes meet the 40ha acceptable outcome and thereby allow for the viable rural/agricultural land uses to continue on each proposed lot.
PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	AO6 No acceptable outcomes are prescribed.	Proposal complies.
PO7 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.	AO7 No acceptable outcomes are prescribed.	Proposal complies with 40ha minimum lot size.

Table Error! No text of specified style in document..b — **Inconsistent uses within the Rural zone**.

High impact industry

Inconsistent uses		
Adult storeBarBrothelCar wash	 Hotel Indoor sport and recreation Low impact industry Medium impact industry 	 Residential care facility Resort complex Retirement facility Rooming accommodation
 Child care centre Club Community care centre 	 Multiple dwelling Nightclub entertainment facility Non-resident workforce accommodation 	 Sales office Service station Shop
 Community residence Detention facility, Dual occupancy 	OfficeOutdoor salesParking station	Shopping centreShort-term accommodationShowroom
 Dwelling unit Food and drink outlet Hardware and trade supplies Health care services 	 Permanent plantation Port services Relocatable home park Renewable energy facility, being a wind farm 	Special industryTheatreWarehouse

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.

Reconfiguring a lot code

Application

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

Purpose

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

Criteria for assessment

Table Error! No text of specified style in document..a - Reconfiguring a lot code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response
General lot design standards		
PO1	AO1 No acceptable outcomes are prescribed.	Proposal complies with 40ha minimum lot size provision.

Performance outcomes	Acceptable outcomes	Applicant response
Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5.		
PO2 New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	AO2 Boundary angles are not less than 45 degrees.	Proposal complies.
PO3 Lots have legal and practical access to a public road.	AO3 Each lot is provided with: (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title.	Proposal complies.
PO4 Development responds appropriately to its local context, natural systems and site features.	AO4 Existing site features such as: (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property.	Proposal complies.
PO5 New lots which have the capability of being further reconfigured into smaller lots at a later date are designed to not compromise ultimate development outcomes permitted in the relevant zone.	AO5 The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme requirements for the applicable Zone.	N/A
PO6 Where existing buildings or structures are to be retained, development results in: (a) boundaries that offer regular lot shapes and usable spaces; (b) existing improvements complying with current building and amenity standards in relation to boundary setbacks. Note - This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.	AO6 Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.	Proposal complies.

Performance outcomes	Acceptable outcomes	Applicant response
PO7 Where rear lots are proposed, development: (a) provides a high standard of amenity for residents and other users of the site and adjoining properties; (b) positively contributes to the character of adjoining properties and the area; (c) does not adversely affect the safety and efficiency of the road from which access is gained.	 AO7.1 Where rear lots are to be established: (a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles; (b) no more than 6 lots directly adjoin the rear lot; (c) no more than one rear lot occurs behind the road frontage lot; (d) no more than two access strips to rear lots directly adjoin each other; (e) access strips are located only on one side of the road frontage lot. 	N/A
	AO7.2 Access strips to the rear lot have a minimum width dimension of: (a) 4.0 metres in Residential Zones. (b) 8.0 metres in Industrial Zones category. (c) 5.0 metres in all other Zones. Note - Rear lots a generally not appropriate in non-Residential or non-Rural zones.	N/A
Structure plans	AO7.3 Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than: (a) 3.0 metres in Residential Zone. (b) 6.0 metres in an Industrial Zone. (c) 3.5 metres in any other Zone.	N/A

Additional requirements for:
(a) a site which is more than 5,000m² in any of the Residential zones; or

within these zones, and

Performance outcomes	Acceptable outcomes	Applicant response
(b) creates 10 or more lots; or(c) involves the creation of new roads and/or public	use land.	
or		
(d) For a material change of use involving: (i) preliminary approval to vary the effect of the (ii) establishing alternative Zones to the planning	g scheme.	
Note - This part is to be read in conjunction with the other parts of		
A structure plan is prepared to ensure that neighbourhood design, block and lot layout, street network and the location and provision on any open space recognises previous planning for the area and its surroundings, and integrates appropriately into its surroundings.	AO8.1 Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any: (a) approved structure plan; (b) the surrounding pattern of existing or approved subdivision. Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the performance outcomes. AO8.2 Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.	N/A
PO9 Neighbourhood design results in a connected network of walkable streets providing an easy choice of routes within and surrounding the neighbourhood.	AO9.1 Development does not establish cul-de-sac streets unless: (a) cul-de-sacs are a feature of the existing pattern of development in the area; (b) there is a physical feature or incompatible zone change that dictates the need to use a cul-de-sac streets. AO9.2 Where a cul-de-sac street is used, it:	N/A

Performance outcomes	Acceptable outcomes	Applicant response	
	 (a) is designed to be no longer than 150 metres in length; (b) is designed so that the end of the cul-de-sac is visible from its entrance; (c) provides connections from the top of the cul-de-sac to other streets for pedestrians and cyclists, where appropriate. 		
	AO9.3 No more than 6 lots have access to the turning circle or turning-tee at the end of a cul-de-sac street.	N/A	
PO10 Neighbourhood design supports diverse housing choices through block sizes and lot design. In developing areas, significant changes in lot size and frontage occur at the rear of lots rather than on opposite sides of a street.	PO10 No acceptable outcomes are prescribed.	N/A	
PO11 Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land.	AO11.1 New development adjoins adjacent existing or approved urban development. AO11.2	N/A	
Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.	New development is not established beyond the identified Local government infrastructure plan area.	IVA	
Urban parkland and environmental open space			
PO12 Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.	AO12 No acceptable outcomes are prescribed.	N/A	
PO13 Development provides land to: (a) meet the recreation needs of the community;	AO13 No acceptable outcomes are prescribed.	N/A	

Performance outcomes	Acceptable outcomes	Applicant response
(b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity; and adjacent to open space areas;(c) provide for green corridors and linkages.	Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land.	
AO14 Lot size, dimensions, frontage and orientation	AO14.1 Urban parkland is regular in shape.	N/A
permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space.	AO14.2 At least 75% of the urban parkland's frontage is provided as road.	N/A
	AO14.3 Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development.	N/A
	AO14.4 Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.	N/A
	AO14.5 The number of lots that back onto, or are side-orientated to the urban parkland and environmental open space is minimised.	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	Inconsistent design solution - low total number of lots complying with the acceptable outcomes.	
	Lots orientated to front and overlock park to provide casual surveillance. Consistent design solution - high total number of lots complying with the acceptable outcomes.	
Private subdivisions (gated communities)		
PO15 Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.	PO15 No acceptable outcomes are prescribed.	N/A
Additional requirements for reconfiguration invol	ving the creation of public streets or roads	
PO16 The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.	AO16 No acceptable outcomes are prescribed. Note - The design and construction standards are set out in Planning scheme policy SC5 – FNQROC Regional Development Manual, with reference to the specifications set out in Sections D1 and D3.	N/A
PO17 Street design supports an urban form that creates walkable neighbourhoods. Street design: (a) is appropriate to the function(s) of the street;	AO17 No acceptable outcomes are prescribed.	N/A

Performance outcomes	Acceptable outcomes	Applicant response
(b) meets the needs of users and gives priority to the needs of vulnerable users.		
Public transport network		
PO18 Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down up facilities.	AO18 No acceptable outcomes are prescribed.	N/A
Pest plants		
PO19 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites. Editor's note - This does not remove or replace all land owner's	AO19 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to earthworks commencing. Note - A declaration from an appropriately qualified person	Proposal is capable of complying.
obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.	validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	

Acid sulfate soils overlay code

Application

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

Purpose

- (1) The purpose of the acid sulfate soils overlay code is to:
 - a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.
 - (ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
- (2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
 - (b) Development ensures that disturbed acid sulfate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

Criteria for assessment

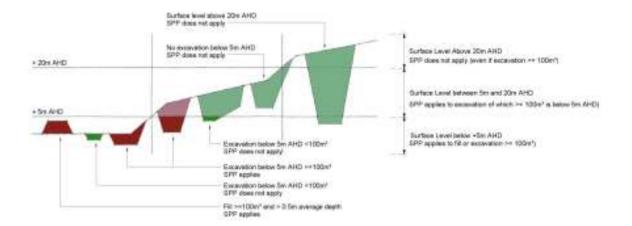
Table Error! No text of specified style in document..a - Acid sulfate soils overlay code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		

Performance outcomes	Acceptable outcomes	Applicant response
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12- Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	The application does not propose any significant physical development in areas identified as being subject to acid sulphate soils.
PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. or AO2.2 The disturbance of potential acid sulfate soils or	The application does not propose any significant physical development in areas identified as being subject to acid sulphate soils.
	actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and metal contaminants;	

Performance outcomes	Acceptable outcomes	Applicant response
	 (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan. 	
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	AO3 No acceptable outcomes are prescribed.	The application does not propose any significant physical development in areas identified as being subject to acid sulphate soils.

Figure 0.a – Acid sulfate soils (SPP triggers)



Bushfire hazard overlay code

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

Application

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

Purpose

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

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

Criteria for assessment

Table Error! No text of specified style in document..a – Bushfire hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Compatible development		
PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances. Note - See the end of this code for examples of vulnerable uses.	Vulnerable uses are not established or expanded. Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan. Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan. Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.	N/A
PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	AO2 Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	N/A
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	AO3 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	N/A
Development design and separation from bushfire hazard – reconfiguration of lots		

Performance outcomes	Acceptable outcomes	Applicant response
Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s). Note - "Urban purposes" and "urban area" are defined in the Sustainable Planning Regulations 2009. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009. PO4.2 Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.	AO4.1 No new lots are created within a bushfire hazard sub-category. or AO4.2 Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	Proposed lots include significant area which is separated from hazardous vegetation.
Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles. The access is available for both fire fighting and maintenance/defensive works.	AO5.1 Lot boundaries are separated from hazardous vegetation by a public road which: (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;	Proposed lots are not in an urban area or for an urban purpose as prescribed by PO5.

Performance outcomes	Acceptable outcomes	Applicant response
	 (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. AO5.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity. Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.	
Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both fire fighting and maintenance/hazard reduction works.	AO6 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;	Proposed lots are not for rural residential purposes as prescribed by PO6.

Performance outcomes	Acceptable outcomes	Applicant response
	 (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.	Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and	Proposed lots include significant area which is separated from hazardous vegetation such that a fire trail would not serve a practical fire management purpose.

Performance outcomes	Acceptable outcomes	Applicant response
	if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	The lot layout: (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate	Proposal complies.
PO9 Critical infrastructure does not increase the potential bushfire hazard.	AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	Proposal complies or is capable of complying.
Development design and separation from bushfire hazard – material change of use		
PO10	AO10	N/A

Performance outcomes	Acceptable outcomes	Applicant response
Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: (a) 10kW/m² where involving a vulnerable use; or 29kW/m² otherwise. The radiant heat flux level is achieved by separation unless this is not practically achievable. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	Buildings or building envelopes are separated from hazardous vegetation by a distance that: (a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m² for a vulnerable use or 29kW/m² otherwise; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	
PO11 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose. Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha	AO11 Development sites are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	 (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services. 	
All development		
PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	Private driveways: (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings.	Proposal generally complies. Private driveways longer than 60m exist, however these are located in areas which are not subject to bushfire risk.
PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	AO13 A water tank is provided within 10m of each building (other than a class 10 building) which: (a) is either below ground level or of non-flammable construction;	Site is serviced by reticulated water supply.

Performance outcomes	Acceptable outcomes	Applicant response
	 (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (i) 10,000l for residential buildings Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams. (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage. 	
PO14 Landscaping does not increase the potential bushfire risk.	AO14 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	N/A
PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	N/A

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

Flood and storm tide hazard overlay code

Application

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

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

Purpose

- (1) The purpose of the Flood and storm tide hazard overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
 - (b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;
 - (b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;
 - (c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
 - (d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;

- (e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;
- (f) the development avoids the release of hazardous materials as a result of a natural hazard event;
- (g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;
- (h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

Criteria for assessment

Table Error! No text of specified style in document..a – Flood and storm tide hazards overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable and self assessable development		
PO1 Development is located and designed to: (a) ensure the safety of all persons; (b) minimise damage to the development and contents of buildings; (c) provide suitable amenity; (d) minimise disruption to residents, recovery time, and (e) rebuilding or restoration costs after inundation events. Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses, AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table Error! No text of specified style in documentb plus a freeboard of 300mm. AO1.3 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.	The application does not propose any physical development in areas which are identified as being at risk of flood or storm tide inundation.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.	
For assessable development		
PO2 The development is compatible with the level of risk associated with the natural hazard.	AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	N/A
PO3 Development siting and layout responds to flooding potential and maintains personal safety	AO3.1 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. or AO3.2 The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	of the development safely for a relatively short time until flash flooding subsides or people can be evacuated.	
	or	
	AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area.	
	Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.	
	For Reconfiguring a lot AO3.4 Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site.	Proposed lots include significant area which is not identified as being at risk of flood or storm tide inundation.
	Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).	
	Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i> .	
	AO3.5 Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path:	Proposal complies.

Performance outcomes	Acceptable outcomes	Applicant response
	 (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways. 	
	AO3.6 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.	
	AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.	Proposal complies.
	For Material change of use (Residential uses) AO3.1 The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, non-habitable uses at ground level; Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.	
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	For Material change of use (Non-residential uses) AO4.2 Non residential buildings and structures allow for the flow through of flood waters on the ground floor. Note - Businesses should ensure that they have the	N/A
	necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).	
	Note - The relevant building assessment provisions under the <i>Building Act 1975</i> apply to all building work within the Hazard Area and need to take into account the flood potential within the area.	
	AO4.3 Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are	
	contained in order to minimise movement in times of flood. Notes -	
	 (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques. 	

Performance outcomes	Acceptable outcomes	Applicant response
PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties. Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	For Operational works AO5.1 Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds).	N/A
	 AO5.2 Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; 	
	or (c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.	
	For Material change of use AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and (a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site. For Material change of use and Reconfiguring a lot AO5.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters. Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.	The application does not propose any physical development in areas which are identified as being at risk of flood or storm tide inundation.
PO6 Development avoids the release of hazardous materials into floodwaters.	For Material change of use AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level;	
	or	
	(b) designed to prevent the intrusion of floodwaters.	
	AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.	
	AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.	
	Note – Refer to Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous materials.	
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	AO7 Development does not: (a) increase the number of people calculated to be at risk of flooding;	Proposal complies.

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

Performance outcomes	Acceptable outcomes	Applicant response
	The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards.	
	AO8.3 The following uses have direct access to low hazard evacuation routes as defined in Table Error! No text of specified style in documentc: (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants.	
	AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site;	

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

Table Error! No text of specified style in document..b - Minimum immunity (floor levels) for development

Minimum immunity to be achieved (floor levels)	Uses and elements of activities acceptable in the event
20% AEP level	Parks and open space.
5% AEP level	Car parking facilities (including car parking associated with use of land).
1% AEP level	All development (where not otherwise requiring an alternative level of minimum immunity).
0.5% AEP level	 Emergency services (if for a police station); Industry activities (if including components which store, treat or use hazardous materials); Substation; Utility installation.
0.2% AEP level	Emergency services;Hospital;Major electricity infrastructure;Special industry.

Table Error! No text of specified style in document..c - Degree of flood

Criteria	Low	Medium	High	Extreme
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading	Fit adults can wade. (Generally, safe wading	Fit adults would have difficulty wading. (Generally,	Wading is not an option.

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

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

Landscape values overlay code

Application

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

- (1) The purpose of the Landscape values overlay code is to:
 - a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values Element 3.5.5 Scenic amenity;
 - (ii) Theme 3: Natural resource management Element 3.6.4 Resource extraction.
 - (b) enable an assessment of whether development is suitable on land within the Landscape values overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas of High landscape value are protected, retained and enhanced;
 - (b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;
 - (c) the landscape values of the Coastal scenery area are managed to integrate and limit the visual impact of development;
 - (d) development maintains and enhances the significant landscape elements and features which contribute to the distinctive character and identity of Douglas Shire;
 - (e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;
 - (f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region's diverse character and distinctive tropical image, in particular:
 - (i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural

- landscape character:
- (ii) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character;
- (iii) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are maintained;
- (iv) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.
- (g) views towards High landscape value areas and the Coral Sea are not diminished;
- (h) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive;
- i) advertising devices do not detract from the landscape values, character types or amenity of an area.

Criteria for assessment

Table Error! No text of specified style in document..a - Landscape values overlay code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response		
For assessable development				
Development in a High landscape value area				
PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values	AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of roof height. AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks. AO1.3 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer. AO1.4 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site;	N/A The application does not propose any physical development that would detract from the site's landscape values. The application does not propose any physical development that would detract from the site's landscape values.		

Performance outcomes	Acceptable outcomes	Applicant response
a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	 (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs. AO1.5 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow. 	N/A
	AO1.6 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).	The application does not propose any vegetation clearing.
	Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values. Note - A visual impact assessment undertaken in	N/A
	accordance with Planning scheme policy SC6.6 – Landscape values may be required. AO1.8 Advertising devices do not occur.	N/A

Performance outcomes	Acceptable outcomes	Applicant response			
Development within the Medium landscape value are	Development within the Medium landscape value area				
PO2 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation;	AO2.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height. AO2.2 Development is screened from view from	N/A The application does not propose any physical development that would detract from			
 (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and 	roads or other public places by an existing natural landform or an existing native vegetation buffer. AO2.3 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided:	the site's landscape values. The application does not propose any physical development that would detract from the site's landscape values.			
visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality;	(a) development follows the natural; contours of the site;(b) buildings are split level or suspended floor construction, or a combination of the two;	the site of landscape values.			
 (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; 	(c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.				
 (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view. 	AO2.4 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.	N/A			
	AO2.5				

Performance outcomes	Acceptable outcomes	Applicant response		
Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).	The application does not propose any vegetation clearing.		
	AO2.6 Advertising devices do not occur.	N/A		
Development within a Scenic route buffer / view corr	idor area			
PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2: (a) retains visual access to views of the surrounding landscape, the sea and other water bodies; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or	AO3.1 Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code. AO3.2 No clearing of native vegetation is	N/A		
view corridors; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; (d) minimises visual impacts on the setting and views in terms of: (i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; (iii) the scale, extent and visual prominence of advertising devices	AO3.3 Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code. AO3.4	N/A		
advertising devices. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.	IN/A		
Development within the Coastal scenery area	Development within the Coastal scenery area			
PO4	AO4.1	N/A		

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

Performance outcomes	Acceptable outcomes	Applicant response
	accordance with the requirements of the Landscaping code.	
PO5 Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical. Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.	AO5 No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code.	N/A

Natural areas overlay code

Application

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

Note - MSES = Matters of State Environmental Significance.

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

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

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

Criteria for assessment

Table Error! No text of specified style in document..a - Natural areas overlay code - assessable development

Performance outcomes	Acceptable outcomes	
For self-assessable and assessable development		
Protection of matters of environmental significant	ce	
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values. or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site	The application does not propose any physical development that would impact the site's environmental values.

Performance outcomes	Acceptable outcomes	
	does not contain any matters of state and local environmental significance.	
	or	
	AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	
Management of impacts on matters of environme	ntal significance	
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	The design and layout of development minimises adverse impacts on ecologically important areas by: (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.	The application does not propose any physical development that would impact the site's environmental values.

Performance outcomes	Acceptable outcomes	
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas.	N/A
	or	
	AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	
PO4 Wetland and wetland buffer areas are maintained, protected and restored.	AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.	N/A
Note – Wetland buffer areas are identified in AO3.1.	AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	
PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	AO5.1 Development avoids the introduction of non-native pest species.	Proposal is capable of complying.

Performance outcomes	Acceptable outcomes	
	AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Proposal is capable of complying.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and AO6.2 Development within an ecological corridor rehabilitates native vegetation. and AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	Proposal complies.
PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	AO7.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and AO7.2	N/A Proposal complies.

Performance outcomes	Acceptable outcomes	
	Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table Error! No text of specified style in documentb.	N/A
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	AO9 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table Error! No text of specified style in documentb.	Proposal complies.

Table Error! No text of specified style in document..b — Widths of waterway corridors for waterways

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

Potential landslide hazard overlay code

Application

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

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

- (1) The purpose of the Potential landslide hazard overlay code is:
 - (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.
 - (b) enable an assessment of whether development is suitable on land within the Potential landslip hazard overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is located, designed and constructed to not put at risk the safety of people, property and the environment;
 - (b) development is not at risk from and does not pose a risk to adjacent and nearby sites from landslides;
 - (c) ensures that community infrastructure is protected from the effects of potential landslides;
 - (d) ensures that vegetation clearing, stormwater management and filling and/or excavation does not create a landslide hazard and/or rectifies potential pre-existing landslide risks;

(e) development does not occur where works to provide a solution for safety of people, property or the environment involves complex engineering solutions to overcome the risk, or would result in a built form or outcome that causes an adverse visual impact on the Hillslopes or Landscape values of Douglas Shire.

Criteria for assessment

Table Error! No text of specified style in document..a – Potential landslide hazard overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through: (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas.	AO1.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay. or AO1.2 Development is on an existing stable, benched site and requires no further earthworks or AO1.3 A competent person certifies that: (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;	The application does not propose any physical development on the area mapped as being subject to potential landslip hazard.

Performance outcomes	Acceptable outcomes	Applicant response
	 (e) development does not concentrate existing ground water and surface water paths; (f) development does not incorporate on-site waste water disposal. Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given. 	
PO2 The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.	 AO2 Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot. 	The application does not propose any physical development on the area mapped as being subject to potential landslip hazard.
Additional requirements for Community infrastruct	ure	
PO3 Development for community infrastructure: (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties.	AO3 Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function. Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9	The application does not propose any physical development on the area mapped as being subject to potential landslip hazard.

Performance outcomes	Acceptable outcomes	Applicant response
	 Natural hazards provides guidance on preparing a site specific geotechnical assessment. 	

Transport network overlay code

Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Transport network (Road Hierarchy) overlay sub-categories:
 - (i) State controlled road sub-category;
 - (ii) Sub-arterial road sub-category;
 - (iii) Collector road sub-category;
 - (iv) Access road sub-category;
 - (v) Industrial road sub-category;
 - (vi) Major rural road sub-category;
 - (vii) Minor rural road sub-category;
 - (viii) Unformed road sub-category;
 - (ix) Major transport corridor buffer area sub-category.
 - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:
 - (i) Principal route;
 - (ii) Future principal route;
 - (iii) District route;
 - (iv) Neighbourhood route;
 - (v) Strategic investigation route.
- (3) When using this code, reference should be made to Part 5.

- (1) The purpose of the Transport network overlay code is to:
 - (a) implement the policy direction of the Strategic Framework, in particular:

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

Criteria for assessment

Table Error! No text of specified style in document..a - Transport network overlay code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2. AO1.2 Development does not compromise the safety and efficiency of the transport network. AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	Proposal complies. Proposal complies – existing access points will be used. Proposed lots only have access from Syndicate Road.
PO2 Transport infrastructure is provided in an integrated and timely manner.	AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with:	N/A

Performance outcomes	Acceptable outcomes	Applicant response
Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	 (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan. Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities. 	
PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	AO3 No acceptable outcomes are prescribed. Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.	N/A
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors.	AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors.	Proposal complies.
Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	Proposed lots only have access from Syndicate Road.
	AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.	Proposal complies.
	AO4.4	Proposal complies.

Performance outcomes	Acceptable outcomes	Applicant response
	The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.	
PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	AO5 No acceptable outcomes are prescribed.	N/A
Pedestrian and cycle network		
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout. AO6.2 The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.	N/A

Access, parking and servicing code

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.

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.

Criteria for assessment

Table Error! No text of specified style in document..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	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in	N/A

Performance outcomes	Acceptable outcomes	Applicant response
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.	Table Error! No text of specified style in documentb 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.	
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; AS2890.3; AS2890.6.	N/A
PO3 Access points are designed and constructed: (a) to operate safely and efficiently;	AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:	Proposed lots will utilise existing access crossovers.

Performance outcomes	Acceptable outcomes	Applicant response
 (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). 	 (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. AO3.2 Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. AO3.3 Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is 	

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	AO4 The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	N/A
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	N/A
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table Error! No text of specified style in documentb.	N/A
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance;	AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);	N/A

Performance outcomes	Acceptable outcomes	Applicant response
 (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. 	AO7.2 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.	
PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	N/A
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2. AO9.2 Service and loading areas are contained fully within the site. 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.	N/A
PO10	AO10.1	N/A

Performance outcomes	Acceptable outcomes	Applicant response
Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	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.	

Table Error! No text of specified style in document..b – Access, parking and servicing requirements

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

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

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	LRV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Air services	1 car space per 20m ² of covered reception area, plus 1 car space per 2 staff, plus a covered bus set down area adjacent to the entry of the reception area and 2 bus parking spaces.	n/a	n/a	LRV
Bulk landscape supplies	1 space per 50m ² GFA and outdoor display area.	1 space per 200m ² of GFA.	n/a	MRV
Caretaker's accommodation	A minimum of 1 space	n/a	n/a	n/a
Child care centre	1 space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down and collection; plus 1 space per employee. Any drive-through facility can provide tandem short term parking for 3 car spaces for setting down/picking up of children, on the basis that a passing lane is provided and line-marked to be kept clear of standing vehicles at all times.	n/a	n/a	VAN
Club	Unlicensed clubrooms: 1 space per 45m2 of GFA. Licensed clubrooms: 1 space per 15m ² of GFA.	1 space per 4 employees.	n/a	Licensed and equal or greater than 1500m ² : RCV Other: VAN
Community care centre	1 space per 20m ² of GFA.	A minimum of 1 space.	n/a	RCV
Community residence	A minimum of 2 spaces.	A minimum of 1 space.	n/a	VAN
Community use	1 space per 15m ² GFA.	1 space per 100m2 of GFA.	n/a	RCV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Dual occupancy	A minimum of 2 spaces per dwelling unit which may be in tandem with a minimum of 1 covered space per dwelling unit.	n/a	n/a	n/a
Dwelling house	A minimum of 2 spaces which may be in tandem plus 1 space for a secondary dwelling	n/a	n/a	n/a
Dwelling unit	1.5 spaces per one or two bedroom unit; or 2 spaces per three bedroom unit.	n/a	n/a	n/a
Educational establishment	Primary school or secondary schools: 1 car space per 2 staff members, plus provision of space to be used for setting down and picking up of students. Tertiary and further education: 1 car space per 2 staff members, plus 1 car space per 10 students, plus provision of space to be used for setting down and picking up of students.	Primary school or secondary schools: 1 space per 5 students over year 4. Tertiary and further education: 2 spaces per 50 full time students.	Required for all educational establishments with a GFA greater than 2000m ² .	RCV
Food and drink outlet	1 space per 25m ² GFA and outdoor dining area. or If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA, and outdoor dining area.	1 space per 100m ² of GFA, and outdoor dining area.	n/a	See Table Error! No text of specified style in documentd
Function facility	1 space per 15m ² GFA.	1 space per 100m ² of GFA.	n/a	RCV
Funeral parlour	1 space per 15m ² GFA.	n/a	n/a	RCV
Garden centre	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Hardware and trade supplies	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Health care services	1 space per 20m2 of GFA.	1 space per 100m ² of GFA.	Required for all health care services with a GFA greater than 2000m ² .	VAN
High impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Home based business	The parking required for the dwelling house, plus 1 space per bedroom where the Home based business involves the provision of accommodation; or 1 space per 25m ² GFA for any other Home Based Business.	n/a	n/a	n/a
Hospital	The greater of 1 space per 2 bedrooms or 1 space per 4 beds; plus 1 car space for ambulance parking, designated accordingly.	1 space per 100m ² of GFA.	Required for all hospitals with a GFA greater than 2000m ² .	RCV
Hotel	1 space per 10m2 GFA and licensed outdoor area; plus For 1 space per 50m² GFA of floor area of liquor barn or bulk liquor sales area; plus, if a drive in bottle shop is provided, queuing lane/s on site for 12 vehicles. Note - Use standard for any Short Term Accommodation for hotel accommodation use.	1 space per 100m ² of GFA.	n/a	LRV
Indoor sport and recreation	Squash court or another court game: 4 spaces per court. Basketball, netball, soccer, cricket: 25 spaces per court / pitch. Ten pin bowling: 3 spaces per bowling lane. Gymnasium: 1 space per 15m² of GFA.	1 space per 4 employees.	n/a	RCV
Low impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
Marine industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Medium impact industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Multiple dwelling	If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1 car space per dwelling unit. If outside Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie Local plan: 1.5 car spaces per dwelling unit In all cases 60% of the car parking area is to be covered.	1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.	n/a	RCV (over 10 units)
Office	1 space per 25m ² of GFA or If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA	1 space per 200m ² GFA	Required for all office development with a GFA greater than 2000m ² .	See Table Error! No text of specified style in documente
Outdoor sales	1 space per 50m ² GFA and outdoor display area	1 space per 200m ² of GFA.	n/a	AV
Outdoor sport and recreation	Coursing, horse racing, pacing, trotting: 1 space per 5 seated spectators, plus 1 space per 5m² of other spectator areas. Football: 50 spaces per field. Lawn bowls: 30 spaces per green.	Football: 5 space per field. Lawn bowls: 5 spaces per green. Swimming pool: 1 space per swimming lane.	n/a	RCV
	Swimming pool: 15 spaces; plus	Tennis court or other court game:		

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

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	plus 1 visitor space per 5 dwelling units; plus 1 visitor car space per 10 hostel units, nursing home or similar beds, plus 1 car space per 2 staff members; plus 1 car parking space for ambulance parking.			
Sales office	A minimum of 1 space.	n/a	n/a	n/a
Service industry	1 space per 90m ² of GFA.	n/a	n/a	SRV
Service station	1 space per 25m ² of GFA	n/a	n/a	AV
Shop	1 space per 25m ² of GFA. or If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 100m ² of GFA.	Required for all shops with a GFA greater than 2000m ² .	See Table Error! No text of specified style in documentd
Shopping centre	1 space per 25m ² of GFA. or If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan or if with Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m ² of GFA.	1 space per 200m ² GFA.	Required for all shopping centres with a GFA greater than 2000m ² .	See Table Error! No text of specified style in documentd
Short term accommodation	If within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan: 0.5 car spaces per dwelling unit. If outside Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie local plan: For up to 5 units: 1 car space per dwelling unit, plus 1 space for visitors and 1 service/staff spaces. For 5 – 10 units: 1 car space per dwelling unit, plus 2 spaces for visitors and 1 service/staff spaces.	1 space per 10 rooms	n/a	SRV

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
	For over 10 units: 0.75 car spaces per dwelling unit, plus 3 spaces for visitors and 2 service/staff parking for the first 10 units and 0.5 additional service/staff space per 10 units, there-above. In all cases 60% of the car parking area is to be			
	covered. Note: Where Short term accommodation is to be inter-changeable with a Multiple dwelling land use, multiple dwelling parking rates apply.			
Showroom	1 space per 50m ² GFA.	1 space per 200m ² GFA.	n/a	AV
Special industry	1 space per 90m ² of GFA.	n/a	n/a	AV
Tourist park	1 car space per caravan site, tent site or cabin; plus 1 visitor car space per 10 caravan sites, tent sites or cabins; plus 1 car space for an on-site manager.	n/a	n/a	LRV
Theatre	Indoor: 1 space per 15m² of GFA. Outdoor cinema: 1 space per 5m² of designated viewing area, plus 1 car space per 2 employees.	1 space per 200m ² GFA.	n/a	VAN
Veterinary services	1 space per 50m ² of GFA.	n/a	n/a	VAN
Warehouse	1 space per 90m ² of GFA.	n/a	n/a	Where self-storage: RCV Other: AV
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number		To be determined

Land use	Minimum number of ordinary vehicle parking spaces	Minimum number of bicycle spaces	End of trip facilities	Minimum standard design service vehicle (refer to Table 9.4.1.3c)
		of vehicles likely to be parked at any one time.		

Table Error! No text of specified style in document..c – Design vehicles

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

Table Error! No text of specified style in document..d – Standard number of service bays required for Food and drink outlet, Shop or Shopping centre

Gross floor area (m²)	Service bays required			
	VAN	SRV	MRV	LRV
0-199	-	1	-	-
200 – 599	1	-	1	-
600 – 999	1	1	1	-
1000 – 1499	2	1	1	-
1500 – 1999	2	2	1	-
2000 – 2799	2	2	2	-
2800 – 3599	2	2	2	1
3600 and over	To be determined via a parking study.			

Table Error! No text of specified style in document..e – Standard number of service bays required for Office

Gross floor area (m²)	Service bays required			
	VAN	SRV	MRV	LRV
0-999	-	1	-	-
1000 – 2499	1	-	1	-
2500 – 3999	2	1	1	-
4000 – 5999	3	1	1	-
6000 – 7999	4	1	1	-
8000 – 9999	4	2	1	-
10000 and over		To be determined via a parking study.		

Environmental performance code

Application

- (1) This code applies to assessing:
 - (a) building work for outdoor lighting;
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where the code is identified in the assessment criteria column of a table of assessment; or
 - (ii) impact assessable development, to the extent relevant.

Note – Where for the purpose of lighting a tennis court in a Residential zone, a compliance statement prepared by a suitably qualified person must be submitted to Council with the development application for building work.

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

Purpose

- (1) The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;
 - (b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;
 - (c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;
 - (d) development contributes to the removal and ongoing management of weed species.

Criteria for assessment

Table Error! No text of specified style in document..a – Environmental performance code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
Lighting		
PO1	AO1.1	N/A

Performance outcomes	Acceptable outcomes	Applicant response
Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	
	AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	N/A
	AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	N/A
Noise		
PO2 Potential noise generated from the development is avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or AO2.2 Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses. AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more	Proposal complies. N/A
	of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building;	

Performance outcomes	Acceptable outcomes	Applicant response
	 (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping. Editor's note - The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided. 	
Airborne particles and other emissions		
PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO3.1 Development does not involve activities that will result in airborne particles or emissions being generated; or AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance. Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities. Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion. The Environmental Protection (Air) Policy 2008, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.	Proposal complies.
Odours		

Performance outcomes	Acceptable outcomes	Applicant response
PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO4.1 The development does not involve activities that create odorous emissions; or AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	Proposal complies.
Waste and recyclable material storage		
Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals. AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments.	N/A
	environments. Editor's note - the <i>Environmental Protection (Waste Management) Policy 2008</i> provides guidance on the design of	

Performance outcomes	Acceptable outcomes	Applicant response
	waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.	
Sensitive land use activities		
PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.	AO6.1 Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area; or AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	N/A
Stormwater quality		
PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to: (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance;	AO7.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge. AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities.	N/A Proposal complies.
(d) site management and control measures.	AO7.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i> . 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.	
Pest plants (for material change of use on vacant	land over 1,000m²)	
PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites. Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.	AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices; or AO8.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks. Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	N/A

Hillslopes overlay code

Application

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

Purpose

- (1) The purpose of the Hillslopes overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
 - (ii) Theme 2 Environment and landscape values: Element 3.5.5 Scenic amenity.
 - (b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development on hillslopes is safe, serviceable and accessible;
 - (b) the ecological values, landscape character and visual quality of the hillslopes are protected from development so as to retain the scenic backdrop to the region;
 - (c) Development on hillslopes is appropriate, having regard to the topographic constraints and environmental characteristics of the land;
 - (d) Development responds to the constraints of the site including gradient and slope stability;
 - (e) Works do not involve complex engineering solutions.

Criteria for assessment

Table Error! No text of specified style in document..a - Hillslopes overlay code -assessable development

Performance outcomes	Acceptable outcomes	Applicant response	
For self-assessable development			

Performance outcomes	Acceptable outcomes	Applicant response
PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO1.1 Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.	The application does not propose any physical development within the mapped hillslopes area.
For assessable development		

PO₂

The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.

AO2.1

Development does not occur on land with a gradient in excess of 1 in 6 (16.6%)

or

AO2.2

Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.

AO2.3

Access ways and driveways are:

- (a) constructed with surface materials that blend with the surrounding environment;
- (b) landscaped with dense planting to minimise the visual impact of the construction;
- (c) provided with erosion control measures immediately after construction.

AO2.4

The clearing or disturbance of vegetation is limited to clearing and disturbance that:

- (a) is necessary for the construction of driveways;
- (b) is necessary to contain the proposed development;
- (c) minimises canopy clearing or disturbance;
- (d) minimises riparian clearing or disturbance.

AO2.5

On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).

The application does not propose any physical development within the mapped hillslopes area.

Performance outcomes	Acceptable outcomes	Applicant response
	AO2.6 Development does not alter the sky line.	
	AO2.7 Buildings and structures: (a) are finished predominantly in the following exterior colours or surfaces: (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (b) are not finished in the following exterior colours or surfaces: (i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (ii) reflective surfaces.	
	AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features.	
	AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.	
	AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land:	

Performance outcomes	Acceptable outcomes	Applicant response
	(a) with a gradient of 1 in 6 (16.6%) or more;(b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks.	
PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions.	 AO3 Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot. 	The application does not propose any physical development within the mapped hillslopes area.
Lot reconfiguration		
PO4 For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.	AO4.1 The frontage and depth of all lots is of sufficient width to: (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve. AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the	The application does not propose any physical development within the mapped hillslopes area.

Performance outcomes	Acceptable outcomes	Applicant response
	balance left in its natural state to the greatest extent possible.	
	Note – The size of rectangular areas is outlined within each zone code.	
	AO4.3 Development does not alter ridgelines.	
	AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	

Infrastructure works code

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.

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.

Criteria for assessment

Table Error! No text of specified style in document..a - Infrastructure works code -assessable development

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

Performance outcomes	Acceptable outcomes	Applicant response
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.	N/A
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	N/A
	AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	N/A
	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 Error! No text of specified style in documenta provides guidance on meeting the outcomes.	N/A
	AO1.5	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of	AO2.1 Accessibility structures are not located within the road reserve.	N/A
footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities	AO2.2 Accessibility structures are designed in accordance with AS1428.3.	N/A
and include ramps and lifts.	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.	N/A
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;	Proposal is capable of complying.
	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	N/A

Acceptable outcomes	Applicant response
swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	
AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the Environmental Protection Policy (Water) 1997 and the proposed on site effluent disposal system is designed in accordance with the Plumbing and Drainage Act (2002).	Proposal is capable of complying at the time of establishment of any additional dwelling.
AO5.1 A connection is provided from the premises to Council's drainage system; or	N/A
	swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive. AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the Environmental Protection Policy (Water) 1997 and the proposed on site effluent disposal system is designed in accordance with the Plumbing and Drainage Act (2002). AO5.1 A connection is provided from the premises to Council's drainage system;

Performance outcomes	Acceptable outcomes	Applicant response
(c) maintaining waterway hydrology.	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 A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table Error! No text of specified style in documentb and Table Error! No text of specified style in documentc, 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;	N/A
	(d) rainfall erosivity. AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	N/A
	AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table Error! No text of specified style in documentb and Table Error! No text of specified style in documentc, including management of frequent flows, peak flows, and construction phase hydrological impacts.	

Performance outcomes	Acceptable outcomes	Applicant response
	Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i> .	
	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.	N/A
	 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. 	N/A
	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	N/A

Performance outcomes	Acceptable outcomes	Applicant response
	(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 drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat.	N/A
	AO6.5 The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	N/A
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	N/A
	AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	N/A
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site:	AO7.1 A wastewater management plan is prepared and addresses:	N/A

Performance outcomes	Acceptable outcomes	Applicant response	
 (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. 	 (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. AO7.3 Wastewater discharge is managed to avoid or	N/A	
	minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms. AO7.4 Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release;	N/A	

Performance outcomes	Acceptable outcomes	Applicant response
	 (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method. 	
Electricity supply		
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;	Proposal is capable of complying.
	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.	
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.	N/A
	AO9.2	N/A

formance outcomes Acceptable outcomes		Applicant response	
	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.		
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. Proposal is capable of complying.		
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.	Proposal is capable of complying.	
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.	N/A	

Performance outcomes	Acceptable outcomes	Applicant response			
Alterations and repairs to public utility services	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.	Proposal is capable of complying.			
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.	Proposal is capable of complying.			
Construction management					
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	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.	N/A			
PO16	AO16	Proposal is capable of complying.			

Performance outcomes	Acceptable outcomes	Applicant response	
Existing infrastructure is not damaged by construction activities.	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 Statecontrolled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.		
For assessable development			
High speed telecommunication infrastructure			
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	AO17 No acceptable outcomes are prescribed.	N/A	
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.	N/A	
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.	N/A	
	AO19.2	N/A	

Performance outcomes	Acceptable outcomes	Applicant response
	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.	
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.	N/A

Table Error! No text of specified style in document..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: (vi) Disturbed open area for <12 months – 1 in 2 year ARI event; (vii) Disturbed open area for 12-24 months – 1 in 5 year ARI event; (viii) 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	(a) Determine appropriate sediment control measures using: (i) potential soil loss rate; or	

Issue	Design objectives	
(sediment control measures, design storm for sediment control basins, Sediment basin dewatering)	 (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 Error! No text of specified style in document..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 (2) 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 Error! No text of specified style in document..a – New footpath sections

