## DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 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.

All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Note: Assessment Rules (DA Rules).

#### 1) Applicant details NCAA Holdings Pty Ltd A.C.N. 602295401 Applicant name(s) (individual or company full name) Contact name (only applicable for companies) c/- RPS Australia East Pty Ltd Postal address (P.O. Box or street address) PO Box 1949 Suburb Cairns State QLD Postcode 4870 Country Australia Contact number 07 4276 1017 Email address (non-mandatory) Patrick.Clifton@rpsgroup.com.au 0499 557 621 Mobile number (non-mandatory)

PR151319

## PART 1 – APPLICANT DETAILS

#### 2) Owner's consent

Fax number (non-mandatory)

Applicant's reference number(s) (if applicable)

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

 $\boxtimes$  No – proceed to 3)



## PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable) <b>Note</b> : 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> <u>Forms Guide: Relevant plans</u> .							
3.1) St	3.1) Street address and lot on plan						
				(all lots must be liste			
				for an adjoining e.g. jetty, pontoon. A			premises (appropriate for development in
	Unit No.	Street	No. St	treet Name and	Туре		Suburb
a)		59-61	AI	Ichera Drive			Mossman
<i>a)</i>	Postcode	Lot No	. Pl	lan Type and Nu	ımber (e.g	. RP, SP)	Local Government Area(s)
	4873	2	R	RP709581			Douglas Shire Council
	Unit No.	Street	No. St	treet Name and	Туре		Suburb
b)							
b)	Postcode	Lot No	. Pl	lan Type and Nu	umber (e.g	. RP, SP)	Local Government Area(s)
е.	oordinates o g. channel drec lace each set o	lging in M	oreton Bay)		ent in remote	areas, over part of a	a lot or in water not adjoining or adjacent to land
				itude and latitud	le		
Longit		·	Latitude(	•	Datum		Local Government Area(s) (if applicable)
3-	(-)		(	- /	□ WGS	84	
					GDA		
					Othe	r:	
	ordinates of	premise	es by east	ting and northing	]	·	
Eastin	g(s)	Northi	ng(s)	Zone Ref.	Datum		Local Government Area(s) (if applicable)
				54	WGS	84	
				55	🗌 GDA	94	
				56	Othe	r:	
3.3) Ao	dditional pre	mises					
						cation and the d	etails of these premises have been
		chedule	to this de	evelopment appli	cation		
No No	t required						
1) Ider	tify any of t	na follov	ving that a	apply to the pren	nicoc and	provide any rele	vant dotails
				r watercourse or			
			-			le all aquilei	
Name of water body, watercourse or aquifer:							
On strategic port land under the <i>Transport Infrastructure Act 1994</i>							
Lot on plan description of strategic port land:							
	Name of port authority for the lot:						
	In a tidal area Name of local government for the tidal area ( <i>if applicable</i> ):						
	-				able):		
	Name of port authority for tidal area ( <i>if applicable</i> ):         On airport land under the Airport Assets (Restructuring and Disposal) Act 2008						
	-	under ti	ne Airport	t Assets (Restru	cturing an	a Disposal) Act 2	2008
Name	Name of airport:						

Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994			
EMR site identification:			
Listed on the Contaminated Land Register (CLR) under the Environmental Protection Act 1994			
CLR site identification:			

### 5) Are there any existing easements over the premises?

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

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

🛛 No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? (tick only one box)
☐ Material change of use
b) What is the approval type? (tick only one box)
Development permit Preliminary approval Preliminary approval that includes a variation approva
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):
Reconfiguration of 1 into 9 lots and creation of access easement.
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 quide:</u> <u>Relevant plans</u> .
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 approva
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> <u>Relevant plans</u> .
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

7) Does the proposed development application involve any of the following?				
Material change of use	Yes – complete division 1 if assessable against a local planning instrument			
Reconfiguring a lot	$\boxtimes$ Yes – complete division 2			
Operational work	Yes – complete division 3			
Building work	Yes – complete DA Form 2 – Building work details			

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use					
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) ( <i>if applicable</i> )		
8.2) Does the proposed use involve the u	use of existing buildings on the premises?				
🗌 Yes					
□ No					

### Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?					
One					
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)					
Subdivision (complete 10))	Dividing land into parts by agreement (complete 11))				
Boundary realignment (complete 12))	Creating or changing an easement giving access to a lot from a constructed road (complete 13))				

10) Subdivision				
10.1) For this development, how	many lots are being	g created and what	is the intended use	of those lots:
Intended use of lots created Residential 0		Commercial	Industrial	Other, please specify:
Number of lots created	9			
10.2) Will the subdivision be stag				
Yes – provide additional deta	ils below			
No				
How many stages will the works				
What stage(s) will this developm apply to?				

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

12) Boundary realignment				
12.1) What are the current a	and proposed areas for each lo	t comprising the premises?		
Curre	ent lot	Proposed lot		
Lot on plan description Area (m <sup>2</sup> )		Lot on plan description	Area (m <sup>2</sup> )	
12.2) What is the reason for the boundary realignment?				

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)					
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement	
Proposed	7.6 metres	141.75	Access and Servicing	Proposed lots 2-9	

### Division 3 – Operational work

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

14.1) What is the nature of the operational work?				
Road work	Stormwater	Water infrastructure		
Drainage work	Earthworks	Sewage infrastructure		
Landscaping	🗌 Signage	Clearing vegetation		
Other – please specify:				
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)				
Yes – specify number of new lot	s:			
No				
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)				
\$				

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Cassowary Coast Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
Yes – a copy of the decision notice is attached to this development application
The local government is taken to have agreed to the superseded planning scheme request – relevant documents
attached
🖾 No

## PART 5 – REFERRAL DETAILS

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

Heritage places – Local heritage places

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

Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The Chief Executive of the holder of the licence, if not an individual
- The holder of the licence, if the holder of the licence is an individual

Infrastructure-related referrals - Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

Ports – Brisbane core port land

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

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

Ports – Strategic port land

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

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

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

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

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

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

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

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

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

 $\Box$  Yes – referral response(s) received and listed below are attached to this development application  $\boxtimes$  No

Referral requirement	Referral agency	Date of referral response

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

## PART 6 – INFORMATION REQUEST

#### 19) Information request under 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)				
$\Box$ Yes – provide details below or include details in a schedule to this development application $\boxtimes$ No				
List of approval/development application references	Reference number	Date	Assessment manager	
Approval     Development application				
Approval     Development application				

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)			
Yes – a copy of the receipte	ed QLeave form is attached to this devel	lopment application	
<ul> <li>No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid</li> <li>Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)</li> </ul>			
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)	
\$			

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

 $\Box$  Yes – show cause or enforcement notice is attached  $\boxtimes$  No

### 23) Further legislative requirements

**Environmentally relevant activities** 

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

Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below					
<b>Note:</b> Application for an environment	No Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at <u>www.gld.gov.au</u> . An ERA				
requires an environmental authority	to operate. See <u>www.business.qld.gc</u>	ov.au for further information.			
Proposed ERA number:		Proposed ERA threshold:			
Proposed ERA name:					
Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.					
Hazardous chemical facilities					
23.2) Is this development application for a hazardous chemical facility?					
Yes – Form 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 <b>clearing native vegetation</b> 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> ?
<ul> <li>Yes – this development application includes written confirmation from the chief executive of the Vegetation Management Act 1999 (s22A determination)</li> </ul>
<ul> <li>No</li> <li>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.</li> <li>2. See <u>https://www.qld.gov.au/environment/land/vegetation/applying</u> for further information on how to obtain a s22A determination.</li> </ul>
Environmental offsets
23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a <b>prescribed environmental matter</b> under the <i>Environmental Offsets Act 2014</i> ?
<ul> <li>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</li> <li>No</li> </ul>
<b>Note</b> : The environmental offset section of the Queensland Government's website can be accessed at <u>www.qld.gov.au</u> 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?
<ul> <li>Yes – the development application involves premises in the koala habitat area in the koala priority area</li> <li>Yes – the development application involves premises in the koala habitat area outside the koala priority area</li> </ul>
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 <a href="http://www.des.gld.gov.au">www.des.gld.gov.au</a> 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.gld.gov.au for further information.
DA templates are available from <u>https://planning.dsdmip.gld.gov.au/</u> . If the development application involves:
• Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
<ul> <li>Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2</li> <li>Taking overland flow water: complete DA Form 1 Template 3.</li> </ul>
Waterway barrier works
<ul><li>23.7) Does this application involve waterway barrier works?</li><li>Yes – the relevant template is completed and attached to this development application</li></ul>
$\square$ The relevant template is completed and attached to this development application $\square$ No
DA templates are available from <u>https://planning.dsdmip.qld.gov.au/</u> . 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 <u>www.daf.gld.gov.au</u> for further information.

Quarry materials from a wat	ercourse or lake		
23.9) Does this development under the <i>Water Act 2000?</i>	application involve the <b>remo</b>	val of quarry materials from	a watercourse or lake
Yes – I acknowledge that a No Note: Contact the Department of Nat			
information.	arar riossaross, nines ana Energy i	<u></u>	<u>an conquiger au</u> for failter
Quarry materials from land	under tidal waters		
23.10) Does this development under the <i>Coastal Protection</i>		oval of quarry materials from	n land under tidal water
No		otice must be obtained prior t	o commencing development
Note: Contact the Department of Env	vironment and Science at <u>www.des.</u>	<u>qld.gov.au</u> for further information.	
<u>Referable dams</u>			
23.11) Does this developmen section 343 of the <i>Water Sup</i>	oly (Safety and Reliability) Ad	ct 2008 (the Water Supply Act	;)? <sup>`</sup>
<ul> <li>Yes – the 'Notice Acceptin Supply Act is attached to the No</li> </ul>	g a Failure Impact Assessme his development application	ent' from the chief executive a	dministering the Water
Note: See guidance materials at www	<u>w.dnrme.qld.gov.au</u> for further inforr	nation.	
Tidal work or development	within a coastal manageme	ent district	
23.12) Does this development	t application involve <b>tidal wo</b>	ork or development in a coas	stal management district?
if application involves pro	al meets the code for assess	pplication: sable development that is pre	scribed tidal work (only required
No Note: See guidance materials at www	v des ald aov au for further informat	tion	
Queensland and local herita			
23.13) Does this development heritage register or on a place	t application propose develop		
<ul> <li>Yes – details of the heritag</li> <li>No</li> </ul>			
Note: See guidance materials at www	<u>v.des.qld.gov.au</u> for information req	<u> </u>	Queensland heritage places.
Name of the heritage place:		Place ID:	
<u>Brothels</u>			
23.14) Does this development	application involve a <b>mater</b>	ial change of use for a broth	nel?
<ul> <li>Yes – this development ap application for a brothel un</li> <li>No</li> </ul>	plication demonstrates how ider Schedule 3 of the <i>Prosti</i>		or a development
Decision under section 62 c	of the Transport Infrastruct	ure Act 1994	
23.15) Does this developmen			ntrolled road?
		for a decision under section 6 tion 75 of the <i>Transport Infras</i>	

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

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

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

🗌 No

Note: See guidance materials at <u>www.planning.dsdmip.qld.gov.au</u> for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note</i> : See the Planning Regulation 2017 for referral requirements	⊠ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2 –</u> <u>Building work details</u> have been completed and attached to this development application	☐ Yes ⊠ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <u>DA</u> Forms Guide: Planning Report Template.	⊠ Yes
Relevant plans of the development are attached to this development application <b>Note</b> : 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> .	🛛 Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes ⊠ Not applicable

### 25) Applicant declaration

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

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

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

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

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

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

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

Date received:	Reference numb	per(s):
Notification of enga	agement of alternative assessment man	ager
Prescribed assess	ment manager	
Name of chosen assessment manager		
Date chosen assessment manager engaged		
Contact number of chosen assessment manager		
Relevant licence n	umber(s) of chosen assessment	

manager

QLeave notification and pay Note: For completion by assessment			
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			



## 59-61 ALCHERA DRIVE, MOSSMAN - RECONFIGURING A LOT (1 INTO 9)

**Town Planning Report** 



#### REPORT

Document status					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
А	Draft for Client Review	Patrick Clifton	Patrick Clifton	Patrick Clifton	11/03/2022
В	Application Submission	Patrick Clifton	Patrick Clifton	Patrick Clifton	16/03/2022

**Approval for issue** 

Patrick Clifton

16 March 2022

This report was prepared by RPS within the terms of RPS' engagement with its client and in direct response to a scope of services. This report is supplied for the sole and specific purpose for use by RPS' client. The report does not account for any changes relating the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

Prepared by:

Prepared for:

RPS

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NCAA Holdings Pty Ltd as trustee for NCAA IP Trust

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## SUMMARY

### Table 1: Summary

Details				
Site Address:	59-61 Alchera Drive, Mo	ossman		
Real Property Description:	Lot 2 RP709581	Lot 2 RP709581		
Site Area:	8,094m <sup>2</sup>			
Regional Plan Land Use Designation:	Urban Footprint			
Zone:	Low Density Residentia	l Zone		
Neighbourhood Plan:	Mossman Local Plan (n	o precinct)		
Owner(s):	NCAA Holdings Pty Ltd			
Proposal				
Brief Description/ Purpose of Proposal	Reconfiguring a Lot (1 in	nto 9)		
Application Details				
Aspect of Development	Preliminary appro	oval	Development permit	
Material change of use				
Building Work				
Operational Work				
Reconfiguration of a Lot			$\boxtimes$	
Assessment Category	⊠ Code		□ Impact	
Public Notification	⊠ No			
Superseded Planning Scheme Application	□ Yes		⊠ No	
Referral Agencies				
Agency	Concurrence	Advice	Pre-lodgement response	
State Assessment and Referral Agency (Department of Transport and Main Roads)			🗆 Yes 🛛 No	
Other				
Applicant contact person	Patrick Clifton Principal Planner D: +61 7 42761017 E: Patrick.clifton@rps	group.com.au		

## 1 INTRODUCTION

RPS has been engaged by NCAA Holdings Pty Ltd to seek Development Permit for Reconfiguring a lot (1 into 9) and access easement(s) located at 59-61 Alchera Drive, Mossman, and described as Lot 2 on RP709581. The site has an area of 8,094m<sup>2</sup> and has frontage to Alchera Drive of approximately 37 metres

The site is currently developed with a single Dwelling House and domestic outbuildings, located towards the frontage of the site. The balance of the site is undeveloped and contains a stand of mature vegetation, immediately to the west of the Dwelling House and adjacent the rear (western boundary), which contains a waterway corridor. To the north the site adjoins the Mossman Cemetery and to the south the land has been developed with Dwelling Houses. To the west the site adjoins a water way corridor with land further to the west currently under cultivation for sugar cane.

The site is within the Douglas Shire Council area and under the Douglas Shire Council Planning Scheme 2018 the site has the following designations/classifications:

- Zone Low Density Residential Zone;
- Local Plan Mossman Local Plan;
- Overlays:
  - o Acid Sulfate Soils (5m 20m AHD); and,
  - Natural Areas (MSES Regulated Vegetation, MSES Wildlife Habitat, MSES Regulated Vegetation Intersecting a watercourse).

In accordance with the Tables of Assessment, Reconfiguring a Lot requires a Code Assessable application to be submitted to Council for approval. In addition, the site has frontage to a state-controlled Road and, in accordance with the *Planning Regulation 2017*, the application will require referral to the State Assessment and Referral Agency for consideration of state-controlled road matters.

As a code assessable application, the Assessment Manager and Referral Agency are only able to consider the matters contained in the relevant Assessment Benchmarks. This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against these benchmarks.

Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

## 2 SITE DETAILS

## 2.1 Site Particulars

Key details of the subject site are as follows:

### Table 2: Site Particulars

Site Particulars		
Site Address	59-61 Alchera Drive, Mossman	
Real Property Description	Lot 2 on RP709581	
Site Area	8,094m <sup>2</sup>	
Landowner(s)	NCAA Holdings Pty Ltd	

The site location and its extent are shown in **Figure 1** below.

Certificate/s of title confirming site ownership details are included at Appendix A.



Figure 1 Site Location

Source: Queensland Globe

## 2.2 Planning Context

The planning context of the site includes the following:

### Table 3: Planning Context

Instrument	Designation
State Planning Policy Mapping	
Environment and Heritage	MSES - Wildlife habitat (endangered or vulnerable) MSES - Regulated vegetation (category B)

### REPORT

Instrument	Designation		
	MSES - Regulated vegetation (category R)		
	MSES - Regulated vegetation (essential habitat)		
	MSES - Regulated vegetation (intersecting a watercourse)		
Safety and Resilience to Hazards	Flood hazard area - Level 1 - Queensland floodplain assessment overlay		
Infrastructure	State-controlled road (Alchera Drive)		
State Development Assessment	Mapping System		
Fish Habitat Areas	Queensland waterways for waterway barrier works - Moderate		
Native Vegetation Clearing	Category B on the regulated vegetation management map		
	Category R on the regulated vegetation management map		
	Category X on the regulated vegetation management map		
	Category A or B area containing of concern regional ecosystems		
	Essential habitat		
State Transport	Area within 25m of a State-controlled road		
Far North Queensland Regional I	- Plan 2009-2031		
Regional Plan designation	Urban Footprint		
Douglas Shire Council Planning	Scheme 2018		
Strategic framework designation	Urban Area		
Zoning	Low Density Residential Zone		
Local Plan	Mossman Local Plan		
Overlays	Acid Sulfate Soils (5-20m AHD);		
Natural Areas:			
	<ul> <li>MSES - Regulated Vegetation (Intersecting a Watercourse)</li> </ul>		
	<ul> <li>MSES - Wildlife Habitat</li> </ul>		
	<ul> <li>MSES - Regulated Vegetation</li> </ul>		
	Transport Network.		

### REPORT

Zoning of the subject site and surrounding lands is shown on **Figure 2** 



Figure 2 Zoning

Source: Douglas Shire Council Planning Scheme 2018

## 2.3 Site Characteristics

Site inspection and searches of local and state government records indicate that key site characteristics include:

### **Table 4: Site Characteristics**

Site Features	Details
Existing use of site	Dwelling House and Domestic Outbuildings
Vegetation	Existing mature vegetation to the site frontage and within the riparian corridor to the rear.
Road Frontages and Length	Approx. 37 metres
Services	All Urban Services are available to the site

### 2.4 Surrounding Land Uses

Immediately surrounding land uses comprise the following.

### Table 5: Surrounding Uses

Direction	Commentary
North	Mossman Cemetery
East	Alchera Drive (State-controlled road) and Dwelling Houses
South	Dwelling houses
West	Riparian corridor and land under cultivation for sugar cane

## 3 PROPOSAL

## 3.1 Overview

It is proposed to reconfigure the site to contain 9 Low Density Residential lots. The lots would have their long axis on a north south orientation and would face the Mossman Cemetery. Access to the proposed lots would be provided by a series of reciprocal easements along the northern side boundary, which would also contain the required services. Lot 1 would retain the existing dwelling house and would have frontage to Alchera Drive. The largest proposed lot, proposed Lot 9, would be to the rear of the site and would contain the existing vegetation associated with the waterway corridor. This would also contain a drainage easement in favour of lots to the east to facilitate the maintenance of natural stormwater flows to the waterway to the rear of the site. The location of this easement would be determined at the operational works stage and confirmed as part of the plan endorsement process.

Proposal plans are included at Appendix B.

The detail of the proposal is discussed further below.

## 3.2 Development Yield

The proposal comprises

### **Table 6: Development Summary**

Proposed Lot	Area (m <sup>2</sup> )	Frontage (m)
1	952	36.63
2	600	0
3	636	0
4	601	0
5	601	0
6	601	0
7	601	0
8	601	0
9	2,901	0

### 3.3 Civil Services & Engineering

The proposed development is the subject of an engineering assessment that considered the following elements:

- Site Grading;
- Traffic and Access;
- Stormwater and Flooding;
- Water Supply;
- Wastewater Disposal; and,
- Electricity and Telecommunication.

The assessment has concluded that the development can be serviced in accordance with the relevant requirements and guidelines and that the application is suitable for approval subject to reasonable and relevant conditions.

A civil services report, prepared by 5KF and dated 8 March 202 is attached at Appendix C.

## 4 LEGISLATIVE REQUIREMENTS

## 4.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is the Douglas Shire Council.

## 4.2 Categories of Assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

### **Table 7: Categories of Assessment**

Aspect of development	Categorising instrument	Category of assessment
Development Permit for Reconfiguring a Lot	Douglas Shire Council Planning Scheme 2018, Table 5.6.f – Low density residential zone	Code Assessment

## 4.3 Referrals

In accordance with Schedule 1) of the *Planning Regulation 2017*, the follow referrals apply.

### Table 8: Schedule 10 Referral Matters

Schedule 10	Referral topic and reason	Referral Agency
10.9.4.2.1	Reconfiguring a lot near a State transport corridor	State Assessment and Referral Agency (Department of Transport and Main Roads)

### 4.4 **Public Notification**

This application does not require public notification as it is subject to Code Assessment.

## 5 STATUTORY PLANNING ASSESSMENT

## 5.1 Overview

As the application is subject to code assessment, the assessment benchmarks, and the matters the assessment manager can only have regard to, are those identified in section 45(3) of the *Planning Act 2016* and sections 26 and 27 of the *Planning Regulation 2017*.

This section provides an assessment of the application against relevant assessment benchmarks.

## 5.2 State and Regional Assessment Benchmarks

### 5.2.1 State Planning Policy

The *Planning Regulation 2017* at Section 26(2)(a)(ii) requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified in the planning scheme as being appropriately integrated into the planning scheme.

It has been determined by the minister that the State Planning Policy has been appropriately integrated into the Douglas Shire Planning Scheme 2018 and, on that basis, no further assessment is required.

### 5.2.2 Regional Plan

The *Planning Regulation 2017* at Section 26(2)(a)(i) requires the assessment manager to assess the application against the assessment benchmarks stated in the regional plan, to the extent the Regional Plan is not identified in the planning scheme as being appropriately integrated into the planning scheme.

Consistent with the State Planning Policy, the Douglas Shire Council Planning Scheme has been identified as appropriately advancing the Regional Plan and therefore no further assessment is required.

### 5.2.3 Development Assessment under Schedules 10 (SDAP)

Schedule 10 of the Planning Regulation 2017 identify the matters that the assessment manager and/or referral agency assessment must have regard to.

The State Development Assessment Provisions (SDAP) nominate applicable State Codes based on the referral triggers. The State Codes applicable to the proposal are identified in the table below.

### **Table 9 Relevant SDAP State Codes**

Schedule 10	Referral Topic	State Code
10.9.4.2.1	Infrastructure-related referrals Reconfiguring a lot near a State- controlled road	State code 1 – Development in a state-controlled road environment

A response to the State Code is included in Appendix D

### 5.3 Local Authority Assessment Benchmarks

This application is to be assessed against the relevant Assessment Benchmarks contained in the Douglas Shire Council Planning Scheme 2018. The assessment benchmarks applicable under the Planning Scheme are addressed below.

### 5.3.1 Codes

The planning scheme codes applicable to the proposal are identified below:

### **Table 10: Planning Scheme Code Responses**

Planning Scheme Codes	Applicability	Compliance
Zone and Neighbourhood Plan code	9S	
Low Density Residential Zone Code	Applies	Consideration is required in respect of Performance Outcome PO7 relating to road frontage. Refer below.
Mossman Local Plan Code	Applies	Complies with applicable Assessment Benchmarks.
Overlay Codes		
Acid Sulfate Soils Overlay Code	Applies	Complies with applicable Assessment Benchmarks.
Natural Areas Overlay Code	Applies	Complies with applicable Assessment Benchmarks.
Transport Network Overlay Code	Applies	Complies with applicable Assessment Benchmarks.
Development Codes		
Filling and Excavation Code	Not applicable	No filling or excavation is proposed as part of this application. Any earthworks would be undertaken at the Operational Works Stage.
Infrastructure Works Code	Applies	Complies or is able to comply with all applicable Assessment Benchmarks.
Landscaping Code	Not applicable	No landscaping is required or proposed as part of this application.
Reconfiguring a Lot Code	Applies	Consideration is required in respect of Performance Outcome PO7 relating to rear lots. Refer below.
Vegetation Management Code	Applies	Complies or able to comply with relevant Assessment Benchmarks.

### 5.4 Assessment Benchmark Compliance Assessment

### 5.4.1 Low Density Residential Zone Code

Performance Outcome PO7 of the Low Density Residential Zone Code states:

#### *P*07

#### New lots have a minimum road frontage of 15 metres.

The proposed development would result in 8 lots not having frontage to a road and would be accessed by access easement(s). Notwithstanding, the proposal is considered to represent the sustainable development of an existing serviced site within the urban area. It would provide for the development of the land for single detached dwelling houses on single lots with areas exceeding 600m<sup>2</sup>.

It would provide a suitable level of residential amenity by using existing development to buffer the impacts of the state-controlled road and manage traffic impacts by limiting the access to the state-controlled road to a single access.

The design of the development also facilitates the retention and preservation of the waterway corridor to the rear by providing a suitable area for the construction of a future dwelling that satisfies the required setbacks and does not require the removal of riparian vegetation.

### 5.4.2 Reconfiguring a Lot Code

Performance Outcome PO7 of the Reconfiguring a lot Code states:

### **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.

The associated Acceptable Outcome states:

### A07.1

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.

The proposed development would result in 8 lots being located to the rear of the road frontage lot, which exceeds that identified as accepted development.

Notwithstanding, the proposed development is considered to satisfy the Performance Outcome. It is considered to represent the sustainable development of an existing serviced site within the urban area. It would provide for the development of the land for single detached dwelling houses on single lots with areas exceeding 600m<sup>2</sup>, consistent with the intent of the Low Density Residential Zone. It would provide a suitable level of residential amenity by using existing development to buffer the impacts of the state-controlled road and manage traffic impacts by limiting the access to the state-controlled road to a single access. The design of the development also facilitates the retention and preservation of the waterway corridor to the rear by providing a suitable area for the construction of a future dwelling that satisfies the required setbacks and does not require the removal of riparian vegetation.

### 5.5 Infrastructure Charges

Infrastructure charges will apply to the development pursuant to the Planning Regulation and Council's Adopted Infrastructure Charges Resolution.

In accordance with the Councils Adopted Infrastructure Charges Resolution, the proposed development for 8 additional residential lots would attract an infrastructure charge of \$24,143.38 per lot or a total charge of \$193,147.04.

## 6 CONCLUSION

RPS has been engaged by NCAA Holdings Pty Ltd to seek Development Permit for Reconfiguring a lot (1 into 9) and access easement(s) located at 59-61 Alchera Drive, Mossman, and described as Lot 2 on RP709581. The site has an area of 8,094m<sup>2</sup> and has frontage to Alchera Drive of approximately 37 metres

The site is currently developed with a single Dwelling House and domestic outbuildings, located towards the frontage of the site. The balance of the site is undeveloped and contains a stand of mature vegetation, immediately to the west of the Dwelling House and adjacent the rear (western boundary), which contains a waterway corridor. To the north the site adjoins the Mossman Cemetery and to the south the land has been developed with Dwelling Houses. To the west the site adjoins a water way corridor with land further to the west currently under cultivation for sugar cane.

In accordance with the Tables of Assessment of the Douglas Shire Council Planning Scheme 2018, Reconfiguring a Lot requires a Code Assessable application to be submitted to Council for approval. As a code assessable application, the Assessment Manager and Referral Agency are only able to consider the matters contained in the relevant Assessment Benchmarks. The assessment, contained within this report, demonstrates that the proposal is able to satisfy the relevant Assessment Benchmarks and is therefore submitted for approval subject to reasonable and relevant conditions.

## Appendix A

**Certificate(S) of Title and Search Results** 



## **Current Title Search**

#### Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	20329112
Date Title Created:	22/07/1938
Previous Title:	20288159

TRUSTEE

### ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 709581 Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 720743569 22/04/2021

NCAA HOLDINGS PTY LTD A.C.N. 602 295 401 UNDER INSTRUMENT 720743569

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 20261164 (POR 2)

### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*



0

### 2018 Douglas Shire Council Planning Scheme Property Report

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

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

Visit Council's website to apply for an <u>official property search or certificate</u>, or contact the <u>Department of Natural Resources</u>, <u>Mines and Energy</u> to undertake a title search to ascertain how easements may affect a premise.

#### **Property Information**

Property Address Lot Plan 59-61 Alchera Drive MOSSMAN 2RP709581 (Freehold - 8094m<sup>2</sup>)



Selected Property

Easements

Land Parcels

Douglas Shire Planning Scheme 2018 version 1.0 The table below provides a summary of the Zones and Overlays that apply to the selected property.

D Zoning

Applicable Zone Low Density Residential

#### **More Information**

- <u>View Section 6.2.6 Low Density Residential Zone Code</u>
- <u>View Section 6.2.6 Low Density Residential Zone</u>
   <u>Compliance table</u>
- <u>View Section 6.2.6 Low Density Residential Zone</u>
   <u>Assessment table</u>





# Douglas Shire Planning Scheme 2018 version 1.0 59-61 Alchera Drive MOSSMAN

Produced: 17/12/2021

D Local Plans	Applicable Precinct or Area	More Information
	Mossman	View Section 7.2.3 Mossman Local Plan Code
	Not Part of a Precinct	<u>View Section 7.2.3 Mossman Local Plan Compliance</u> <u>table</u>
M Acid Sulfate Soils	Applicable Precinct or Area	More Information
	Acid Sulfate Soils (5-20m AHD)	<u>View Section 8.2.1 Acid Sulfate Soils Overlay Code</u>
		<u>View Section 8.2.1 Acid Sulfate Soils Overlay Compliance</u> <u>table</u>
∅ <u>Natural Areas</u>	Applicable Precinct or Area	More Information
	MSES - Regulated Vegetation (Intersecting a Watercourse)	<u>View Section 8.2.7 Natural Areas Overlay Code</u>
	MSES - Wildlife Habitat	<u>View Section 8.2.7 Natural Areas Overlay Compliance</u>
	MSES - Regulated Vegetation	table
M Transport Noise Corridors	Applicable Precinct or Area	More Information
	Category 1: 58 dB(A) =< Noise Level < 63 dB(A)	<u>View Section 8.2.10 Transport Network Overlay Code</u>
	Category 2: 63 dB(A) < Noise Level < 68 dB(A)	<u>View Section 8.2.10 Transport Network Overlay</u>
	Category 3: 68 dB(A) =< Noise Level < 73 dB(A) Category 4: Noise Level >= 73 dB(A)	Compliance table
M <u>Transport Pedestrian Cycle</u>	Applicable Precinct or Area	More Information
	Principal Route	<u>View Section 8.2.10 Transport Network Overlay Code</u>
		<u>View Section 8.2.10 Transport Network Overlay</u>
		Compliance table
∅ <u>Transport Road Hierarcy</u>	Applicable Precinct or Area	More Information
	Collector Road	<u>View Section 8.2.10 Transport Network Overlay Code</u>
		<u>View Section 8.2.10 Transport Network Overlay</u> <u>Compliance table</u>





#### Zoning

Applicable Zone Low Density Residential More Information

- <u>View Section 6.2.6 Low Density Residential Zone Code</u>
- <u>View Section 6.2.6 Low Density Residential Zone Compliance table</u>
- View Section 6.2.6 Low Density Residential Zone Assessment table

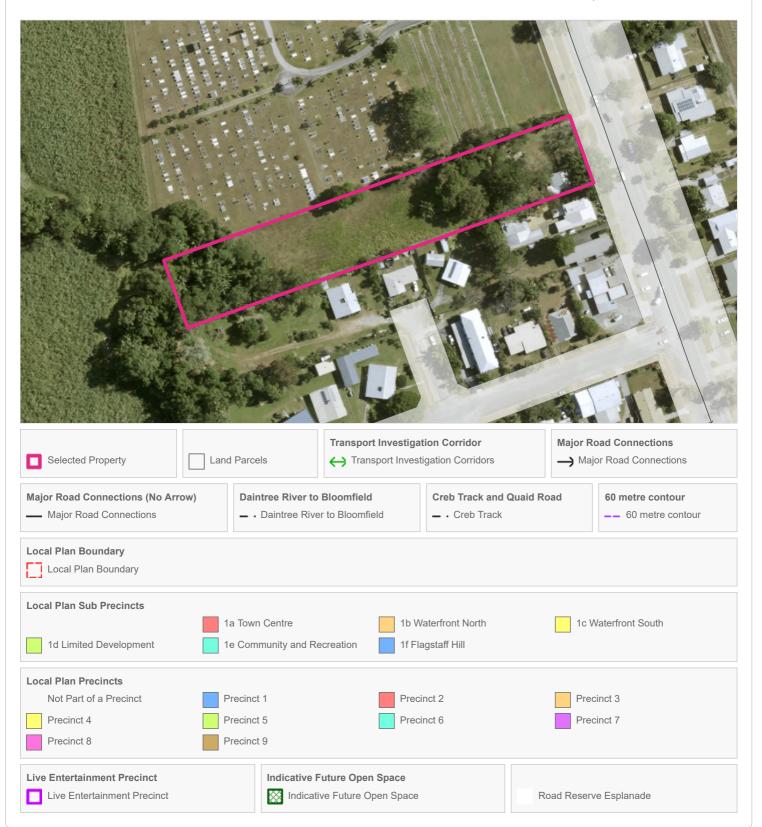




#### Local Plans

Applicable Precinct or Area Mossman Not Part of a Precinct

- More Information
- <u>View Section 7.2.3 Mossman Local Plan Code</u>
- View Section 7.2.3 Mossman Local Plan Compliance table





Produced: 17/12/2021

#### Acid Sulfate Soils

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

- More Information
- <u>View Section 8.2.1 Acid Sulfate Soils Overlay Code</u>
- <u>View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table</u>





Produced: 17/12/2021

#### Natural Areas

Applicable Precinct or Area MSES - Regulated Vegetation (Intersecting a Watercourse) MSES - Wildlife Habitat MSES - Regulated Vegetation

- More Information
- View Section 8.2.7 Natural Areas Overlay Code
- <u>View Section 8.2.7 Natural Areas Overlay Compliance table</u>





#### Transport Noise Corridors

#### **Applicable Precinct or Area**

Category 1: 58 dB(A) =< Noise Level < 63 dB(A) Category 2: 63 dB(A) < Noise Level < 68 dB(A) Category 3: 68 dB(A) =< Noise Level < 73 dB(A) Category 4: Noise Level >= 73 dB(A)

#### More Information

- <u>View Section 8.2.10 Transport Network Overlay Code</u>
- <u>View Section 8.2.10 Transport Network Overlay Compliance table</u>





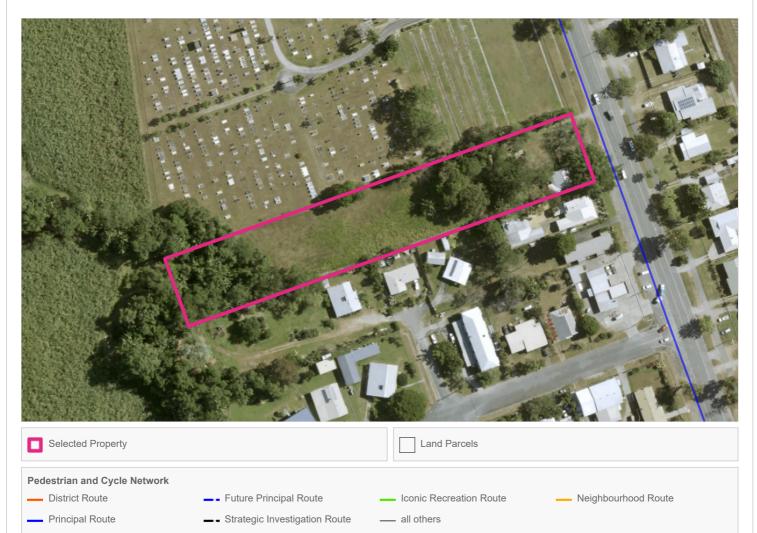


Produced: 17/12/2021

#### Transport Pedestrian Cycle

Applicable Precinct or Area Principal Route

- More Information
- <u>View Section 8.2.10 Transport Network Overlay Code</u>
- <u>View Section 8.2.10 Transport Network Overlay Compliance table</u>





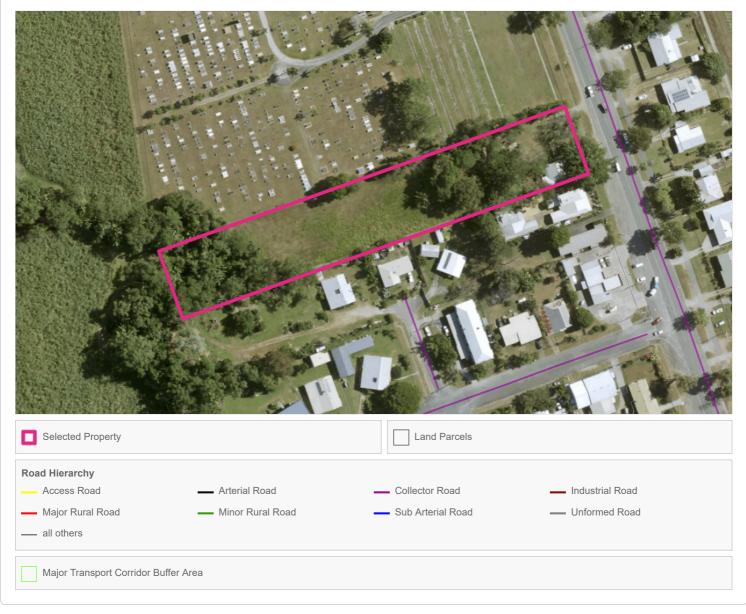


Produced: 17/12/2021

#### Transport Road Hierarcy

Applicable Precinct or Area Collector Road

- More Information
- <u>View Section 8.2.10 Transport Network Overlay Code</u>
- <u>View Section 8.2.10 Transport Network Overlay Compliance table</u>



#### Disclaimer

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

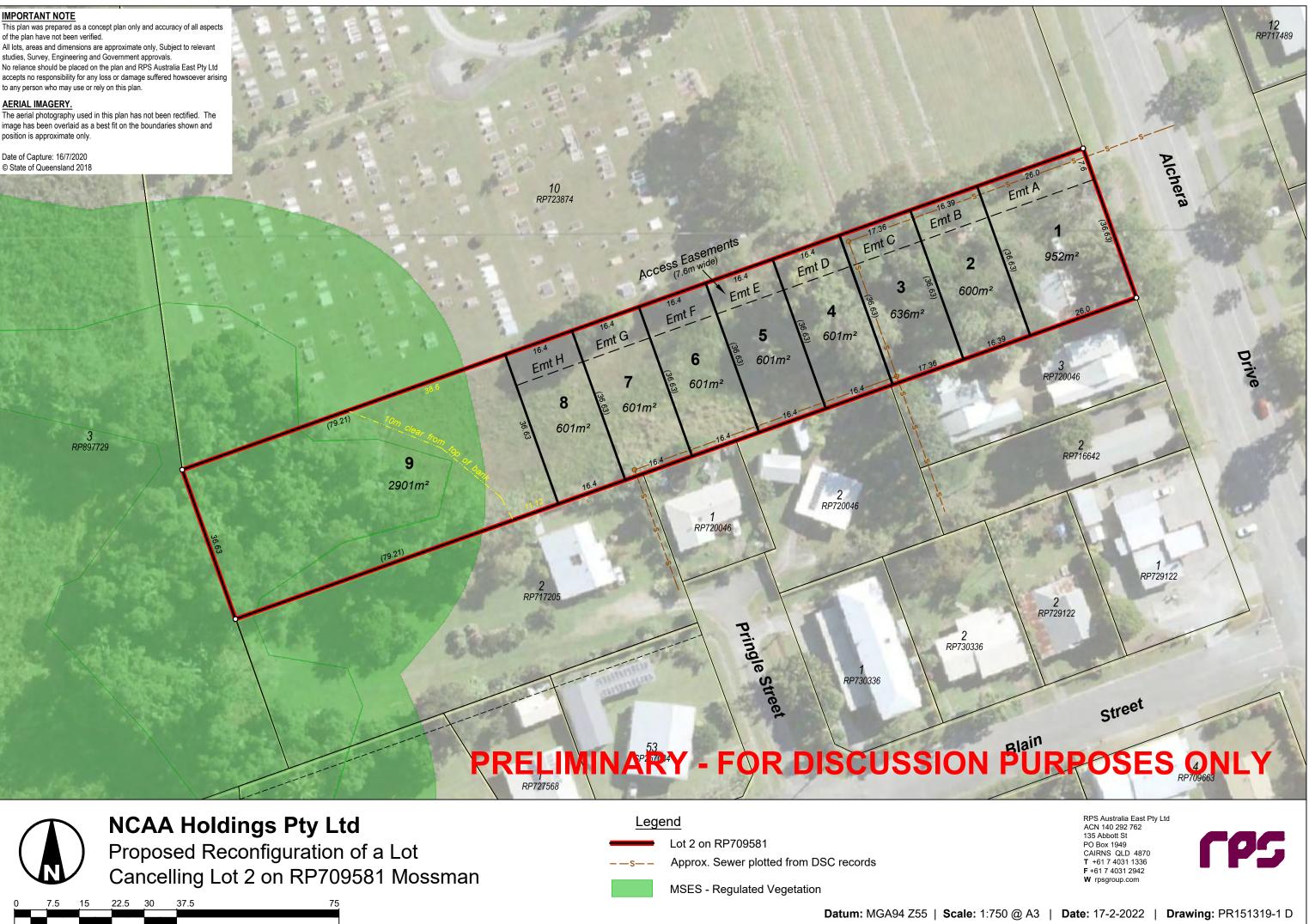
# Appendix B

**Proposal Plan** 

of the plan have not been verified. All lots, areas and dimensions are approximate only, Subject to relevant studies, Survey, Engineering and Government approvals. No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising

image has been overlaid as a best fit on the boundaries shown and position is approximate only.

#### © State of Queensland 2018





## Appendix C

**Civil Services and Engineering Report** 

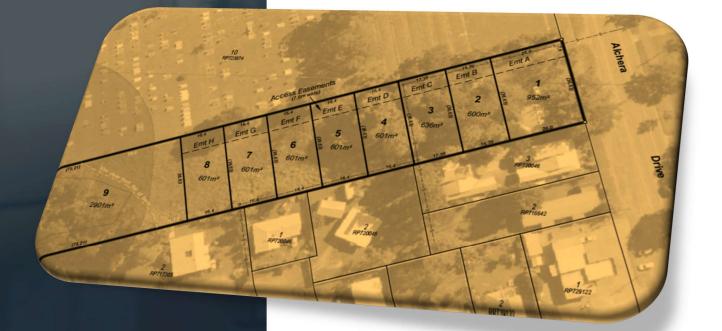


#### 59-61 Alchera Drive, Mossman

**Engineering Services Report** 

021-2201-R-001 | Revision A 8 March 2022

NCAA Holdings Pty Ltd





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Project Name	59-61 Alchera Drive, Mossman
Project Address	59-61 Alchera Drive, Mossman (Lot 2 on RP709581)
Project No:	021-2201
Document Title:	Engineering Services Report
Document No.:	021-2201-R-001
Revision:	A
Date:	8/03/2022
Client Name:	NCAA Holdings Pty Ltd
Author:	Craig Caplick

www.5KF.com

#### **Revision History**

Rev	Date	Description	Author
А	8/03/2022	Initial Issue	CJC



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#### Appendix A. Preliminary Development Plans

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#### 1. Introduction

5KF Consulting Engineers have been commissioned to prepare an Engineering Services Assessment Report to support a Development Application for a residential subdivision at 59-61 Alchera Drive, Mossman (Lot 2 on RP709581).

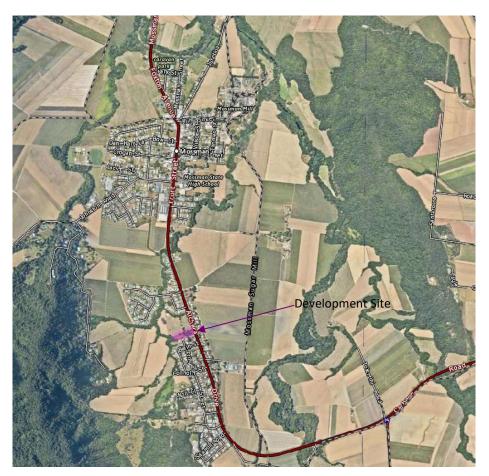


Figure 1 - Locality Aerial Image (image sourced from Qld Globe)



Figure 2 - Project Site Aerial Image (image sourced from Qld Globe)



The proposed development site is bounded by Alchera Drive to the east the local cemetery to the north, a tributary of the South Mossman River to the west and residential allotments to the south. The site currently contains 1 dwelling which is situated with the proposed Lot 1. Preliminary development plans are contained in Appendix A showing the proposed lot layout of 9 residential allotments.

This report seeks to address the civil engineering elements of the application in particular:

- Site Grading
- Traffic and Access
- Stormwater and Flooding
- Water Supply
- Wastewater Disposal
- Electricity and Telecommunication



#### 2. Site Grading and Clearing

The site falls to the east and west from a high point approximately located at the boundary of the proposed lots 4 and 5. LIDAR Survey indicates that the surface gradient is 1% to the east of the high point towards Alchera Drive and 1.5% to the west of the high point before increasing towards the watercourse in the west.

The development intent is to retain the natural topography where possible for the allotments to maintain the existing stormwater catchments and limit the earthworks required over the site. The earthworks philosophy is to achieve the project goals and;

- Compliance with the FNQROC Development Manual Design Guideline D2
- Stormwater drainage compliant with FNQROC Development Manual Design Guideline D4 and QUDM
- Provision of gravity sewer connections for each allotment.
- Compliance with AS2890 Off Street Car parking Domestic Accesses
- Efficient and economical design

It is the applicant's intent to balance the earthworks (i.e. cut volumes match fill volumes) within the site. Preliminary design shows that this is achievable. Earthwork compaction testing will comply with AS3798 – Guidelines on Earthworks for Commercial and Residential Development and FNQROC Development Manual - Design Guideline D2. Topsoil from the site will be stockpiled prior to earthworks to be re-spread over the final site.



#### **3.** Traffic and Access

#### 3.1 Development Access

#### 3.1.1 Access Size

The proposed allotments will gain access to Alchera Drive via an Industrial/Commercial Crossover in accordance with FNQROC Development Manual Standard Drawing S1015 and a 3m wide access driveway in accordance with AS2890.1. The access driveway shall be widened to 5.5m where required for passing and reversing manoeuvres from the allotments or at a minimum of 30m intervals.

TABLE 3.1 SELECTION OF ACCESS FACILITY CATEGORY

Class of parking		Access facility category						
facility (see Table 1.1)	Frontage road type	Number of parking spaces (Note 1)						
		<25	25 to 100	101 to 300	301 to 600	>600		
1,1A	Arterial	1	2	3	4	5		
	Local	1	1	2	3	4		
2	Arterial	2	2	3	4	5		
	Local	1	2	3	4	4		
3,3A	Arterial	2	3	4	4	5		
	Local	1	2	3	4	4		

NOTES:

When a car park has multiple access points, each access should be designed for the number of parking spaces effectively served by that access.

2 This Table does not imply that certain types of development are necessarily suitable for location on any particular frontage road type. In particular, access to arterial roads should be limited as far as practicable, and in some circumstances it may be preferable to allow left-turn-only movements into and out of the access driveway.

#### TABLE 3.2 ACCESS DRIVEWAY WIDTHS

Category	Entry width	Exit width	Separation of driveway
1	3.0 to 5.5	(Combined) (see Note)	N/A
2	6.0 to 9.0	(Combined) (see Note)	N/A
3	6.0	4.0 to 6.0	1 to 3
4	6.0 to 8.0	6.0 to 8.0	1 to 3
5		as an intersection, not an	

NOTE: Driveways are normally combined, but if separate, both entry and exit widths should be 3.0 m min.

#### 3.2.2 Width requirements at low volume (Category 1) access driveways and connecting roadways

Where the circulation roadway leading from a Category 1 access driveway is 30 m or longer, or sight distance from one end to the other is restricted, and the frontage road is an arterial or sub-arterial road, both the access driveway and the circulation roadway for at least the first 6 m from the property boundary shall be a minimum of 5.5 m wide. In other cases subject to consideration of traffic volumes on a case-by-case basis, lesser widths, down to a minimum of 3.0 m at a domestic property, may be provided. As a guide, 30 or more movements in a peak hour (in and out combined) would usually require provision for two vehicles to pass on the driveway, i.e. a minimum width of 5.5 m. On long driveways, passing opportunities should be provided at least every 30 m.

#### Figure 3 – Extract from AS2890.1 – Access Driveway Widths

#### 3.1.2 Access Safety

Vehicles exiting the access driveway has adequate sight distance in both directions along Alchera Drive.



#### 4. Stormwater and Flooding

#### 4.1 Regional Flooding

The 2013 modelling published within QRA Flood Hazard Mapping - Mossman shows that the site is free from the regional flood in a 1% AEP event. The figure below is extracted from the Douglas Shire Council Flood and Storm Tide Inundation Overlay Maps. The blue shading (100 Year ARI) correlates to the 1% AEP Event Map in the QRA report contained in Appendix B.

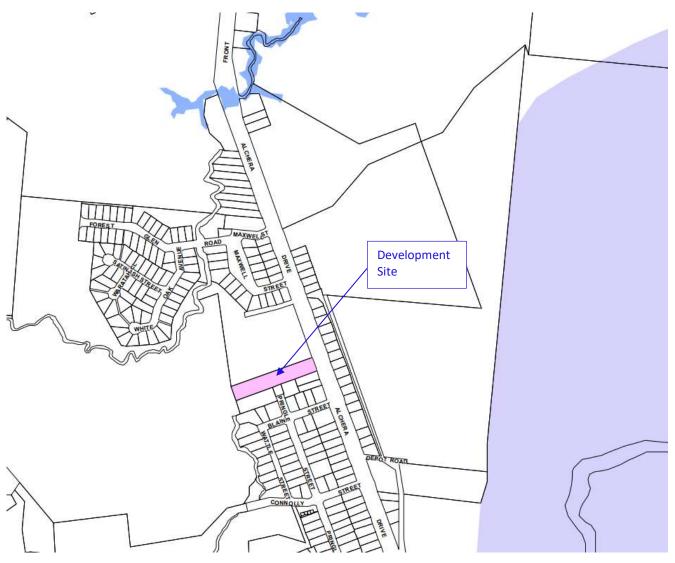


Figure 4 - Extract of Flood and Storm Tide Inundation Overlay Map Sheet FST-018

#### 4.2 Local Stormwater

It is proposed to retain the existing stormwater catchments by discharging lots 1 to 4 into the Alchera Drive kerb and channel via stormwater infrastructure in the new easement and lots 5 to 8 into the water course at the rear of the site.

Each lot will be graded to fall to the new easement with a stormwater pits and uPVC pipes network to convey the water to each end of the easement.

Stormwater infrastructure will be designed in accordance with the Queensland Urban Drainage Manual and the FNQROC Development Manual.

A concept stormwater plan is provided in Appendix C.



#### 5. Water Supply

Council potable water infrastructure is available within the verge of Alchera Drive at the site frontage. A connection to this infrastructure will allow Individual water service connections for each lot to be provided within the access easement. Due to the site topography and proximity to other residences it is anticipated that sufficient pressure and capacity is available within the network. If council wishes to confirm a hydrant test and review of the pressure losses can be undertaken as part of any future approvals.

A concept water plan is provided in Appendix C.

#### 6. Wastewater Disposal

The property is currently serviced by the municipal sewerage network. A concept sewer plan is provided in Appendix C. It is proposed to construct a new sewer and end cap from the existing Maintenance Hole 1/13 connect lot 8 and 9. Preliminary design confirms that each lot can be connected to the gravity sewer by house connection branches as per the requirements of the FNQROC Development Manual Section D7 and Standard Drawings.

It is anticipated that there will be adequate capacity within the existing sewer network for the development given the proximity to trunk infrastructure, and the relatively development generation in comparison to the current property zoning potential.

#### 7. Electricity and Telecommunication

Electricity and telecommunications infrastructure is located nearby. Power and communications will be provided as required by the respective services authorities to service the new lots.

Intent to Supply offers from electrical and telecommunication providers will be provided to Council during the Operational Works Project Phase with the respective services delivered per normal practice prior to plan sealing.

Street lighting is not required for this development.



#### 8. Recommendations

Based on the calculations and information collated in this report, it is concluded that this development can be serviced in accordance with the statutory requirements. In summary;

- Earthworks and site re-grading goals can be achieved via on-site cut to fill without impact to surrounding properties or the nearby road network.
- There are no regional flooding issues for the site.
- Connection to Council's potable water network is available in the Alchera Drive verge.
- The development can connect to Council's gravity sewer network.
- The site has access to nearby electrical and telecommunications networks to provide connection.

It is recommended the development be approved with standard, relevant and reasonable conditions.



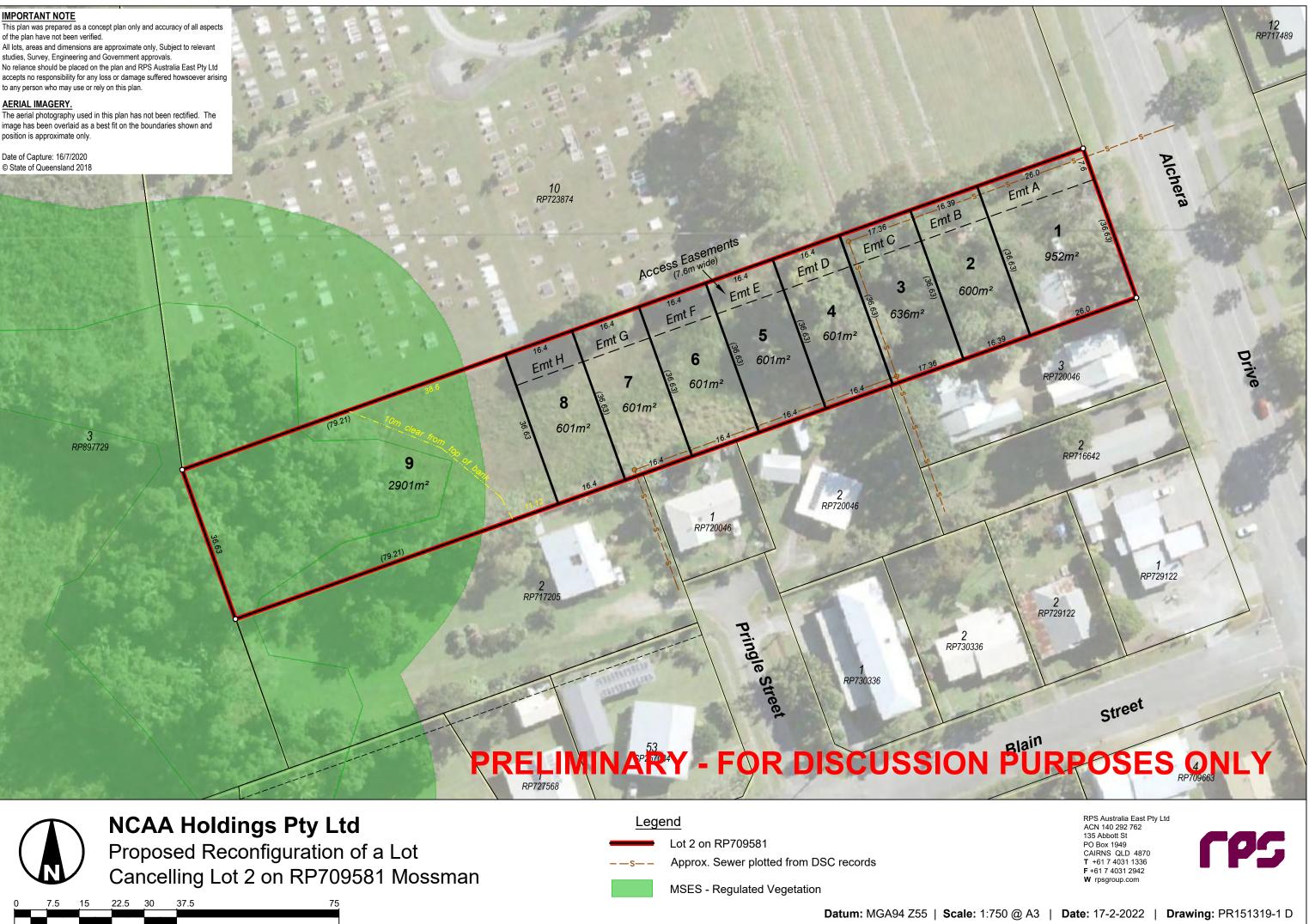


#### IMPORTANT NOTE

of the plan have not been verified. All lots, areas and dimensions are approximate only, Subject to relevant studies, Survey, Engineering and Government approvals. No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising

image has been overlaid as a best fit on the boundaries shown and position is approximate only.

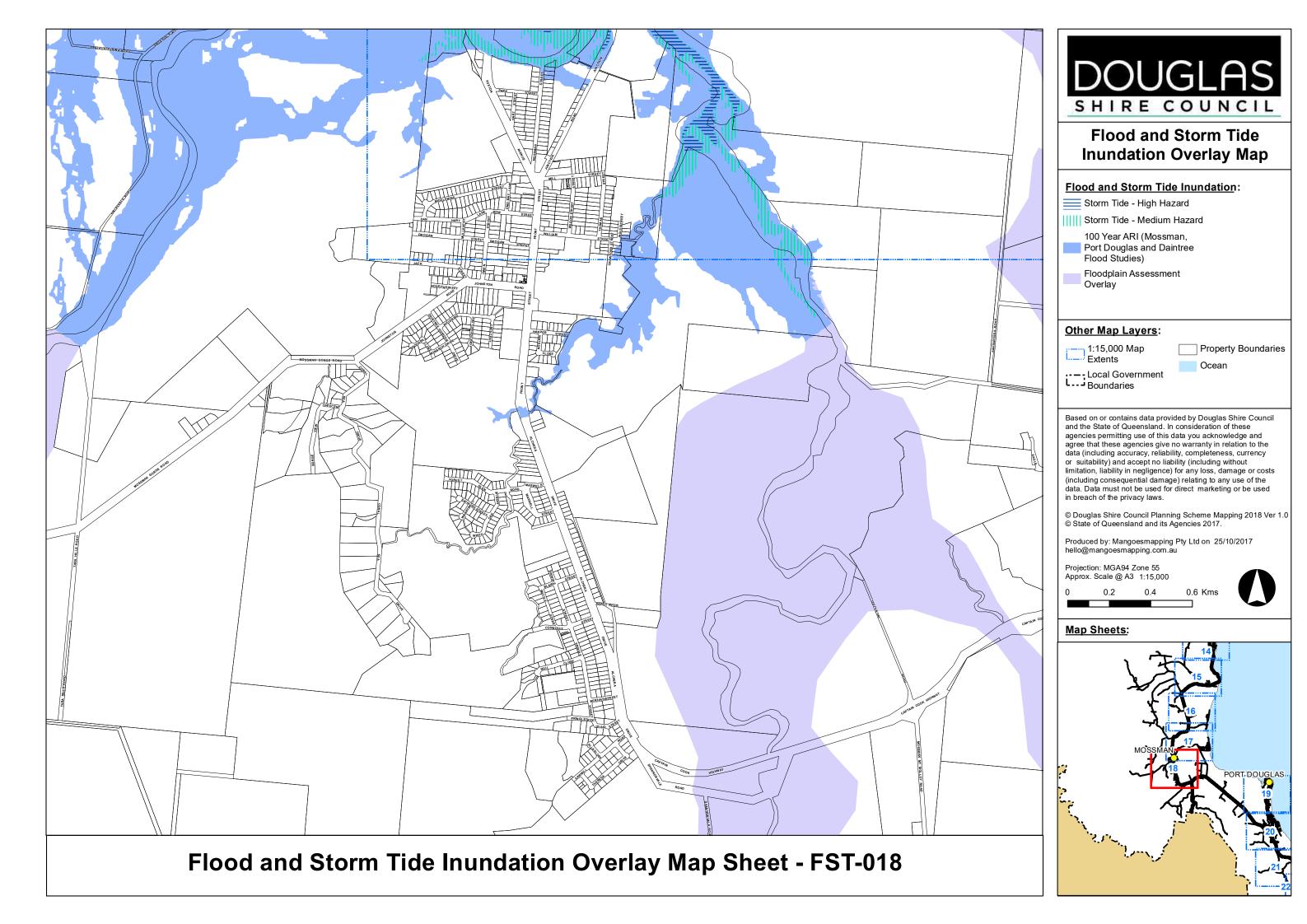
#### © State of Queensland 2018

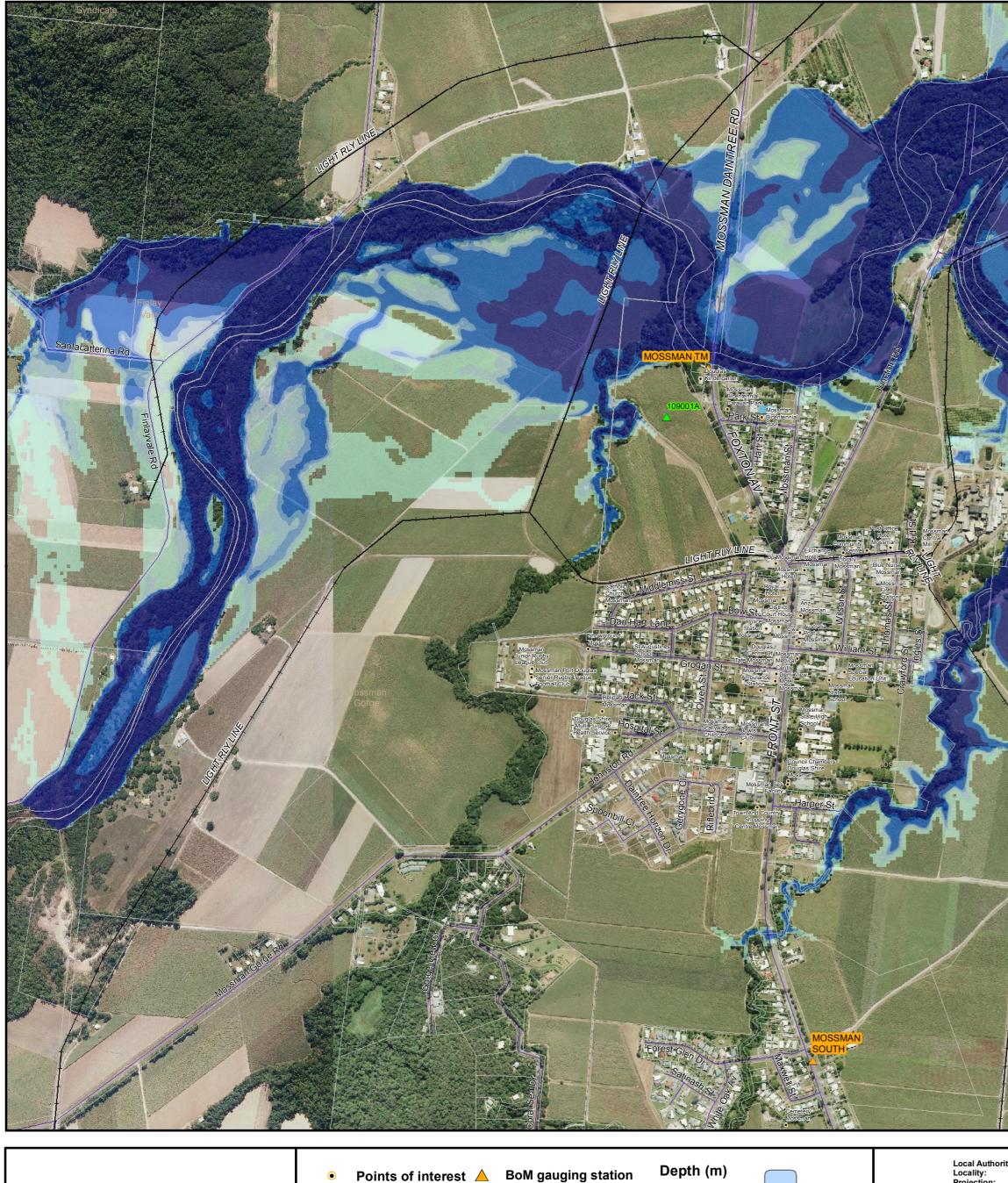
















---- Rail

Cadastre

**NRM** gauging station

0 - 0.5

0.8 - 1 1-2 0.5 - 0.8 >2

Datum www.qldreconstruction.org.au

ensland Reconstruction Authority

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#### Mossman Flood Frequency Analysis NRM Gauge Station 109001A

Annual Exceedence Probability (%)	Peak Discharge (cumecs)	Monte Ca quantile p limits		Peak Level (m Gauge Datum)	Peak Level (m AHD)
10	750	610	940	7.9	6.7
5	910	740	1200	8.1	6.9
2	1100	890	1500	8.4	7.1
1	1200	980	1800	8.5	7.3
0.5	1400	1100	2100	8.6	7.4
0.2	1500	1200	2500	8.8	7.5
	Within gau	ged values	5		

Based on theoretical data ie extrapolated rating curve

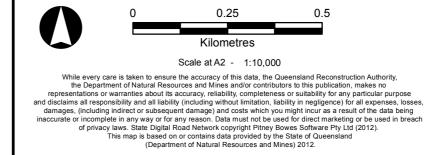
- Note Use this data with extreme caution and use in conjunction with the report:
- 1 These estimates of flows and levels could change as a result of more detailed flood modelling and/or measurements during higher flood events.
- 2 The levels only apply at the location of the gauging station
- 3 The highest gauging was 165 cumecs, so flows exceeding 165 cumecs were estimated using an extrapolated rating curve.
- 4 Peak Levels are to the gauge datum Gauge Zero at -1.24 m AHD

 
 Local Authority:
 Cairns Regional

 Locality:
 Mossman

 Projection:
 GDA 1994 MGA Zone 55
 GDA 1994

Queensland Reconstruction Authority 1800 110 841



Flood Investigation Flood Hazard Map Flood Component 1% AEP Event 6.57m AHD at BoM Gauge 531063

Mossman

BoM Gauge Station 531063

BoM Flood	ł
Classificat	ion Level
Minor ( m	)
Moderate	( m)
Major (m)	

BoM gauge Zero NA

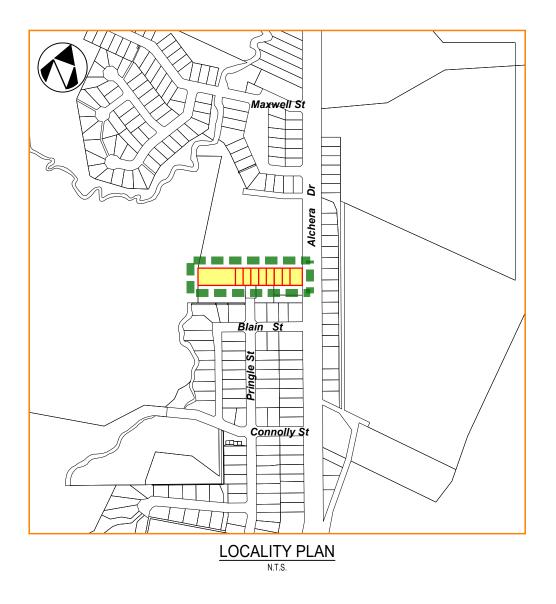
15/04/2013

04





# 9 LOT SUBDIVISION, 59-61 ALCHERA DRIVE, MOSSMAN SUBDIVISION MASTERPLANS



DRAWING No.	DRAWING TIT
022-2202-00-SK-0001 022-2202-00-SK-0002 022-2202-00-SK-0003 022-2202-00-SK-0004 022-2202-00-SK-0005	LOCALITY PLAN ROADWORKS DRAINAGE SEWER WATER



A 08.03.22 ISSUED FOR DEVELOPMENT APPLICATION

#### MASTEPLAN DRAWING INDEX

TLE

9 LOT SUBDIVISION, 59-61 ALCHERA DRIVE, MOSSMAN
CANCELLINGLOT 2 ON RP709581
MASTERPLANS
LOCALITY PLAN

А





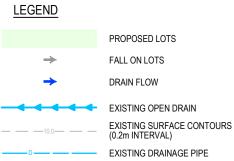




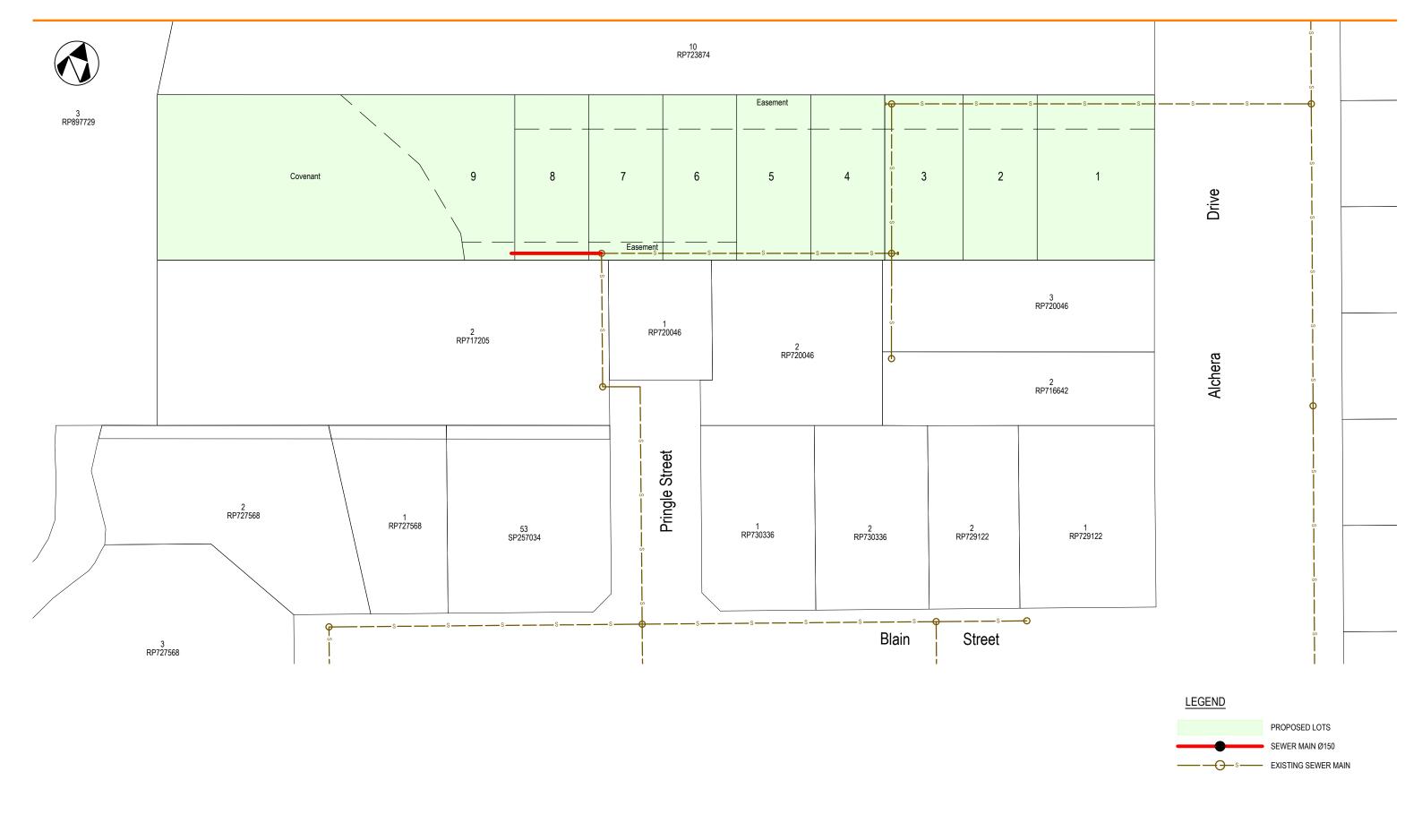
7.5 15 22.5 30 1:750 0

#### A 08.03.22 ISSUED FOR DEVELOPMENT APPLICATION

Rev Date Revision Notes erplanning\021-2201-00-SK-0001.dwg



NCA	a holi	DINGS	PTY L	TD	9 LOT SUBDIV	'ISION, 59-61 ALCHERA DRIVE, MOS CANCELLINGLOT 2 ON RP7 MASTERF DRAI	09581
Drawn PAM	Design PAM	Check'd CJC	Apprv'd CJC	RPEQ: 25102 C.J.CAPLICK	A3 Full Size (Scale as shown) 08.03.22	021-2201-00-SK-0003	А







A 08.03.22 ISSUED FOR DEVELOPMENT APPLICATION

Rev Date Revision Notes

NCA/	A HOLI	DINGS	PTY L	TD	9 LOT SUBDIV	/ISION, 59-61 ALCHERA DRIVE, MOS CANCELLINGLOT 2 ON RP MASTER S	709581
Drawn PAM	Design PAM	Check'd CJC	Apprv'd CJC	RPEQ: 25102 C.J.CAPLICK	A3 Full Size (Scale as shown) 08.03.22	021-2201-00-SK-0004	А







A 08.03.22 ISSUED FOR DEVELOPMENT APPLICATION

Rev Date Revision Notes

NCAA HOLDINGS PTY LTD			TD	9 LOT SUBDIV	/ISION, 59-61 ALCHERA DRIVE, M CANCELLINGLOT 2 ON F MASTE		
Drawn PAM	Design PAM	Check'd	Apprv'd CJC	RPEQ: 25102 C.J.CAPLICK	A3 Full Size (Scale as shown) 08.03.22	021-2201-00-SK-0005	А

Report Prepared by

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# 5KF

# Appendix D

State Code Responses



# State code 1: Development in a state-controlled road environment

#### **Table 1.1 Development in general**

Performance outcomes	Acceptable outcomes	Response		
Buildings, structures, infrastructure, services and utilities				
PO1 The location of the development does not create a safety hazard for users of the state-controlled road.	<ul> <li>AO1.1 Development is not located in a state-controlled road.</li> <li>AND</li> <li>AO1.2 Development can be maintained without requiring access to a state-controlled road.</li> </ul>	Complies with AO1.1 No buildings, structures or infrastructure would be located in the state-controlled road reserve. AND Complies with AO1.2 Maintenance of structures or infrastructure would not require access to the state-controlled road.		
<b>PO2</b> The design and construction of the development does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO2</b> The development would not involve and construction that would adversely affect the structural integrity of the state-controlled road.		
<b>PO3</b> The location of the development does not obstruct <b>road transport infrastructure</b> or adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO3</b> The proposed development would not obstruct the transport infrastructure or affect he operation of the state-controlled road. Refer to the engineering assessment provided at <b>Appendix C</b> .		

State Development Assessment Provisions v3.0



Performance outcomes	Acceptable outcomes	Response
<b>PO4</b> The location, placement, design and operation of advertising devices, visible from the <b>state-controlled road</b> , do not create a safety hazard for users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Not applicable No advertising devices are proposed.
PO5 The design and construction of buildings and structures does not create a safety hazard by distracting users of the state-controlled road.	<ul> <li>AO5.1 Facades of buildings and structures fronting the state-controlled road are made of non-reflective materials.</li> <li>AND</li> <li>AO5.2 Facades of buildings and structures do not direct or reflect point light sources into the face of oncoming traffic on the state-controlled road.</li> <li>AND</li> <li>AO5.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road.</li> <li>AND</li> <li>AO5.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road.</li> <li>AND</li> <li>AO5.4 External lighting of buildings and structures does not involve flashing or laser lights.</li> </ul>	No buildings or structures are proposed.
<b>PO6</b> Road, pedestrian and bikeway bridges over a <b>state-controlled road</b> are designed and constructed to prevent projectiles from being thrown onto the <b>state-controlled road</b> .	<b>AO6.1</b> Road, pedestrian and bikeway bridges over the <b>state-controlled road</b> include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	Not applicable No bridges are proposed.



Performance outcomes	Acceptable outcomes	Response		
Landscaping				
<b>PO7</b> The location of landscaping does not create a safety hazard for users of the <b>state-controlled road</b> .	<ul> <li>AO7.1 Landscaping is not located in a state-controlled road.</li> <li>AND</li> <li>AO7.2 Landscaping can be maintained without requiring access to a state-controlled road.</li> <li>AND</li> <li>AO7.3 Landscaping does not block or obscure the sight lines for vehicular access to a state-controlled road.</li> </ul>	Not applicable No landscaping is proposed.		
Stormwater and overland flow				
<b>PO8</b> Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with PO8 Refer to the engineering assessment provided at Appendix C.		
<b>PO9</b> Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	Complies with PO9 Refer to the engineering assessment provided at Appendix C.		
<b>PO10</b> Stormwater run-off or overland flow from the development site does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road</b> or <b>road transport</b> <b>infrastructure</b> .	No acceptable outcome is prescribed.	Complies with PO10 Refer to the engineering assessment provided at Appendix C.		



Performance outcomes	Acceptable outcomes	Response
PO11 Development ensures that stormwater is lawfully discharged.	<ul> <li>AO11.1 Development does not create any new points of discharge to a state-controlled road.</li> <li>AND</li> <li>AO11.2 Development does not concentrate flows to a state-controlled road.</li> <li>AND</li> <li>AO11.3 Stormwater run-off is discharged to a lawful point of discharge.</li> <li>AND</li> <li>AO11.4 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road.</li> </ul>	Complies with PO11 It is proposed to retain the existing stormwater catchments by discharging lots 1 to 4 into the Alchera Drive kerb and channel via stormwater infrastructure in the new easement and lots 5 to 9 into the water course at the rear of the site. Refer to the engineering assessment provided at Appendix C.
Flooding		
<b>PO12</b> Development does not result in a material worsening of flooding impacts within a <b>state-controlled road</b> .	<ul> <li>AO12.1 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (within +/- 10mm) to existing flood levels within a state-controlled road.</li> <li>AND</li> <li>AO12.2 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a state-controlled road.</li> <li>AND</li> </ul>	Complies with AO12.1 – AO12.3 The development site and surrounding area is not subject to flooding in an 1% annual exceedance probability and all Stormwater infrastructure will be designed in accordance with the Queensland Urban Drainage Manual and the FNQROC Development Manual. Refer to the engineering assessment provided at Appendix C.



Performance outcomes	Acceptable outcomes	Response
	AO12.3 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a state-controlled road.	
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the state-controlled road.	<ul> <li>AO13.1 Drainage infrastructure is wholly contained within the development site, except at the lawful point of discharge.</li> <li>AND</li> <li>AO13.2 Drainage infrastructure can be maintained without requiring access to a statecontrolled road.</li> </ul>	<b>Complies with AO13.1</b> All drainage infrastructure would be contained within the application site, except the piped drainage across the footpath.
<b>PO14</b> Drainage infrastructure associated with, or within, a <b>state-controlled road</b> is constructed, and designed to ensure the <b>structural integrity</b> and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	<b>Complies with PO14</b> All infrastructure would comply with the relevant standards and the detailed design would be addressed at the operational works stage.

## Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response		
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection				
PO15 The location, design and operation of a new or changed access to a state-controlled	No acceptable outcome is prescribed.	Complies with PO15		

State Development Assessment Provisions v3.0



Performance outcomes	Acceptable outcomes	Response	
<b>road</b> does not compromise the safety of users of the <b>state-controlled road</b> .		Refer to the engineering assessment provided at <b>Appendix C</b> .	
<b>PO16</b> The location, design and operation of a <b>new or changed access</b> does not adversely impact the <b>functional requirements</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with PO16 Refer to the engineering assessment provided at Appendix C.	
<b>PO17</b> The location, design and operation of a <b>new or changed access</b> is consistent with the <b>future intent</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	Complies with PO17 Refer to the engineering assessment provided at Appendix C.	
PO18 New or changed access is consistent with the access for the relevant limited access road policy:	No acceptable outcome is prescribed.	<b>Not applicable'</b> Alchera Road is not a limited access road.	
<ol> <li>LAR 1 where direct access is prohibited; or</li> <li>LAR 2 where access may be permitted, subject to assessment.</li> </ol>			
<b>PO19 New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> The site is not located within 100 metres of a state-controlled intersection.	
<b>PO20 New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	Not applicable The site is not located within 100 metres of a state-controlled intersection.	
Public passenger transport and active transport			



Performance outcomes	Acceptable outcomes	Response
<b>PO21</b> Development does not compromise the safety of users of <b>public passenger transport infrastructure</b> , <b>public passenger services</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> The site is not located within proximity of public passenger transport infrastructure.
<b>PO22</b> Development maintains the ability for people to access <b>public passenger transport</b> <b>infrastructure, public passenger services</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> The site is not located within proximity of public passenger transport infrastructure.
<b>PO23</b> Development does not adversely impact the operating performance of <b>public passenger transport infrastructure, public passenger services</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> The site is not located within proximity of public passenger transport infrastructure.
<b>PO24</b> Development does not adversely impact the <b>structural integrity</b> or physical condition of <b>public passenger transport infrastructure</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> The site is not located within proximity of public passenger transport infrastructure.

### Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
<b>PO25</b> Development does not compromise the safety of users of the <b>state-controlled road</b> network.	No acceptable outcome is prescribed.	Complies with PO25 Refer to the engineering assessment provided at Appendix C.

State Development Assessment Provisions v3.0



Performance outcomes	Acceptable outcomes	Response
<b>PO26</b> Development ensures <b>no net worsening</b> of the operating performance of the <b>state-controlled road</b> network.	No acceptable outcome is prescribed.	Complies with PO26 Refer to the engineering assessment provided at Appendix C.
<b>PO27</b> Traffic movements are not directed onto a <b>state-controlled road</b> where they can be accommodated on the <b>local road</b> network.	No acceptable outcome is prescribed.	<b>Not applicable</b> The site has lawful access to the state-controlled road only.
<b>PO28</b> Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> The development would not involve haulage.
<b>PO29</b> Development does not impede delivery of <b>planned upgrades</b> of <b>state-controlled roads</b> .	No acceptable outcome is prescribed.	Not applicable There are no planned upgrades to Alchera Drive.
<b>PO30</b> Development does not impede delivery of <b>corridor improvements</b> located entirely within the <b>state-controlled road corridor</b> .	No acceptable outcome is prescribed.	<b>Complies with PO30</b> The development would not affect the state- controlled road reserve.

## Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
<b>PO31</b> Development does not create a safety hazard for users of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO31</b> All filling and excavation would be contained within the subject site.

State Development Assessment Provisions v3.0



Performance outcomes	Acceptable outcomes	Response
<b>PO32</b> Development does not adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO32</b> All filling and excavation would be contained within the subject site.
<b>PO33</b> Development does not undermine, damage or cause subsidence of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO33</b> All filling and excavation would be contained within the subject site.
<b>PO34</b> Development does not cause ground water disturbance in a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO34</b> All filling and excavation would be limited to balancing earthworks only.
<b>PO35</b> Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or structural integrity of a state-controlled road or road transport infrastructure.	No acceptable outcome is prescribed.	<b>Complies with PO35</b> All filling and excavation would be limited to balancing earthworks only.
<b>PO36</b> Filling and excavation associated with the construction of <b>new or changed access</b> do not compromise the operation or capacity of existing drainage infrastructure for a <b>state-controlled road.</b>	No acceptable outcome is prescribed.	<b>Complies with PO36</b> All filling and excavation would be contained within the subject site.

## Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

State Development Assessment Provisions v3.0



Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new resident	tial lots adjacent to a state-controlled road or type	e 1 multi-modal corridor
PO37 Development minimises free field noise intrusion from a state-controlled road.	<ul> <li>AO37.1 Development provides a noise barrier or earth mound which is designed, sited and constructed:</li> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>2. in accordance with: <ul> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ul> </li> <li>OR</li> <li>AO37.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures</li> </ul>	Not applicable The development would create 8 new residential lots.
	where it is not practical to provide a noise barrier or earth mound. OR	



Acceptable outcomes	Response
AO37.3 Development provides a solid gap-free fence or other solid gap-free structure along the full extent of the boundary closest to the state- controlled road.	
tial lots adjacent to a state-controlled road or type	e 1 multi-modal corridor
<ul> <li>AO38.1 Development provides noise barrier or earth mound which is designed, sited and constructed:</li> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>2. in accordance with: <ul> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ul> </li> <li>OR</li> <li>AO38.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1);</li> </ul>	
	<ul> <li>AO37.3 Development provides a solid gap-free fence or other solid gap-free structure along the full extent of the boundary closest to the state-controlled road.</li> <li>tial lots adjacent to a state-controlled road or type AO38.1 Development provides noise barrier or earth mound which is designed, sited and constructed: <ol> <li>to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>in accordance with: <ol> <li>Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol></li></ul>



Performance outcomes	Acceptable outcomes	Response
	or earth mound.	
Material change of use (accommodation activity	)	
Ground floor level requirements adjacent to a st	tate-controlled road or type 1 multi-modal corrido	r
<b>PO39</b> Development minimises noise intrusion from a state-controlled road in private open space.	<b>AO39.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed:	<b>Not applicable</b> The application is for reconfiguring a lot only.
	<ol> <li>to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for <b>private open space</b> at the ground floor level;</li> </ol>	
	2. in accordance with:	
	<ul> <li>Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> </ul>	
	<ul> <li>Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> </ul>	
	<ul> <li>Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ul>	
	OR	
	<b>AO39.2</b> Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for <b>private open space</b> by <b>alternative noise</b>	



Performance outcomes	Acceptable outcomes	Response
	attenuation measures where it is not practical to provide a noise barrier or earth mound.	
PO40 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from a state-controlled road in habitable rooms at the	<b>AO40.1</b> Development (excluding a <b>relevant</b> <b>residential building</b> or <b>relocated building</b> ) provides a noise barrier or earth mound which is designed, sited and constructed:	<b>Not applicable</b> The application is for reconfiguring a lot only.
facade.	<ol> <li>to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms;</li> </ol>	
	2. in accordance with:	
	<ul> <li>Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> </ul>	
	<ul> <li>Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> </ul>	
	<ul> <li>Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ul>	
	OR	
	AO40.2 Development (excluding a relevant residential building or relocated building) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms by alternative noise attenuation measures where it is not practical to provide a	



Performance outcomes	Acceptable outcomes	Response
	noise barrier or earth mound.	
<b>PO41 Habitable rooms</b> (excluding a <b>relevant</b> <b>residential building</b> or <b>relocated building</b> ) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	<b>Not applicable</b> The application is for reconfiguring a lot only.
Above ground floor level requirements (accomn	nodation activity) adjacent to a state-controlled ro	oad or type 1 multi-modal corridor
<ol> <li>PO42 Balconies, podiums, and roof decks include:</li> <li>a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.</li> <li>PO43 Habitable rooms (excluding a relevant</li> </ol>	No acceptable outcome is provided. No acceptable outcome is provided.	Not applicable The application is for reconfiguring a lot only. Not applicable
<b>residential building</b> or <b>relocated building</b> ) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).		The application is for reconfiguring a lot only.
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO44 Development:	No acceptable outcome is provided.	Not applicable
State Development Assessment Provisions v3.0		



Performance outcomes	Acceptable outcomes	Response
<ol> <li>provides a noise barrier or earth mound that is designed, sited and constructed:</li> </ol>		The application is for reconfiguring a lot only.
<ul> <li>a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b>;</li> </ul>		
b. in accordance with:		
<ul> <li>Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> </ul>		
ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;		
iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or		
<ol> <li>achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</li> </ol>		
PO45 Development involving a childcare centre or educational establishment:	No acceptable outcome is provided.	<b>Not applicable</b> The application is for reconfiguring a lot only.



Ре	rformance outcomes	Acceptable outcomes	Response
1.	provides a noise barrier or earth mound that is designed, sited and constructed:		
2.	to achieve the maximum building facade acoustic level in reference table 1 (item 1.2);		
3.	in accordance with:		
	<ul> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> </ul>		
	<ul> <li>Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> </ul>		
	<ul> <li>Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or</li> </ul>		
4.	achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by <b>alternative noise attenuation</b> <b>measures</b> where it is not practical to provide a noise barrier or earth mound.		
PO	46 Development involving:	No acceptable outcome is provided.	Not applicable
1.	indoor education areas and indoor play areas; or		The application is for reconfiguring a lot only.
2.	sleeping rooms in a childcare centre; or		
3.	patient care areas in a hospital achieves the		



Performance outcomes	Acceptable outcomes	Response
maximum internal acoustic level in reference table 3 (items 3.2-3.4).		
Above ground floor level requirements (childca modal corridor	re centre, educational establishment, hospital) ac	ljacent to a state-controlled road or type 1 multi-
PO47 Development involving a childcare centre	No acceptable outcome is provided.	Not applicable
or educational establishment which have balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a state-controlled road are provided with:		The application is for reconfiguring a lot only.
<ol> <li>a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> </ol>		
<ol> <li>highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated <b>outdoor play areas</b>.</li> </ol>		
PO48 Development including:	No acceptable outcome is provided.	Not applicable
<ol> <li>indoor education areas and indoor play areas in a childcare centre or educational establishment; or</li> </ol>		The application is for reconfiguring a lot only.
2. sleeping rooms in a childcare centre; or		
3. <b>patient care areas</b> in a <b>hospital</b> located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-		



Performance outcomes	Acceptable outcomes	Response
3.4).		
Air, light and vibration		
PO49 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a state-controlled road.	AO49.1 Each dwelling or unit has access to a private open space which is shielded from a state-controlled road by a building, solid gap- free fence, or other solid gap-free structure. OR	<b>Not applicable</b> The application is for reconfiguring a lot only.
	AO49.2 Each outdoor education area and outdoor play area is shielded from a state- controlled road by a building, solid gap-free fence, or other solid gap-free structure.	
<b>PO50 Patient care areas</b> within <b>hospitals</b> are protected from vibration impacts from a <b>state-</b> <b>controlled road</b> or <b>type 1 multi-modal corridor</b> .	<ul> <li>AO50.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of 0.1m/s<sup>1.75</sup>.</li> <li>AND</li> <li>AO50.2 Hospitals are designed and constructed</li> </ul>	<b>Not applicable</b> The application is for reconfiguring a lot only.
	to ensure vibration in the ward of a <b>patient care</b> <b>area</b> does not exceed a vibration dose value of 0.4m/s <sup>1.75</sup> .	
<b>PO51</b> Development is designed and sited to ensure light from infrastructure within, and from users of, a <b>state-controlled road</b> or <b>type 1 multi-</b>	No acceptable outcomes are prescribed.	<b>Not applicable</b> The application is for reconfiguring a lot only.



Performance outcomes	Acceptable outcomes	Response
modal corridor, does not:		
<ol> <li>intrude into buildings during night hours (10pm to 6am);</li> </ol>		
<ol> <li>create unreasonable disturbance during evening hours (6pm to 10pm).</li> </ol>		

## Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a future state-controlled road.	<ul> <li>AO52.1 Development is not located in a future state-controlled road.</li> <li>OR ALL OF THE FOLLOWING APPLY:</li> <li>AO52.2 Development does not involve filling and excavation of, or material changes to, a future state-controlled road.</li> <li>AND</li> <li>AO52.3 The intensification of lots does not occur within a future state-controlled road.</li> <li>AND</li> <li>AO52.4 Development does not result in the landlocking of parcels once a future state-controlled road.</li> </ul>	Not applicable The site is not located within a future state- controlled road environment.
<b>PO53</b> The location and design of <b>new or</b> <b>changed access</b> does not create a safety hazard for users of a <b>future state-controlled road</b> .	AO53.1 Development does not include new or changed access to a future state-controlled road.	Not applicable The site is not located within a future state- controlled road environment.

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Performance outcomes	Acceptable outcomes	Response
<b>PO54</b> Filling, excavation, building foundations and <b>retaining structures</b> do not undermine, damage or cause subsidence of a <b>future state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> The site is not located within a future state- controlled road environment.
<b>PO55</b> Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a <b>future state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> The site is not located within a future state- controlled road environment.
PO56 Development ensures that stormwater is lawfully discharged.	<ul> <li>AO56.1 Development does not create any new points of discharge to a future state-controlled road.</li> <li>AND</li> <li>AO56.2 Development does not concentrate flows to a future state-controlled road.</li> <li>AND</li> <li>AO56.3 Stormwater run-off is discharged to a lawful point of discharge.</li> <li>AND</li> <li>AO56.4 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road.</li> </ul>	Not applicable The site is not located within a future state- controlled road environment.

# Appendix E

Planning Scheme Code Responses



#### 6.2.6 Low density residential zone code

#### 6.2.6.1 Application

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

#### 6.2.6.2 Purpose

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



#### Criteria for assessment

#### Table 6.2.6.3.a - Low density residential zone code - assessable development

Performance outcomes	Acceptable outcomes	Applicant response	
For self-assessable and assessable development	For self-assessable and assessable development		
<b>PO1</b> The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.	<b>Not applicable</b> The application is for Reconfiguring a Lot only.	
For assessable development	For assessable development		
<b>PO2</b> The establishment of uses is consistent with the outcomes sought for the Low density residential zone and protects the zone from the intrusion of	AO2 Uses identified in Table 6.2.6.3.b are not established in the Low density residential zone.	<b>Not applicable</b> The application is for Reconfiguring a Lot only.	
inconsistent uses. PO3	A03	Not applicable	
<ul><li>The setback of buildings and structures:</li><li>(a) maintains the amenity of adjoining lots and the residential character of the area;</li></ul>	No acceptable outcomes are prescribed.	The application is for Reconfiguring a Lot only.	
<ul> <li>(b) achieves separation from neighbouring buildings and frontages.</li> </ul>			
PO4 Development is located, designed, operated and	AO4 No acceptable outcomes are prescribed.	Complies with PO4 The proposed form of subdivision has been	



Performance outcomes	Acceptable outcomes	Applicant response
managed to respond to the natural characteristics, features and constraints of the site and surrounds.		designed to accommodate the existing infrastructure and to provide an appropriate
Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.		setback to the identified environmental assets to the rear of the site.
P05	A05	Complies with PO5
Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	No acceptable outcomes are prescribed.	The proposal is for the reconfiguring of an existing urban serviced lot to facilitate the future development of the land in a form that is consistent with the prevailing and intended form of development in the area, being single detached dwellings on lots with an area of greater than 600m <sup>2</sup> .
PO6	A06	Complies with PO6
New lots contain a minimum area of :	No acceptable outcomes are prescribed.	The proposed new lots would have a minimum area of 600m <sup>2</sup> .
(a) 600m <sup>2</sup> (in sewered areas);		
(b) 1000m <sup>2</sup> (in unsewered areas).		
P07	A07	Achieves the Purpose of the Code
New lots have a minimum road frontage of 15 metres.	No acceptable outcomes are prescribed.	The proposal is considered to represent the sustainable development of an existing serviced site within the urban area. It would provide for the development of the land for single detached dwelling houses on single lots with areas exceeding 600m <sup>2</sup> .
		It would provide a suitable level of residential amenity by using existing development to buffer the impacts of the state-controlled road



Performance outcomes	Acceptable outcomes	Applicant response
		and manage traffic impacts by limiting the access to the state-controlled road to a single access.
		The design of the development also facilitates the retention and preservation of the waterway corridor to the rear by providing a suitable area for the construction of a future dwelling that satisfies the required setbacks and does not require the removal of riparian vegetation.
<b>PO8</b> New lots contain a 20m x 15m rectangle.	AO8 No acceptable outcomes are prescribed.	Complies with PO8 All new lots would have a rectangle of 15
		metres x 20 metres.

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

Inconsistent uses		
<ul> <li>Adult store</li> <li>Agricultural supplies store</li> <li>Air services</li> <li>Animal husbandry</li> <li>Aquaculture</li> <li>Bar</li> <li>Brothel</li> <li>Bulk landscape supplies</li> <li>Car wash</li> <li>Club</li> <li>Crematorium</li> <li>Cropping</li> <li>Detention facility</li> <li>Emergency services</li> <li>Extractive industry</li> <li>Food and drink outlet</li> <li>Function facility</li> <li>Funeral parlour</li> <li>Garden centre</li> <li>Hardware and trade supplies</li> </ul>	<ul> <li>Hospital</li> <li>Hotel</li> <li>Indoor sport and recreation</li> <li>Intensive animal industry</li> <li>Intensive horticulture</li> <li>Landing</li> <li>Low impact industry</li> <li>Major electricity infrastructure</li> <li>Major sport, recreation and entertainment facility</li> <li>Marine industry</li> <li>Medium impact industry</li> <li>Motor sport facility</li> <li>Nature based tourism</li> <li>Nightclub entertainment facility</li> <li>Non-resident workforce accommodation</li> <li>Office</li> <li>Outdoor sales</li> <li>Outstation</li> <li>Parking station</li> </ul>	<ul> <li>Permanent plantation</li> <li>Port services</li> <li>Renewable energy facility</li> <li>Research and technology industry</li> <li>Resort complex</li> <li>Roadside stall</li> <li>Rooming accommodation</li> <li>Rural industry</li> <li>Rural workers accommodation</li> <li>Service industry</li> <li>Shop</li> <li>Shopping Centre</li> <li>Showroom</li> <li>Special industry</li> <li>Theatre</li> <li>Transport depot</li> <li>Veterinary services</li> <li>Warehouse</li> <li>Wholesale nursery</li> <li>Winery</li> </ul>

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.

**FPF**<sup>MAKING</sup> COMPLEX EASY



### 7.2.3 Mossman local plan code

#### 7.2.3.1 Application

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

#### 7.2.3.2 Context and setting

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

The Mossman local plan area is located at the northern end of the Captain Cook Highway where it continues on to the Daintree township as the Mossman-Daintree Road. The local plan area containsthe rural and local administrative centre of Mossman.

The town of Mossman is located on a flat plain framed by the southern portion of the Daintree NationalPark to the west and Mount Beaufort to the east. The lush Daintree National Park dominates the townwith striking views across to Mt Demi (Manjal Dimbi) and the spectacular Mossman Bluff above the Mossman Gorge. South Mossman River and North Mossman river provide significant natural entry and exit gateways to the town supported by Marrs Creek to the west. Parker Creek divides the town midway separating the commercial township from the more predominately residential areas in the southern half of the town.

Mossman developed as a strong sugar producing region at the end of the nineteenth century and quickly developed into a prosperous small town. From the mid-1930s the main commercial street was Mill Street. However Front Street, being the main access from Port Douglas and the Daintree also sawa concentration of commercial development from the 1930s onward. The town focusses on "the Triangle" and central grassed area at the five way junction at the northern end of the town providing a focal community hub that contributes significantly to the town's central setting.

The Mossman Sugar Mill in the north eastern part of the town is the northern most sugar mill in Queensland with its building and chimney stack dominating the town centre while forming part of an important vista along Mill Street looking toward Mount Beaufort. The mill is also the central focus of the cane rail network that radiates outward through the town adding an important character element that contributes to the appeal of the sugar town. Part of the cane rail network runs east-west through the Triangle occasionally delaying north-south vehicular traffic during cane harvesting months.

Mossman is a discrete linear township surrounded by sugar cane cultivation. The established business centre serves much of the northern part of the Shire with generally lower order goods and services. Service industries are concentrated at the southern end of the town providing for the generalneeds of the community. A limited area of expansion is available if the need arises.

Much of the township's character is derived from its picturesque rural setting and heritage character. Significant stands of mature vegetation (rain-trees and fig trees) dominate parts of the streetscape providing a much valued and identifiable feature to the town.

At the southern end of town centre, Johnston Road heads west from Front Street providing access to the Mossman Gorge, a popular tourist attraction and



small indigenous community in the Daintree National Park to the west of the town. This intersection is another important focal point, particularly fortourists finding their way to the gorge. Johnston Road also provides access to the hospital and showgrounds on the western side of the town and the developing residential area off Daintree HorizonDrive: currently the main expanding residential estate in the township.

A more contemporary shopping facility is available at the southern end of Front Street on the westernside of the road. Expansion of this shopping precinct has recently been completed. It is not intended that this precinct be expanded any further, and any form of redevelopment of the older retail component, will occur as an integrated development.

On the south western side of the town, off Coral Sea Drive, is a rural residential subdivision providing a green backdrop to the town. It is not intended that further lot reconfiguration occur in this area in order to protect the appeal of the hillside on the western flank of the township.

The indigenous Mossman Gorge community is located approximately three kilometres to the west of Mossman township where improved infrastructure, housing and economic opportunities are to be facilitated.

The Mossman North community located approximately two kilometres north of the Mossman townshipwill remain as a residential community.

#### 7.2.3.3 Purpose

- (1) The purpose of the Mossman local plan code is to facilitate development which creates a vibrant and independent community which supports the needs of the local community and surrounding rural areas, while protecting and enhancing the unique local and historic characterof the town.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Mossman will continue to develop as the major administrative, commercial and industrial centre in Douglas Shire.
- (b) The key built form and main street character of the town centre is to be retained andreinforced.
- (c) Mossman's identity as Queensland's northern-most sugar mill town is strengthened through the development of a distinct, ordered and attractive streetscape which responds to the tropical climate and the special features of the town's setting and layout.
- (d) Mossman's distinct character is enhanced through appropriate building design and landscaping.
- (e) The significant avenues of rain-trees and fig trees and other such vegetation that contribute significantly to township identity are protected.
- (f) Residential development is encouraged within designated areas to consolidateMossman's character as a permanent residential settlement.
- (g) Residential areas are pleasant, functional, distinctive and well-defined and residential amenity is maintained and enhanced with all residential areas having good access to services and facilities, while minimising any land use conflicts associated with different urban activities or nearby rural activities.



- (h) Development in the Low-medium density residential zone provides a range of housingoptions and contributes to a high standard of residential amenity, scale and design consistent with the character of Mossman.
- (i) Opportunities for a limited range of tourist accommodation and services are facilitated to cater for the requirements of tourists passing through Mossman or visiting the MossmanGorge.
- (j) To provide the opportunity for an alternative truck route to by-pass the town centre forsafer and less disruptive access between the sugar mill and Cairns (subject to further investigation as a local initiative).
- (k) Improved local land use planning, housing and infrastructure arrangements enable private home ownership, economic development and municipal service delivery for the Mossman Gorge community.
- (I) Mossman North will remain as a residential land use community only, with no furtheroutward expansion intended.
- (m) Conflicts between alternative land uses are minimised.
- (n) Mossman's role as an industrial service centre is enhanced by facilitating the expansion of industrial development adjacent to existing industrial areas and protecting industrial areas from encroachment of incompatible land use activities.
- (o) Remnant vegetation areas, riverine corridors and natural features are protected by ensuring any adjacent development is low key and sensitive to its surroundings.
- (3) The purpose of the code will be further achieved through the following overall outcomes:
- (a) Precinct 1 Mossman North precinct;
- (b) Precinct 2 Foxton Avenue precinct;
- (c) Precinct 3 Junction Road residential precinct;
- (d) Precinct 4 Junction Road industry precinct;
- (e) Precinct 5 Town Centre precinct;
- (f) Precinct 6 Front Street precinct;
- (g) Precinct 7 Emerging community precinct;
- (h) Precinct 8 Mossman South industry precinct;
- (i) Precinct 9 Mossman Gorge community precinct



#### Precinct 1 – Mossman North precinct

- (4) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) development is restricted to low density residential uses only.
- (b) development reliant on exposure to the Mossman-Daintree Road does not occur.

#### **Precinct 2 – Foxton Avenue precinct**

- (5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) development occurs that is compatible with the establishment of a botanical garden, including a range of ancillary tourist facilities (not tourist accommodation), educational facilities and research facilities.
- (b) Development takes into account physical constraints with particular attention paid toflooding and vegetation.
- (c) development is adequately separated from, and protects, the existing cane railway trackalong the south boundary of the land;
- (d) development does not impact on the environmental values of Marrs Creek.

#### Precinct 3 - Junction Road residential precinct

- (6) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) land within the Junction Road residential precinct is developed taking into account the opportunities and constraints with particular attention paid to flooding and vegetation. Anyform of urban development is to be free from flood inundation and will not impact on current drainage regimes;
- (b) development in the form of lot reconfiguration consists of lot sizes and shapes that matchthe character and configuration of surrounding lots;
- (c) development on the site does not impact on the environmental values of the NorthMossman River.

#### **Precinct 4 - Junction Road industry precinct**

- (7) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) the Mossman Mill is located within Precinct 4 and is the catalyst for encouraging and accommodating further industrial development.
- (b) low and medium impact industry uses are located within the Junction Road industry precinct to service the needs of the sugar mill and to consolidate allied industrial uses



(c) residential areas on the western side of Junction Street are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.

#### **Precinct 5 - Town Centre precinct**

- (8) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) key elements which contribute to the character and integrity of the town centre areretained;
- (b) the sense of place which characterises the main town intersection of Foxton Avenue, MillStreet and Junction Road is reinforced with new development or redevelopment contributing to the existing continuity of built form by being built up to the street frontage;
- (c) the cane tram line which runs along Mill Street, the vista down Mill Street to Mount Beaufort and the sugar mill chimney are retained as unique features of the town and itssugar town heritage;
- (d) views from Front Street of the mountains (from various vantage points) are maintained;
- (e) avenue planting within the town centre along the centre median in Front Street ismaintained and extended to reinforce the character of the town centre.

#### **Precinct 6 - Front Street precinct**

- (9) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that any expansion of the development is integrated with the existing shopping facilities incorporating thefollowing design parameters:
- (a) vehicular access is limited to:
- (i) the existing access from Front Street opposite the Harper Street intersection;
- (ii) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.
- (b) any expansion complements the existing development in scale, height, roof alignmentand colour;
- (c) any expansion is integrated with existing development such that the final developmentfunctions as one shopping/commercial development;
- (d) any expansion takes into account adjacent (existing and future) residential developmentand incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.
- Precinct 7 Emerging community precinct



- (10) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure:
- (a) development takes into account the provision of road links, cycle links, pedestrian connections and parkland allocation, generally in accordance with the local plan, to ensure that each land subdivision does not compromise the future development of adjoining land. Open space is provided with extensive road frontage for visibility / utility.

#### Precinct 8 - Mossman south industry precinct

- (11) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) low impact industry uses are the predominant form of industry within the Mossman Southindustry precinct;
- (b) no uses that compete with the commercial and retail primacy of the town centre areestablished;
- (c) development protects the amenity of adjacent and nearby residential land uses.

#### Precinct 9 – Mossman Gorge community precinct

- (12) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:
- (a) existing commercial, community and residential uses are recognised within the discretearea contained by the Mossman Gorge community;
- (b) a flexible approach to land use planning is advanced through the adoption of a structure plan for the community;
- (c) a flexible approach to lot reconfiguration is permitted to advance home ownership aspirations for the community;
- (d) infrastructure upgrading is undertaken and transitioned to Council for future maintenance.



#### 7.2.3.4 Criteria for assessment

#### Table 7.2.3.4.a – Mossman local plan – assessable development

Performance outcome	Applicability	Compliance	
For self-assessable and assessable developme	For self-assessable and assessable development		
P01	A01	Not applicable	
Building and structures complement the height ofsurrounding development.	Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures arenot more than 10 metres in height.	No structures are proposed.	
For assessable development			
Development in the Mossman local plan area g	jenerally		
P01	A01.1	Complies with AO1.1	
Development retains and enhances key landscape elements including character trees andareas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Mossman (as identified on the Mossman Townscape Plan map contained in Schedule 2).	<ul> <li>Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lushtropical character of the town, including:</li> <li>(a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent;</li> <li>(b) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and MarrsCreek;</li> <li>(c) the avenue of planting in the town centre inFront Street;</li> <li>(d) the Raintrees in Foxton Avenue;</li> <li>(e) the trees on the eastern side of the Mossman-</li> </ul>	The development would provide for the retention of the mature tress to the rear of the site and within the riparian corridor.	



Performance outcome	Applicability	Compliance
	Daintree Road, just north of theNorth Mossman River;	
	<ul> <li>(f) the avenue planting of Melaleucas on the southern approach to the town along AlcheraDrive;</li> </ul>	
	(g) Mossman sugar mill site.	
	A01.2	Complies with AO1.2
	Development protects and does not intrude into important views and vistas as identified on the Mossman Townscape Plan map contained in Schedule 2, in particular:	The development would not adversely affect any views.
	(a) Mount Demi (Manjal Dimbi);	
	(b) Mossman Bluff;	
	(c) Mount Beaufort;	
	(d) Shannonvale Valley.	
	A01.3	Complies with AO1.3
	Important landmarks, memorials and monuments are retained, including, but not limited to:	The development would not adversely affect any landmarks, memorials or monuments.
	<ul> <li>(a) the cane tram line running east west through the town at Mill Street;</li> </ul>	
	(b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxton Avenue and Junction Road	



Performance outcome	Applicability	Compliance	
PO2	A02	Not applicable	
Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Mossman local plan mapscontained in Schedule 2.	Development adjacent to the gateways and key intersections as identified on the Mossman localplan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	The site is not adjacent a gateway or key intersection.	
PO3	A03	Not applicable	
Landscaping of development sites complements the existing tropical character of Mossman.	Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.	No landscaping is required as part of this development.	
PO4	A04	Complies with PO4	
Development does not compromise the safety and efficiency of the State-controlled road network.	Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	The access to the state-controlled road has been assessed against the relevant state code and is the subject of an engineering assessment. The proposed access would not compromise the efficiency of the state-controlled road. Refer to the engineering assessment provided at <b>Appendix C</b> .	
For assessable development			
Additional requirements for Precinct 2 – Foxto	Additional requirements for Precinct 2 – Foxton Avenue precinct		
PO5	A05	Not applicable	
Development takes into account the opportunities and constraints with particular attention paid to flooding and vegetation.	Buildings and structures are located outside areas subject to flooding. Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to beundertaken on the site to make it suitable for development and avoid impacts on adjoining land.	The site is not identified within a precinct of the Local Plan.	



Performance outcome	Applicability	Compliance
PO6	PO6.1	Not applicable
Development is adequately separated from and protects the existing cane railway track along thesouthern boundary of the land.	Buildings and structures are setback a minimumof 10 metres from the cane railway.	The site is not identified within a precinct of the Local Plan.
	PO6.2	Not applicable
	Pedestrian access to the cane railway isrestricted.	The site is not identified within a precinct of the Local Plan.
Additional requirements for Precinct 3 – Junct	ion Road residential precinct	
P07	A07	Not applicable
Land within the Junction Road residential precinctis developed taking into account of the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes.	Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to beundertaken on the site to make it suitable for residential development and avoid impacts on adjoining land.	The site is not identified within a precinct of the Local Plan.
P08	AO8.1	Not applicable
Development in the form of lot reconfiguration consists of lot sizes and shapes that match	Lots have a minimum area of 800m <sup>2</sup> .	The site is not identified within a precinct of the Local Plan.
thecharacter and configuration of surrounding lots.	A08.2	Not applicable
	Lots have a minimum frontage of 20m.	The site is not identified within a precinct of the Local Plan.
PO9	AO9.1	Not applicable
Development on the site does not impact on theenvironmental values of the North Mossman River, with any land dedication	Subject to any greater width requirement as a consequence of the studies required to satisfy AO8, a minimum riparian width of 30 metres is dedicated as	The site is not identified within a precinct of the Local Plan.



Performance outcome	Applicability	Compliance
along the creek provided with access to, at	open space along the frontage tothe Mossman River.	
minimum, a partial esplanade road frontage.	A09.2	Not applicable
	Practical road access is available to the minimumriparian width of 30 metres along the frontage to the Mossman River.	The site is not identified within a precinct of the Local Plan.
Additional requirements for Precinct 4 – Junct	ion Road industry precinct	
PO10	AO10.1	Not applicable
Residential areas on the western side of JunctionRoad are protected from any industrial use, including industrial lot reconfiguration, by a densescreen of vegetation.	A dense screen of vegetation of at least 10 metres depth separates any industrial use, including any lot reconfiguration, along the fullfrontage of Junction Road except where road access is required.	The site is not identified within a precinct of the Local Plan.
	A010.2	Not applicable
	No individual lots will have direct access to Junction Road across the 10 metre dense screenof vegetation.	The site is not identified within a precinct of the Local Plan.
Additional requirements for Precinct 5 – Town	Centre precinct	
P011	A011	Not applicable
Buildings in the precinct are designed and sited tocomplement the existing distinctive and cohesive character of the retail and business area, including:	With respect to Front Street, Foxton Avenue, MillStreet and Johnston Road, development incorporates buildings that front the street designed with non-transparent awnings that:	The site is not identified within a precinct of the Local Plan.
<ul> <li>(a) buildings built to the frontage to reinforce theexisting built-form character;</li> </ul>	<ul> <li>(a) provide for pedestrian shelter that are consistent with the character and setting of the town centre;</li> </ul>	
(b) buildings that address the street;	(b) are a minimum of 3.2 metres and a maximumof 3.5 metres above the finished footpath level;	
(c) development that incorporates awnings andverandahs providing weather	(c) extend and cover the adjoining footpath witha 1.5	



Performance outcome	Applicability	Compliance
protection for pedestrians.	metre setback to the kerb;	
	(d) are continuous across the frontage of the site;	
	<ul> <li>(e) are cantilevered from the main building andwhere posts are used, posts are non-load bearing;</li> </ul>	
	(f) include under awning lighting.	
PO12	A012	Not applicable
Development in the precinct contributes positivelyto the character of the town and is complementary in scale to surrounding development.	Development incorporates the following design features:	The site is not identified within a precinct of the Local Plan.
	<ul> <li>(a) 'built up to the front' alignment addressing thestreet frontage and continuing the scale of theexisting built form and where necessary providing car parking spaces at the rear of the site;*</li> </ul>	
	(b) appropriate built form and roofing material;	
	<ul> <li>(c) appropriate fenestration in combination withroof form;</li> </ul>	
	<ul><li>(d) appropriate window openings, screens oreaves shading 80% of window openings;</li></ul>	
	(e) minimum of 700mm eaves;	
	(f) orientation of the building to address thestreet/s;	
	<ul> <li>(g) sheltered pedestrian access by enclosed covered common area walkway of 1.5 metresin width from the car park area/s to the development;</li> </ul>	
	(h) ground level façades facing streets consist of	
	windows, wall openings or shop fronts;	



Performance outcome	Applicability	Compliance
	<ul> <li>(i) vertical architectural elements a minimum of 3 metres along the length of the ground levelfaçade;</li> </ul>	
	<ul> <li>(j) inclusion of windows and balconies on theupper levels facing the street façade;</li> </ul>	
	<ul> <li>(k) provision of lattice, battens or privacy screens;</li> </ul>	
	<ul> <li>(I) the overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres;</li> </ul>	
	(m) Any air conditioning plant is screened from the street frontage and public view by use ofarchitectural features.	
	*Note - access to car parking must not adversely impact on built up to the front' alignment continuity.	
P013	A013	Not applicable
Site coverage of all buildings:	Site cover does not exceed 60%.	The site is not identified within a precinct of the Local Plan.
<ul> <li>(a) does not result in a built form that is bulky orvisually intrusive to the streetscape;</li> </ul>		
(b) respects the individual character of the towncentre.		
P014	A014.1	Not applicable
Side and rear setbacks:	For side boundary setbacks, no acceptable measures are specified.	The site is not identified within a precinct of the Local Plan.
(a) are appropriate for the scale of the development and the character of the	A014.2	Not applicable
towncentre;	Buildings are setback a minimum of 6 metresfrom	The site is not identified within a precinct of the



Performance outcome	Applicability	Compliance
<ul> <li>(b) provide adequate daylight for habitable roomson adjoining sites;</li> <li>(c) adequate separation between residential andnon-residential uses.</li> </ul>	rear boundaries. Note: Building code requirements must be satisfied.	Local Plan.
PO15	A015	Not applicable
Development in the precinct is predominantly retail or office based in nature or has a servicedelivery function.	Development at street level is limited to retail, office or restaurant/cafe based activities or personal services, with residential developmentlimited to minor ancillary residential uses or to tourist accommodation located above ground level, or to the rear of the site at ground level.	The site is not identified within a precinct of the Local Plan.
Additional requirements for Precinct 6 – Front Street precinct		
PO16	AO16	Not applicable
<ul> <li>Vehicular access is limited to:</li> <li>(a) the existing access from Front Street opposite the Harper Street intersection;</li> <li>(b) the existing access at the southern boundary of the precinct limited to commercial vehiclesand staff only.</li> </ul>	No acceptable outcomes are prescribed.	The site is not identified within a precinct of the Local Plan.
P017	A017	Not applicable
Any expansion complements the existing development in scale, height, roof alignment andcolour.	No acceptable outcomes are prescribed.	The site is not identified within a precinct of the Local Plan.
PO18	AO18	Not applicable
Any expansion is integrated with existing		The site is not identified within a precinct of the



Performance outcome	Applicability	Compliance	
development such that the final development	No acceptable outcomes are prescribed.	Local Plan.	
functions as one shopping/commercialdevelopment.			
PO19	AO19	Not applicable	
Any expansion takes into account adjacent residential development and incorporates serviceareas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.	No acceptable outcomes are prescribed.	The site is not identified within a precinct of the Local Plan.	
Additional requirements for Precinct 7 – Emerging Community precinct			
PO20	AO20	Not applicable	
Development provides road connections, pedestrian and cycling links and open space to establish integrated, connected communities withadjoining land.	No acceptable outcomes are prescribed.	The site is not identified within a precinct of the Local Plan.	
Additional requirements for Precinct 8 – Mossman South industry			
P021	A021	Not applicable	
Low impact industry uses are the predominantform of industry.	Development for industrial purposes consists ofservice industry or low impact industry uses.	The site is not identified within a precinct of the Local Plan.	
PO22	A022	Not applicable	
No uses that compete with the commercial and retail primacy of the Mossman town	Office or retail uses:	The site is not identified within a precinct of the Local Plan.	
centre are established.	(a) are ancillary to an industrial use; or		
	<ul> <li>(b) directly service the needs of the surrounding industrial precinct;</li> </ul>		



Performance outcome	Applicability	Compliance	
	(c) do not rely on passing trade from AlcheraDrive.		
PO23	A023	Not applicable	
Development protects the amenity of adjacentand nearby residential land uses.	No acceptable outcomes are prescribed.	The site is not identified within a precinct of the Local Plan.	
Additional requirements for Precinct 9 – Mossman Gorge Community			
PO24	A024	Not applicable	
No uses that compete with commercial and retailactivities in Mossman town centre are established.	No acceptable outcomes are prescribed.	The site is not identified within a precinct of the Local Plan.	



#### 8.2.1 Acid sulfate soils overlay code

#### 8.2.1.1 Application

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

#### 8.2.1.2 Purpose

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

Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays Code Compliance Table – 8.2.1 Acid sulfate soils overlay code Page 1 of 4



## PR151319: 59-61 Alchera Drive, Mossman (RAL) Criteria for assessment

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

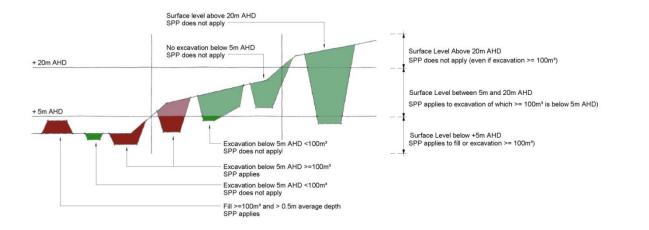
Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
<b>PO1</b> The extent and location of potential or actual acid	AO1.1 No excavation or filling occurs on the site.	<b>Complies with AO1.1</b> No excavation or filling is proposed as part of
sulfate soils is accurately identified.	or AO1.2	this application. All excavation and filling would be undertaken as part of the future Operational Works.
	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.	
PO2	AO2.1	Complies with AO2.1
Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is	The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:	No excavation or filling is proposed as part of this application. All excavation and filling
managed to avoid or minimise the release of acid and metal contaminants.	<ul> <li>(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;</li> </ul>	would be undertaken as part of the future Operational Works.
	<ul> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> </ul>	
	(c) not undertaking filling that results in:	
	<ul><li>(i) actual acid sulfate soils being moved below the water table;</li></ul>	
	(ii) previously saturated acid sulfate soils	



Performance outcomes	Acceptable outcomes	Applicant response
	being aerated.	
	or	
	A02.2	
	The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:	
	<ul> <li>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> </ul>	
	<ul> <li>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> </ul>	
	<ul> <li>(c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</li> </ul>	
	(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	A03	Complies with PO3
No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	No acceptable outcomes are prescribed.	No excavation or filling is proposed as part of this application. All excavation and filling would be undertaken as part of the future Operational Works.



#### PR151319: 59-61 Alchera Drive, Mossman (RAL) Figure 8.2.1.3.a – Acid sulfate soils (SPP triggers)





# 8.2.7 Natural areas overlay code

#### 8.2.7.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:
  - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
  - (b) impact assessable development.
- (2) Land in the Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:
  - (a) MSES Protected area;
  - (b) MSES Marine park;
  - (c) MSES Wildlife habitat;
  - (d) MSES Regulated vegetation;
  - (e) MSES Regulated vegetation (intersecting a Watercourse);
  - (f) MSES High ecological significance wetlands;
  - (g) MSES High ecological value waters (wetlands);
  - (h) MSES High ecological value waters (watercourse);
  - (i) MSES Legally secured off set area.
- Note MSES = Matters of State Environmental Significance.
- (3) When using this code, reference should be made to Part 5.

#### 8.2.7.2 Purpose

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



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

# Criteria for assessment

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

Applicant response		
For self-assessable and assessable development		
Protection of matters of environmental significance		
Complies with AO1.1		
t No development would occur within the area of environmental value as part of this application.		





Performance outcomes	Acceptable outcomes	Applicant response
PO2	A02	Complies with AO2
Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	<ul> <li>The design and layout of development minimises adverse impacts on ecologically important areas by:</li> <li>(a) focusing development in cleared areas to protect existing habitat;</li> <li>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</li> <li>(c) aligning new property boundaries to maintain ecologically important areas;</li> <li>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</li> <li>(e) ensuring that significant fauna habitats are protected in their environmental context; and</li> </ul>	The development would provide for the area of environmental significance to be contained within a single lot and with that lot being provided with sufficient area to accommodate future development that is suitably setback from the riparian corridor, and which does not require the removal of vegetation.
	(f) incorporating measures that allow for the safe movement of fauna through the site.	
PO3	AO3.1	Not applicable
An adequate buffer to areas of state environmental significance is provided and maintained.	<ul> <li>A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:</li> <li>(a) 100 metres where the area is located outside Urban areas; or</li> </ul>	The site does not contain and is not located adjacent a wetland protection area.
	(b) 50 metres where the area is located within a Urban areas.	
	or	
	A03.2	Douglas Shire Planning Scheme 2018 Version 1.0



Performance outcomes	Acceptable outcomes	Applicant response
	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	AO4.1	Not applicable
Wetland and wetland buffer areas are maintained, protected and restored.	Native vegetation within wetlands and wetland buffer areas is retained.	The site does not contain and is not located adjacent a wetland protection area.
Note – Wetland buffer areas are identified in AO3.1.	AO4.2	Not applicable
	Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	The site does not contain and is not located adjacent a wetland protection area.
PO5	A05.1	Complies with AO5.1
Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	Development avoids the introduction of non-native pest species.	It is not proposed to introduce pest species onto the site.
	A05.2	Not applicable
	The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	No pest species have been identified on the site.
Ecological connectivity	·	
PO6	AO6.1	Complies with AO6.1 – AO6.3
		Douglas Shire Planning Scheme 2018 Version 1.0



Performance outcomes	Acceptable outcomes	Applicant response
Development protects and enhances ecological connectivity and/or habitat extent.	Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.	No vegetation within the identified habitat area is intended to be removed as part of this application and no development is proposed
	and	within a conservation corridor.
	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.	
P07	A07.1	Not applicable
Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.	No built form is proposed as part of this application.
	and	
	A07.2	
	Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	
Waterways in an urban area		
P08	A08.1	Complies with AO8.2
Development is set back from waterways to protect	Where a waterway is contained within an easement or	The development and lot layout has been
		Douglas Shire Planning Scheme 2018 Version 1.0 Part 8: Overlays

Code Compliance Table – 8.2.7 Natural areas overlay code Page 6 of 8



Perfo	ormance outcomes	Acceptable outcomes	Applicant response
and r	naintain:	a reserve required for that purpose, development does	designed to facilitate future development that
(a)	water quality;	not occur within the easement or reserve;	is setback 10 metres from the top of bank of the adjacent watercourse.
(b)	hydrological functions;	or	
(c)	ecological processes;	A08.2	
(d)	biodiversity values;	Development does not occur on the part of the site affected by the waterway corridor.	
(e)	riparian and in-stream habitat values and connectivity;	Note – Waterway corridors are identified within Table 8.2.7.3.b.	
(f)	in-stream migration		
Wate	erways in a non-urban area	1	
PO9		A09	Not applicable
Deve	elopment is set back from waterways to protect maintain:	AO9 Development does not occur on that part of the site affected by a waterway corridor.	<b>Not applicable</b> The site is within an urban area.
Deve		Development does not occur on that part of the site	
Deve and r	naintain:	Development does not occur on that part of the site affected by a waterway corridor.	
Deve and r (a)	maintain: water quality;	Development does not occur on that part of the site affected by a waterway corridor.	
Deve and r (a) (b)	maintain: water quality; hydrological functions;	Development does not occur on that part of the site affected by a waterway corridor.	
Deve and r (a) (b) (c)	maintain: water quality; hydrological functions; ecological processes;	Development does not occur on that part of the site affected by a waterway corridor.	



# Table 8.2.7.3.b — Widths of waterway corridors for waterways

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



## 8.2.10 Transport network overlay code

- 8.2.10.1 Application
- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work orbuilding 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 inSchedule 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.

### 8.2.10.2 Purpose

- (1) The purpose of the Transport network overlay code is to:
  - (a) implement the policy direction of the Strategic Framework, in particular:
    - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
    - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
  - (b) enable an assessment of whether development is suitable on land within the Transportnetwork overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development provides for transport infrastructure (including active transportinfrastructure);
  - (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 transportinfrastructure and facilities.





## 8.2.10.3 Criteria for assessment

# Table 8.2.10.3.a – Transport network overlay code – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
PO1	A01.1	Complies with AO1.1
Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking	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.	The proposed development is consistent with the intent and purpose of the zone.
and access is one way to demonstrate achievement of the Performance Outcomes.	A01.2	Complies with AO1.2
	Development does not compromise the safety and efficiency of the transport network.	The proposed development has been the subject of an engineering assessment and would not compromise the operation of the transport network. Refer to the engineering report at <b>Appendix C</b> .
	A01.3	Not applicable
	Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road	The site only has one road frontage.
PO2	A02	Not applicable
Transport infrastructure is provided in an integrated and timely manner.	Development provides infrastructure (including improvements to existing infrastructure) in accordance with:	No transport infrastructure is required to facilitate the development.
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.	



Performance outcomes	Acceptable outcomes	Compliance
	Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.	
PO3	A03	Complies with 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.	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.	Refer to the assessment against the State Code 1: Development in a state-controlled road environment.
PO4	AO4.1	Complies with AO4.1
Development does not compromise the intended role and function or safety and efficiency of major transport corridors.	Development is compatible with the role and function (including the future role and function) of major transport corridors.	Refer to the assessment against the State Code 1: Development in a state-controlled road environment.
Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking	AO4.2	Not applicable
and access is one way to demonstrate achievement of the Performance Outcomes.	Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	The site only has a single frontage.
	AO4.3	Complies with AO4.3
	Intersection and access points associated with major transport corridors are located in accordance with:	Refer to the assessment against the State Code 1: Development in a state-controlled road environment.
	(a) the Transport network overlay maps contained in Schedule 2; and	
	(b) any relevant Local Plan.	
	AO4.4	Complies with AO4.4
	The layout of development and the design of the associated access is compatible with existing and	Refer to the assessment against the State Code 1: Development in a state-controlled road



Performance outcomes	Acceptable outcomes	Compliance
	future boundaries of the major transport corridor or major transport facility.	environment.
P05	A05	Complies with 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.	No acceptable outcomes are prescribed.	No vegetation at the front of the site is proposed to be removed as part of this application.
Pedestrian and cycle network		
PO6	AO6.1	Not applicable
Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	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.	No pedestrian or cycle network is required.
	AO6.2	Not applicable
	The element of the pedestrian and cycle networkis 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.	No pedestrian or cycle network is required.

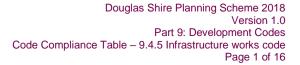
# 9.4.5 Infrastructure works code

### 9.4.5.1 Application

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

## 9.4.5.2 Purpose

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





### 9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code –assessable development



Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
Works on a local government road		
P01	A01.1	Not applicable
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.	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.	No works are proposed on a local government road.
	A01.2	Not applicable
	Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual.	No works are proposed on a local government road.
	A01.3	Not applicable
	New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths:	No works are proposed on a local government road.
	(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.	

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Performance outcomes	Acceptable outcomes	Applicant Response
	<ul> <li>AO1.4</li> <li>Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: <ul> <li>(a) similar surface finishes are used;</li> <li>(b) there is no change in level at joins of new and existing sections;</li> <li>(c) new sections are matched to existing in terms of dimension and reinforcement.</li> </ul> </li> <li>Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.</li> </ul>	Not applicable No works are proposed on a local government road.
Accessibility structures	AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	Not applicable No works are proposed on a local government road.
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	<ul> <li>AO2.1</li> <li>Accessibility structures are not located within the road reserve.</li> <li>AO2.2</li> <li>Accessibility structures are designed in accordance with AS1428.3.</li> </ul>	Not applicableNo accessibility structures are proposed.Not applicableNo accessibility structures are proposed.
	A02.3	Not applicable

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Performance outcomes	Acceptable outcomes	Applicant Response
	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.	No accessibility structures are proposed.
Water supply		
PO3	AO3.1	Complies with AO3.1
An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or <b>AO3.2</b> Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	It is proposed to connect the proposed lots to the Council's Reticulated Water Supply.
Treatment and disposal of effluent		
PO4	AO4.1	Complies with AO4.1
	The site is connected to Council's sewerage system	It is proposed to connect the proposed lots to the

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Performance outcomes	Acceptable outcomes	Applicant Response
effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	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 <b>AO4.2</b> Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water)</i> <i>1997</i> and the proposed on site effluent disposal system is designed in accordance with the <i>Plumbing</i> <i>and Drainage Act (2002)</i> .	Councils sewerage system.
Stormwater quality		
<ul> <li>PO5</li> <li>Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</li> <li>(a) achieving stormwater quality objectives;</li> <li>(b) protecting water environmental values;</li> <li>(c) maintaining waterway hydrology.</li> </ul>	<ul> <li>AO5.1</li> <li>A connection is provided from the premises to Council's drainage system;</li> <li>or</li> <li>AO5.2</li> <li>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.</li> </ul>	<b>Complies with AO5.2</b> The stormwater would be discharged by underground pipe to the lawful point of discharge. The details of the stormwater drainage would be provided at the time of operational works application. Refer to the engineering assessment provided at <b>Appendix C.</b>
	AO5.3	Able to comply with AO5.3
	A stormwater quality management plan is prepared,	A Stormwater quality management plan is able to

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Performance outcomes	Acceptable outcomes	Applicant Response
	and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c , reflecting land use constraints, such as:	be provided at the time of application for Operational Works, if necessary.
	(a) erosive, dispersive and/or saline soil types;	
	(b) landscape features (including landform);	
	<ul> <li>(c) acid sulfate soil and management of nutrients of concern;</li> </ul>	
	(d) rainfall erosivity.	
	A05.4	Able to comply with 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.	Erosion and Sediment control is able to be provided at the time of application for Operational Works, if necessary.
	AO5.5	Able to comply with AO5.5
	Development incorporates stormwater flow control measures to achieve the design objectives set out in Error! Reference source not found. and Error! Re ference source not found., including management of frequent flows, peak flows, and construction phase hydrological impacts.	A Stormwater quality management plan is able to be provided at the time of application for Operational Works, if necessary.
	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</i> <i>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.	

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Performance outcomes	Acceptable outcomes	Applicant Response
Non-tidal artificial waterways		
PO6	AO6.1	Not applicable
Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:	Development involving non-tidal artificial waterways ensures:	No waterways are proposed.
(a) protect water environmental values;	(a) environmental values in downstream waterways	
<ul> <li>(b) be compatible with the land use constraints for the site for protecting water environmental values;</li> </ul>	are protected; (b) any ground water recharge areas are not affected;	
<ul> <li>(c) be compatible with existing tidal and non-tidal waterways;</li> </ul>	<ul> <li>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway</li> </ul>	
<ul> <li>(d) perform a function in addition to stormwater management;</li> </ul>	existing waterway; (d) existing areas of ponded water are included.	
(e) achieve water quality objectives.	AO6.2	Not applicable
	Non-tidal artificial waterways are located:	No waterways are proposed.
	<ul> <li>(a) outside natural wetlands and any associated buffer areas;</li> </ul>	
	(b) to minimise disturbing soils or sediments;	
	(c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	
	AO6.3	Not applicable
	Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:	No waterways are proposed.
	(a) there is sufficient flushing or a tidal range of >0.3	



Performance outcomes	Acceptable outcomes	Applicant Response
	m; or	
	<ul> <li>(b) any tidal flow alteration does not adversely impact on the tidal waterway; or</li> </ul>	
	<ul> <li>(c) there is no introduction of salt water into freshwater environments.</li> </ul>	
	AO6.4	Not applicable
	Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:	No waterways are proposed.
	<ul> <li>(a) amenity (including aesthetics), landscaping or recreation; or</li> </ul>	
	(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.	
	AO6.5	Not applicable
	The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values.	No waterways are proposed.
	AO6.6	Not applicable
	Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	No waterways are proposed.
	AO6.7	Not applicable

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Performance outcomes	Acceptable outcomes	Applicant Response
	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.	No waterways are proposed.
Wastewater discharge		
<b>PO7</b> Discharge of wastewater to waterways, or off site:	<b>AO7.1</b> A wastewater management plan is prepared and addresses:	<b>Not applicable</b> No wastewater would be discharged off-site.
<ul><li>(a) meets best practice environmental management;</li><li>(b) is treated to:</li></ul>	<ul><li>(a) wastewater type;</li><li>(b) climatic conditions;</li></ul>	
<ul> <li>(i) meet water quality objectives for its receiving waters;</li> <li>(ii) avoid adverse impact on ecosystem health</li> </ul>	<ul><li>(c) water quality objectives;</li><li>(d) best practice environmental management.</li></ul>	
or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	<ul> <li>AO7.2</li> <li>The waste water management plan is managed in accordance with a waste management hierarchy that:</li> <li>(a) avoids wastewater discharge to waterways; or</li> <li>(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.</li> </ul>	Not applicable No wastewater would be discharged off-site
	<b>A07.3</b> Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of	Not applicable No wastewater would be discharged off-site

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Performance outcomes	Acceptable outcomes	Applicant Response
	algal blooms.	
	A07.4	Not applicable
	Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:	No wastewater would be discharged off-site
	<ul> <li>(a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;</li> </ul>	
	(b) manages wastewater so that:	
	<ul> <li>(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;</li> </ul>	
	<ul> <li>(ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release;</li> </ul>	
	<ul> <li>(iii) visible iron floc is not present in any discharge;</li> </ul>	
	<ul> <li>(iv) precipitated iron floc is contained and disposed of;</li> </ul>	
	<ul> <li>(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.</li> </ul>	
Electricity supply		1
PO8	A08.1	Complies with AO8.1
Development is provided with a source of power	A connection is provided from the premises to the	It is proposed to provide each of the proposed lots

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Performance outcomes	Acceptable outcomes	Applicant Response
that will meet its energy needs.	electricity distribution network;	with connection to the electricity distribution
	or	network.
	A08.2	
	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.	
	AO9.1	Not applicable
	Pad-mount electricity infrastructure is:	No padmount infrastructure is proposed.
	<ul> <li>(a) not located in land for open space or sport and recreation purposes;</li> </ul>	
	(b) screened from view by landscaping or fencing;	
	(c) accessible for maintenance.	
PO9	AO9.2	Not applicable
Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.	No padmount infrastructure is proposed.
	Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	
Telecommunications	·	·
PO10	AO10	Complies with AO10
	1	Douglas Shire Planning Scheme 2018 Version 1.0

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Performance outcomes	Acceptable outcomes	Applicant Response
Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	It is proposed to provide a telecommunications connection to each of the proposed lots.
PO11	A011	Able to comply
Provision is made for future telecommunications services (e.g. fibre optic cable).	Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Weer required, conduits are able to be provided.
Road construction		
PO12	A012.1	Complies with AO12.1
<ul><li>The road to the frontage of the premises is constructed to provide for the safe and efficient movement of:</li><li>(a) pedestrians and cyclists to and from the site;</li><li>(b) pedestrians and cyclists adjacent to the site;</li></ul>	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.	Alchera Drive is a fully constructed and maintained road.
<ul><li>(c) vehicles on the road adjacent to the site;</li><li>(d) vehicles to and from the site;</li></ul>	A012.2	Complies with AO12.2
(e) emergency vehicles.	There is existing road, kerb and channel for the full road frontage of the site.	Alchera Drive is a fully constructed and maintained road.
	A012.3	Complies with 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.	Alchera Drive is a fully constructed and maintained road.
Alterations and repairs to public utility services		



Performance outcomes	Acceptable outcomes	Applicant Response
PO13	A013	Complies with AO13
Infrastructure is integrated with, and efficiently extends, existing networks.	Development is designed to allow for efficient connection to existing infrastructure networks.	The proposed lots would be connected to the existing sewer that traverses the site and to the water main that is at the frontage of the site and within the road reserve.
PO14	A014.1	Complies with AO14.2
Development and works do not affect the efficient functioning of public utility mains, services or installations.	Public utility mains, services and installations are not required to be altered or repaired as a result of the development;	The water and sewer mains would be extended in accordance with the requirements of the FNQROC Development Manual with details provided for
	or	assessment at the operational works stage.
	A014.2	
	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.	
Construction management		
PO15	A015	Able to comply with AO15
Work is undertaken in a manner which minimises	Works include, at a minimum:	All construction management requirements are
adverse impacts on vegetation that is to be retained.	<ul> <li>(a) installation of protective fencing around retained vegetation during construction;</li> </ul>	able to be addressed during the construction period and following the grant of operational works approval.
	(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	

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Performance outcomes	Acceptable outcomes	Applicant Response
	vegetation;	
	<ul><li>(d) removal from the site of all declared noxious weeds.</li></ul>	
PO16	AO16	Complies with AO16
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.	The water and sewer mains would be extended in accordance with the requirements of the FNQROC Development Manual with details provided for assessment at the operational works stage.
	Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	
For assessable development		
High speed telecommunication infrastructure		
PO17	A017	Complies with PO17
Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	No acceptable outcomes are prescribed.	The required infrastructure is able to be accommodated within the proposed service easement.
Trade waste		
PO18	AO18	Not applicable
Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:	No acceptable outcomes are prescribed.	No trade waste would be generated by the proposed development.
(a) off-site releases of contaminants do not occur;		

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Performance outcomes	Acceptable outcomes	Applicant Response
<ul> <li>(b) the health and safety of people and the environment are protected;</li> </ul>		
(c) the performance of the wastewater system is not put at risk.		
Fire services in developments accessed by comn	non private title	
PO19	AO19.1	Not applicable
Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	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.	No common private title is proposed.
	A019.2	Not applicable
	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.	No common private title is proposed.
PO20	AO20	Not applicable
Hydrants are suitable identified so that fire services can locate them at all hours.	No acceptable outcomes are prescribed.	No common private title is proposed.
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'.		

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# 9.4.7 Reconfiguring a lot code

#### 9.4.7.1 Application

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

### 9.4.7.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to regulate development for reconfiguring a lot.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development results in a well-designed pattern of streets supporting walkablecommunities;
  - (b) lots have sufficient areas, dimensions and shapes to be suitable for their intend usetaking 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, cyclistsand 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 streetscapeand open space quality;
  - (e) development does not diminish environmental and scenic values, and where relevant, maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore, in a way that protects natural resources;
  - (f) people and property are not placed at risk from natural hazards;
  - (g) a range of functional parkland, including local and district parks, major areas of parkland with a region-wide focus and open space links are available for the use and enjoyment of residents and visitors to the region;
  - (h) the appropriate standard of infrastructure is provided.

#### 9.4.7.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
General lot design standards		
P01	A01	Refer to the assessment against the Low



Performance outcomes	Acceptable outcomes	Applicant response
Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5.	No acceptable outcomes are prescribed.	Density Residential Zone Code.
PO2	AO2	Complies with AO2
New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	Boundary angles are not less than 45 degrees.	All boundaries would be 90 degrees.
PO3	AO3	Complies with AO3
Lots have legal and practical access to a public	Each lot is provided with:	Each lot would be granted access to the gazette
road.	(a) direct access to a gazetted road reserve; or	road via a formal access arrangement.
	(b) access to a gazetted road via a formal accessarrangement registered on the title.	
PO4	AO4	Complies with AO4
Development responds appropriately to its local	Existing site features such as:	The proposed subdivision layout provides for the
context, natural systems and site features.	(a) significant vegetation and trees;	retention of the riparian vegetation located at the rear of the site.
	(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 commonproperty.	
PO5	A05	Not applicable
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.	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.	It would not be possible to further reconfigure the land.
PO6	A06	Complies with AO6
Where existing buildings or structures are to be	Development ensures setbacks between existing buildings or structures and proposed	The setbacks for the retained Dwelling House would comply with the relevant Planning Scheme and



Performance outcomes	Acceptable outcomes	Applicant response
<ul> <li>retained, development results in:</li> <li>(a) boundaries that offer regular lot shapes and usable spaces;</li> <li>(b) existing improvements complying with current building and amenity standards in relation to boundary setbacks.</li> <li>Note - This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.</li> <li>P07</li> </ul>	boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.	QDC setback requirements.
<ul> <li>Where rear lots are proposed, development:</li> <li>(a) provides a high standard of amenity for residents and other users of the site and adjoining properties;</li> <li>(b) positively contributes to the character of adjoining properties and the area;</li> <li>(c) does not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<ul> <li>Where rear lots are to be established:</li> <li>(a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles;</li> <li>(b) no more than 6 lots directly adjoin the rear lot;</li> <li>(c) no more than one rear lot occurs behind the road frontage lot;</li> <li>(d) no more than two access strips to rear lotsdirectly adjoin each other;</li> <li>(e) access strips are located only on one side ofthe road frontage lot.</li> </ul>	The proposal is considered to represent the sustainable development of an existing serviced site within the urban area. It would provide for the development of the land for single detached dwelling houses on single lots with areas exceeding 600m <sup>2</sup> , consistent with the intent of the Low Density Residential Zone. It would provide a suitable level of residential amenity by using existing development to buffer the impacts of the state-controlled road and manage traffic impacts by limiting the access to the state- controlled road to a single access. The design of the development also facilitates the retention and preservation of the waterway corridor to the rear by providing a suitable area for the construction of a future dwelling that satisfies the required setbacks and does not require the removal of riparian vegetation.
	<ul> <li>AO7.2</li> <li>Access strips to the rear lot have a minimum widthdimension of:</li> <li>(a) 4.0 metres in Residential Zones.</li> </ul>	<b>Complies with AO7.2</b> The access strip would have a width of 7.6 metres.



Performance outcomes	Acceptable outcomes	Applicant response
	(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.	
	A07.3	Able to comply with AO7.3
	Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than:	The access strip is able to be provided with a sealed pavement to accommodate two way traffic movement within the proposed easement and wit
	(a) 3.0 metres in Residential Zone.	a width exceeding 3.0 metres.
	(b) 6.0 metres in an Industrial Zone.	
	(c) 3.5 metres in any other Zone.	
Structure plans		
Additional requirements for:		
(a) a site which is more than 5,000m <sup>2</sup> in any of the	e Residential zones; or within these zones, and	
(b) creates 10 or more lots; or		
(c) involves the creation of new roads and/or pub	lic use land.	
or		
(d) For a material change of use involving:		
(i) preliminary approval to vary the effect of t	he planning scheme;	
(ii) establishing alternative Zones to the planr	ning scheme.	
Note - This part is to be read in conjunction with the other parts	s of the code	
P08	A08.1	Not applicable
A structure plan is prepared to ensure that neighbourhood design, block and lot layout, street network and the location and provision on	Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any:	The development would create 9 lots.
any open space recognises previous planning for the area and its surroundings, and integrates	(a) approved structure plan;	
	(b) the ourrounding pottorn of ovicting or	

(b) the surrounding pattern of existing or



Performance outcomes	Acceptable outcomes	Applicant response
appropriately into its surroundings.	approvedsubdivision.	
	Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the performance outcomes.	
	AO8.2	Not applicable
	Neighbourhood design, lot and street layoutsenable future connection and integration withadjoining undeveloped land.	The development would create 9 lots.
PO9	AO9.1	Not applicable
Neighbourhood design results in a connected network of walkable streets providing an easy	Development does not establish cul-de-sac streetsunless:	The development would create 9 lots.
choice of routes within and surrounding the neighbourhood.	<ul> <li>(a) cul-de-sacs are a feature of the existing patternof development in the area;</li> </ul>	
	(b) there is a physical feature or incompatible zonechange that dictates the need to use a cul-de- sac streets.	
	AO9.2	Not applicable
	Where a cul-de-sac street is used, it:	The development would create 9 lots.
	(a) is designed to be no longer than 150 metres inlength;	
	<ul> <li>(b) is designed so that the end of the cul-de-sac isvisible from its entrance;</li> </ul>	
	<ul> <li>(c) provides connections from the top of the cul-de-sac to other streets for pedestrians and cyclists, where appropriate.</li> </ul>	
	AO9.3	Not applicable
	No more than 6 lots have access to the turningcircle or turning-tee at the end of a cul-de-sac street.	The development would create 9 lots.



Performance outcomes	Acceptable outcomes	Applicant response
PO10	PO10	Not applicable
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.	No acceptable outcomes are prescribed.	The development would create 9 lots.
P011	AO11.1	Not applicable
Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential	New development adjoins adjacent existing or approved urban development.	The development would create 9 lots.
development of land.	AO11.2	Not applicable
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.	The development would create 9 lots.
Urban parkland and environmental open space		
P012	A012	Not applicable
Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.	No acceptable outcomes are prescribed.	The development would create 9 lots.
PO13	A013	Not applicable
Development provides land to:	No acceptable outcomes are prescribed.	The development would create 9 lots.
<ul> <li>(a) meet the recreation needs of the community;</li> </ul>	Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land.	
<ul> <li>(b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity; and adjacent to open space areas;</li> </ul>		
(c) provide for green corridors and linkages.		
AO14	A014.1	Not applicable



Performance outcomes	Acceptable outcomes	Applicant response
Lot size, dimensions, frontage and orientation permits buildings to be established that will	Urban parkland is regular in shape.	The development would create 9 lots.
facilitate casual surveillance to urban parkland	A014.2	Not applicable
and environmental open space.	At least 75% of the urban parkland's frontage is provided as road.	The development would create 9 lots.
	AO14.3	Not applicable
	Urban parkland and environmental open spaceareas are positioned to be capable of being overlooked by surrounding development.	The development would create 9 lots.
	A014.4	Not applicable
	Surrounding lots are orientated so that facades willfront and overlook the urban parkland and environmental open space.	The development would create 9 lots.
	AO14.5	Not applicable
	The number of lots that back onto, or are side- orientated to the urban parkland and environmentalopen space is minimised.	The development would create 9 lots.
	Inconsistent design solution - low total number of lots complying with the acceptable outcomes.	



Performance outcomes	Acceptable outcomes	Applicant response
Private subdivisions (gated communities)	Image: Consistent design solution - high total number of lots complying with the acceptable outcomes.	
P015	PO15	Not applicable
Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.	No acceptable outcomes are prescribed.	The proposal is not for a gated subdivision.
Additional requirements for reconfiguration in	volving the creation of public streets or roads	
PO16	AO16	Not applicable
The function of new roads is clearly identified	No acceptable outcomes are prescribed.	No new public streets or roads would be created.
and legible and provides integration, safety and convenience for all users.	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.	
PO17	A017	Not applicable
Street design supports an urban form that creates walkable neighbourhoods. Street design:	No acceptable outcomes are prescribed.	No new public streets or roads would be created.



Performance outcomes	Acceptable outcomes	Applicant response
<ul> <li>(a) is appropriate to the function(s) of the street;</li> </ul>		
<ul> <li>(b) meets the needs of users and gives priority to the needs of vulnerable users.</li> </ul>		
Public transport network		
PO18	AO18	Not applicable
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.	No acceptable outcomes are prescribed.	No new public streets or roads would be created.
Pest plants		
PO19	AO19	Not applicable
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.	Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person priorto earthworks commencing.	No pest plants have been identified in the site.
Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land	Note - A declaration from an appropriately qualified person validates the land being free from pest plants.	
Protection (Pest and Stock Route Management) Act 2002.	Declared pest plants include locally declared and State declared pest plants.	



# 9.4.9 Vegetation management code

### 9.4.9.1 Application

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

## 9.4.9.2 Purpose

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

# 9.4.9.3 Criteria for assessment

## Table 9.4.9.3.a – Vegetation management –assessable development

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

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1	A01.1	Complies with AO1.5
Vegetation is protected to ensure that:	Vegetation damage is undertaken by a statutory	Any vegetation damage would occur as a
<ul> <li>(a) the character and amenity of the local area is maintained;</li> </ul>	authority on land other than freehold land that the statutory authority has control over;	consequence of a valid development approval and would be necessary to give effect to the development approval.
(b) vegetation damage does not result in	or	



Performance outcomes	Acceptable outcomes	Applicant response
fragmentation of habitats;	A01.2	
<ul> <li>(c) vegetation damage is undertaken in a sustainable manner;</li> </ul>	Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned	
(d) the Shire's biodiversity and ecological values	or operated by the local government;	
are maintained and protected;	or	
<ul> <li>(e) vegetation of historical, cultural and / or visual significance is retained;</li> </ul>	A01.3	
(f) vegetation is retained for erosion prevention	Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:	
and slope stabilisation.	(a) vegetation declared as a pest pursuant to the Land Protection (Pest and Stock Route Management) Act 2002; or	
	<ul> <li>(b) vegetation identified within the local govern- ment's register of declared plants pursuant to the local government's local laws; or</li> </ul>	
	<ul> <li>(c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or</li> </ul>	
	<ul> <li>(d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within three metres of an existing or approved structure, not including a boundary fence;</li> </ul>	
	or	
	A01.4	
	Vegetation damage that is reasonably necessary for carrying out work that is:	
	<ul> <li>(a) authorised or required under legislation or a local law;</li> </ul>	
	<ul> <li>(b) specified in a notice served by the local government or another regulatory authority;</li> </ul>	
	or	



Performance outcomes	Acceptable outcomes	Applicant response
	AO1.5	
	Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval;	
	or	
	AO1.6	
	Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the Vegetation Management Act 1999;	
	or	
	AO1.7	
	Vegetation damage is essential to the maintenance of an existing fire break;	
	or	
	AO1.8	
	Vegetation damage is essential to prevent interference to overhead service cabling;	
	or	
	AO1.9	
	Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the <i>Vegetation Management Act 1999;</i>	
	or	
	AO1.10	
	Vegetation damage is undertaken in accordance with section 584 of the <i>Sustainable Planning Act 2009.</i>	



Performance outcomes	Acceptable outcomes	Applicant response
	A01.11	
	Vegetation damage where it is necessary to	
	remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).	
	A01.12	
	Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.	
PO2	AO2.1	Able to comply with AO2.1 or 2.2
Vegetation damaged on a lot does not result in a nuisance	Damaged vegetation is removed and disposed of at an approved site;	Any vegetation removed is able to be mulched on site or disposed of at an approved site.
	or	
	A02.2	
	Damaged vegetation is mulched or chipped if used onsite.	
For assessable development	·	
PO3	A03	Not applicable
Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values.	No acceptable outcomes are prescribed.	The site Is not within the Places of Significance Overlay