

Planning Report

Mossman George Road, Mossman

Development Application for Reconfiguration of a Lot DA2022_004

Lot 100 on RP911412

Remote Indigenous Land and Infrastructure Program Office

June 2022



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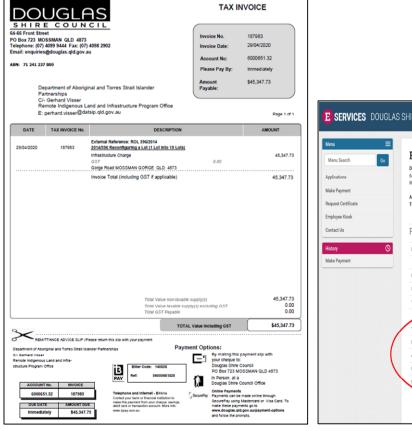
1 Introduction

On Behalf of Bamanga Bubu Ngadimunku INC, The Remote Indigenous Land and Infrastructure Program Office (RILIPO) submit this development application for the Reconfiguration of a Lot (RAL) for a 1 into 19 lot subdivision at Mossman Gorge Road, located 100 on RP911412.

RAL 396/2014 (436334) (Council Reference), was granted by Douglas Shire Council (Council) on 17 December 2014 subject to conditions. Subsequent to this, an affiliated Operational Works (OPW) approval was granted on 4 June 2018 and works progressed to develop the now established residential subdivision.

Following the approval of the OPW The Department commenced with the development. The first contractor appointed to undertake the development unfortunately went into liquidation. A second contractor was appointed and completed the project as well as the defects Liability period. The DFL works was completed in 2020 whereafter the second contractor unfortunately went into liquidation. In 2020 after various site inspections and discussions with DSC an infrastructure handover period between DSC and The Department was agreed upon and signed in December 2020 for a period to be concluded in December 2021. The last works in regard to compliance with the above document is reflected at **Appendix 7.**

It is noted that payment of the infrastructure headworks charge of \$45,347.73 issued to Council in association with this development was paid in May 2020 (Figure 1):



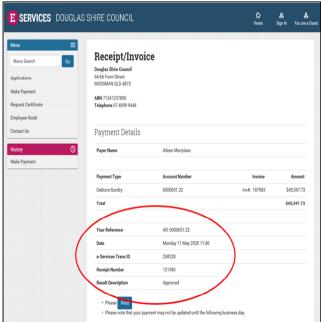


Figure 1: Douglas Shire Council Infrastructure Charges Notice Tax Invoice & Receipt

In late 2021 it was brought to The Departments attention that the RAL Decision Notice of December 2014 had a currency period of 4 years and thus lapsed in December 2018 just as the construction of the development commenced. No evidence could be found in The Departments files that DSC notified The Department that the Decision Notice was due to lapse and that The Department could apply for an extension, neither could any evidence be found that The Department picked up that the Decision Notice was due to laps or applied for an extension.

It must be noted that the above processes occurred during the de-amalgamation of Cairns Regional Council to form the Douglas Shire Council and that The Departments town planner was on long service leave prior to retirement. These events could have resulted in and impacted upon that the lapsing of the Decision Notice for the project was not identified.

Due to the development constraints as discussed supra, the survey of the subdivision has not yet been lodged with DSC for plan sealing or Title Queensland.

In order to finalise the development, this application is made to Council in order to reinstate the approval of the reconfiguration so that RILIPO can finalise lodgment of the survey plan and hand over of the infrastructure with Douglas Shire Council.

It is proposed that this application is therefore purely for administrative purposes and that the conditions and circumstances surrounding the original development approval be upheld.

A decision notice is required from Douglas Shire Council as a reconfiguration of a lot requires planning approval under the *Planning Act 2016*. RILIPO submits that this application is properly made as it includes the appropriate application fee as advised by Douglas Shire Council of **\$2,607.25**, A signed Owners Consent and DA Form 1, **Appendix 1 & 2**.

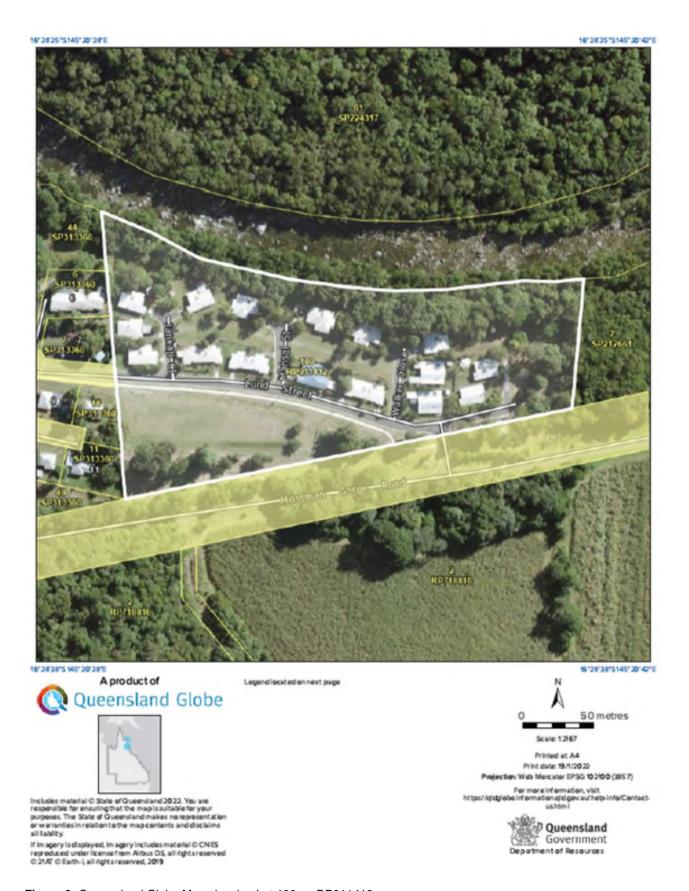


Figure 2: Queensland Globe Map showing Lot 100 on RP911412

2 Application Details

Proposed Development	Reconfiguration of a lot (1 Lot Into 19 Lots) In support of an established residential subdivision		
Approval Sought	Development Approval for Reconfiguration of a Lot		
Site Address	Mossman Gorge Road, Mossman		
Real Property Description	Lot 100 on RP911412		
Site Area	3.8870 Ha		
Landowner	Bamanga Bubu Ngadimunku Inc		
Local Government	Douglas Shire Council		
Applicant	The Remote Indigenous Land and Infrastructure Program Office		
	(RILIPO) On Behalf of Bamanga Bubu Ngadimunku Inc		
Contact Person	Gerhard Visser 04252 5106		

3 Elements of Application

Level of Assessment	Code Assessable Development			
Planning Scheme	Douglas Shire Council Planning Scheme 2018			
State Planning Policy	SPP April 2016			
Regional Plan	FNQ Regional Plan			
Strategic Framework	Strong communities and identity			
Zone	Low Density Residential Zone			
Applicable Codes	Low Medium Density Residential Zone			
	Mossman Local Plan			
Applicable Overlays	Flood & Storm Surge			
	Landscape Value			
	Natural Areas			
	Transport Network			
	Vegetation Management			
Referrals	N/A			

4 The Proposal

The Remote Indigenous Land and Infrastructure Program Office (RILIPO) is assisting Bamanga Bubu Ngadimunku Inc in the preparation of this application to Douglas Shire Council seeking Development approval for Reconfiguration of a Lot to create 19 lots in support of existing residential dwellings and associated uses.

The development consists of the following:

- 1 Nature Conservation lot bank of the Mossman River
- 1 Community lot Sport fields, Stormwater Management and Cultural Significance
- 15 Existing Dwellings
- 2 vacant residential allotments and
- Roads

The application relates to land located at Mossman Gorge Road, via Mossman more particularly described as Lot 100 on RP911412.

Lot Number	New Lots (DP316364)	Area (m²)	Easements			
1	21	537m²	EMT R: 47m ² Stormwater			
2	22	532m²	EMT S: 53m ² Stormwater			
3	23	949m²	N/A			
4	24	1379m²	N/A			
5	25	901m²	N/A			
6	27	914m²	N/A			
7	29	1355m²	N/A			
8	30	1521m²	EMT T: 209m ²			
9	32	998m²	EMT U: 69m ²			
10	33	1423m²	N/A			
11	35	849m²	N/A			
12	36	1005m²	N/A			
13	37	619m²	EMT V: 56m Stormwater			
14	38	606m²	EMT W: 51m ² Stormwater			
15	39	2085m²	N/A			
16	40	2228m²	EMT X: 127m ² Access and Stormwater			
17	41	1409m²	N/A			
18	42 (Community lot)	8074m²	EMT Y: 71m ² Stormwater EMT Z: 768m ² Stormwater EMT AA: 594m ² Stormwater			
19	53 (Nature Conservation)	5026m²	N/A			
New Road: 5953m²						

Table 1: Table of Lots and sizes

The subject application will allow for the establishment of individual freehold allotments and therefore allow for the landowners to further leasing and tenure arrangements within the Mossman George community.

5 Assessment Framework

5.1 Planning Act 2016

The proposed reconfiguration of a lot is defined as 'assessable development' under the *Planning Act 2016* and development approval is therefore required. The Planning Scheme defines the proposed reconfiguration of a lot activity as being subject to Code Assessment.

The Development Assessment process is a uniform system which enables relevant Local Government Authorities and State agencies to have input in the assessment process. The system provides for all State social, environmental and economic matters relevant to a development application to be addressed at one time.

DA Form 1 is attached (see **Appendix 1**).

5.2 State Assessment Referral Agency (SARA)

This application does not trigger referral to SARA.

5.3 Regional Plan

The Douglas Shire Council Planning Scheme 2018 was assessed by the Minister as appropriately advancing the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area.

The site is within the urban footprint of Far North Queensland Regional Plan and does not require detailed assessment against the provisions contained in the policy. However, it is noted that:

- Section 3.8 within the Plan confirms a range of objectives for Strengthening Indigenous Communities, including:
- "Regional planning processes recognize and facilitate the need to increase indigenous economic and housing opportunities."
- Section 3.8.1 also confirms that: "The special requirements of Indigenous people wishing to live on land held in trust is considered as part of the development of local land use planning frameworks."

It is also noted that projects of the nature of that currently proposed are consistent with stated Queensland Government priorities, confirmed within the Plan, that being: "strengthening Indigenous communities... through a number of initiatives focusing on normalizing housing arrangements to improve prosperity and quality of life."

The proposed development is consistent with the outcomes of the Regional Plan.

5.4 Local Government Planning Scheme

The application is located within the Douglas Shire Council local government area. An assessment of the proposed reconfiguration against the provisions of the Douglas Shire Planning Scheme 2018 is contained in this application.

5.5 Assessable Development

Under the *Planning Act* 2016 'development' includes reconfiguration. The development proposed by this application includes development that is made assessable under Chapter 3, Section 44 and 45

of the Planning Act 2016 (in accordance with Part 4, Division 1, Section 20 of the *Planning Regulation 2017*).

5.6 Assessment Manager

The assessment manager for this application is Douglas Shire Council as determined by Chapter 3, Part 2, Section 48 of the *Planning Act 2016*, and Section 21 and Schedule 8, Table 2, Column 2 of the *Planning Regulation 2017*.

5.7 Assessment

The development is subject to <u>code assessment</u>. The relevant considerations of the assessment manager in making a decision pursuant to Chapter 3, Part 3 of the *Planning Act 2016*, and Part 4, Division 4, Subdivision 1 of the *Planning Regulation 2017*, have been assessed in this planning report.

In accordance with Part 5 of the Planning Scheme, this development application requires assessment against the following codes and overlay codes:

- Low Medium Density Residential Zone
- Mossman Local Plan
- · Reconfiguring a Lot
- Flood & Storm Surge
- Landscape Value
- Natural Areas
- Transport Network



Assessment of the development against the above codes have been completed in support of the proposed subdivision and are included as **Appendix 3**.

5.8 Public Notification

This application does not require public notification as it is code assessable development.

6 Statutory Planning Assessment

6.1 Overview

This section assesses the application against relevant statutory planning provisions.

6.2 Planning Act 2016

6.3 State Planning Policy (SPP)

The Queensland State Planning Policy (SPP) (April 2016) has been incorporated within the Douglas Shire Council Planning Scheme (2018). The proposed development is consistent with the outcomes of the SPP.

6.4 Local Planning Assessment

Douglas Shire Council is responsible for the administration and application of the Planning Scheme which supports coordinated development within the Local Government Area.

In accordance with the Planning Scheme, a Reconfiguration of a Lot in the Low Density Residential zone triggers a 'Code' assessable development application

7 Planning Scheme

Table 5.6 of the DSC Planning Scheme identify the development to be assessed against against zoning and overlay provisions relevant to the subject site. Assessment of the development against each of the specific planning benchmarks for development is provided in accordance with this application (**Appendix 3**).

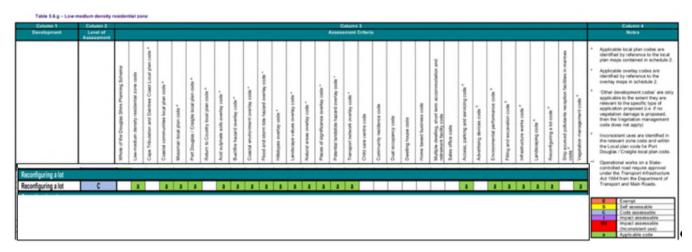
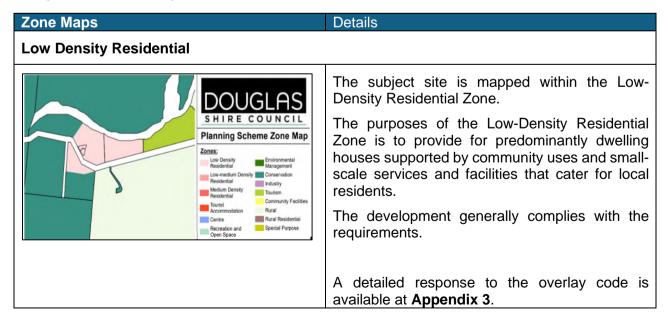


Table 2: Table 5.6 – Low-medium density residential zone – Reconfiguring a Lot

7.1 Planning Scheme Zone Code

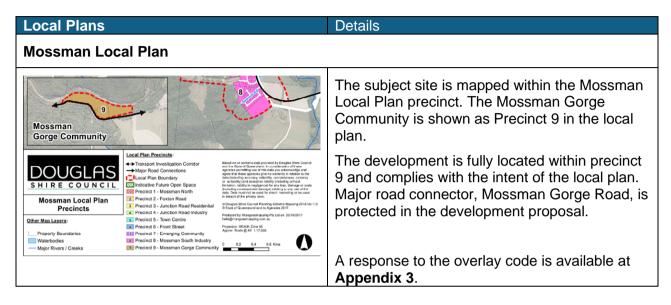
The subject site as being within the Low-Density Residential Zone on map ZM-009 of the Douglas Shire Council Planning Scheme. When this development was first submitted to Council in 2014 the zoning designation was Rural. When the new Planning Scheme was adopted in 2018, the zone designation was amended in response to this subject residential development.

This proposal seeks a reconfiguration for an already established residential area providing allotments configured to the existing uses.



7.2 Planning Scheme Local Plan Code

The purposes of the local plan is to facilitate development which creates a vibrant and independent community that supports the needs of the local community while protecting and enhance the local character.



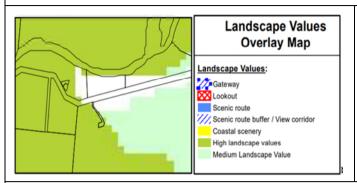
It is noted that although the subject site is not mapped within the 'Return to Country Local Plan', the principals of the Plan could/should be applied being that the site is owned and managed by an Indigenous Incorporation.

7.3 Planning Scheme Overlay Codes

This section assesses the application against various overlays relevant to the subject site.

Overlay Maps	Details
Acid Sulfate Soils	The subject site is not mapped within the overlay. No Acid Sufate Soils was uncovered during construction.
Hillslopes	The subject site is not mapped within the overlay.
Places of Local Significance	The subject site is not mapped within the overlay.
Bushfire Hazard	The subject site is not mapped within the overlays.
Coastal Processes	The subject site is not mapped within the overlays.
Hillslopes	The subject site is not mapped within the overlays.

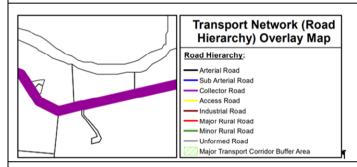
Landscape Values Overlay Map



The subject site is mapped in the overlay. A lot protecting the Mossman River embankment and thus the area of High landscape value has been created and surveyed.

A response to the overlay code is available at **Appendix 3**.

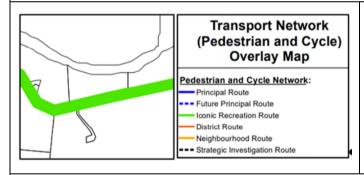
Transport Network (Road Hierarchy) Overlay Map



The development protects the collector road and recognize it as the main access to the community.

A response to the overlay code is available at **Appendix 3**.

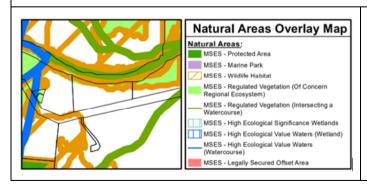
Transport Network (Pedestrian and Cycle) Overlay Map



The development site adjoins the Iconic Recreation Route and supports the visual amenity of the locality.

A response to the overlay code is available at **Appendix 3**.

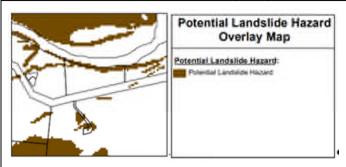
Natural Areas Overlay Map



The subject site is mapped in the overlay. A lot protecting the Mossman River embankment and thus the natural area has been created and surveyed.

A response to the overlay code is available at **Appendix 3.**

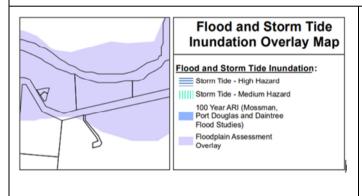
Potential Landslide Hazard Overlay Map



The subject site is mapped in the overlay. In accordance with subdivision layout a lot protecting the Mossman River embankment has been created and surveyed. This area is indicated as natural area with no proposed development. Structures on Lots abutting the riverbank is set back from the area. The development on the vacant allotment can be managed through the building assessment process.

A response to the overlay code is available at **Appendix 3.**

Flood & Storm Tide Inundation Overlay Map

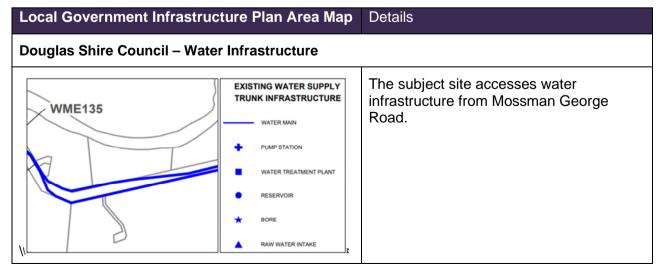


The subject site is mapped in the overlay as floodplain assessment. A lot protecting the Mossman River embankment has been created and surveyed (Lot 53). A Lot (Lot 42) has been created and surveyed providing inter alia for stormwater dispersal and management for this existing proposed development and the adjacent development to the north.

A response to the overlay code is available at **Appendix 3**.

7.4 Local Government Infrastructure Plan (LGIP)

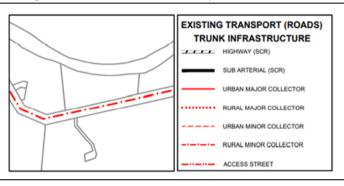
The subject site is located in the Services Boundary area within the LGIP. The subject site contains existing infrastructure and currently accesses all available services.



Douglas Shire Council – Sewerage Infrastructure EXISTING SEWERAGE TRUNK INFRASTRUCTURE EFFLUENT RISING MAIN GRAVITY MAIN PUMP STATION WASTEWATER TREATMENT PLANT

The subject site accesses sewer infrastructure from Mossman George Road.

Douglas Shire Council – Transport Infrastructure



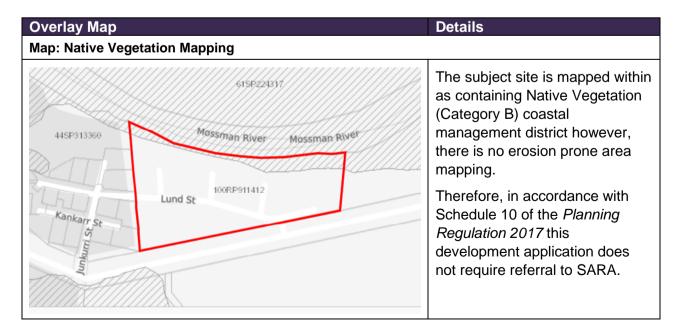
The subject site is service with access via the existing Mossman Gorge Road.

No additional loading is placed on the infrastructure as the development is formalising existing development and dwellings. Two additional residential allotments only is created by the development with negligible impact on trip generation.

RILIPO confirm that the proposed 19 lot subdivision is requested in respect to the existing residential configuration and that this application will allow for the registration of individual titles over each of the established dwellings as well as two (2) additional residential allotments. The subdivision is established, and all residences are connected to necessary infrastructure.

8 State Interest Provision

This section assesses the application against various statutory planning provisions relevant to the subject site.



9 Contamianted Land and Environmental Management Register

Search results provided by the Environment Management and contaminated Land Registers unit of the Department of Environment and Science show that the subject site is not included on the Environmental Management Register or the Contaminated Land Register.

10 Conclusion

This submission supports an application on behalf of Bamanga Bubu Ngadimunku Inc for the establishment of 19 Residential allotments (and Easements) over Lot 100 on RP911412 by way of a Reconfiguration of a Lot.

It is confirmed that this application is purely administrative and is provided to Douglas Shire Council as the previously approved application (ROL 396/2014 (436334) had lapsed its currency period prior to RILIPO being able to lodge the required survey plan with Queensland Titles for registration.

In summary, it is considered that this application is consistent with the Douglas Shire Council Planning Scheme 2018.

As per the advice of Council received 24 January 2022, the application fee required for the application in this circumstance is \$2,607.25, representing a 75% reduction in the applicable fee.

Summarily, Douglas Shire Council have advised that the applicable infrastructure charge fee associated with the new application is **\$2,939.00** in consideration of the payment of \$45,347.73 having already been made with respect to this development. This fee will be issued to Council upon receipt of the relevant Infrastructure Notice.

In summary, the proposed development is established, and the conditions of the previous approval have been met. The infrastructure handover to DSC has concluded in December 2021 and is currently "on-maintenance" subject to agreement of last maintenance works to be undertaken prior to the handover coming "off-maintenance" and being taken over by DSC.

RILIPO propose that a new Decision Notice be issued in line with the Decision Notice (ROL 396/2014 (436334) of 17 December 2014 due to the development of the Mossman Gorge Community development on Lot 100 being compliant with the OPW Decision Notice of 4 June 2018 and the conditions of the Decision Notice (ROL 396/2014 (436334).

11 References

- 1. Douglas Shire Council Scheme 2018
- 2. Far North Queensland Regional Plan 2009-2031
- 3. Planning Act 2016
- 4. Planning Regulation 2017

Appendix 1

DA Form 1

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.

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

PART 1 – APPLICANT DETAILS

1) Applicant details				
Applicant name(s) (individual or company full name)	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP)			
Contact name (only applicable for companies)	Gerhard Visser			
Postal address (P.O. Box or street address)	PO Box 5461			
Suburb	Cairns			
State	QLD			
Postcode	4870			
Country	Australia			
Contact number	0428 752 487			
Email address (non-mandatory)	gerhard.visser@dsdsatsip.qld.gov.au			
Mobile number (non-mandatory)	0428 752 487			
Fax number (non-mandatory)				
Applicant's reference number(s) (if applicable)	DA2022_004			

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☐ No – proceed to 3)



PART 2 - LOCATION DETAILS

Name of airport:

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable) Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA</u>										
Forms Guide: Relevant plans. 3.1) Street address and lot on plan										
					ots must be liste	ർ). or				
Str	eet address	AND lo	t on pla	an for a		or adja			premises (appropriate for development in	
	Unit No. Street No.			Street Name and Type				Suburb		
,				Mossman Gorge Rd				Mossman		
a)	Postcode	Lot No	э.	Plan	Type and Nu	mber (e.g. RF	P, SP)	Local Government Area(s)	
				100R	P911412				Douglas Shire Council	
	Unit No.	Street	No.	Stree	t Name and	Туре			Suburb	
L										
b)	Postcode	Lot No	Э.	Plan	Type and Nu	mber (e.g. RF	P, SP)	Local Government Area(s)	
е.	oordinates og. channel dred lace each set o	lging in N	/loreton B	lay)		nt in rem	note area	as, over part of a	a lot or in water not adjoining or adjacent to land	
☐ Co	ordinates of	premis	es by lo	ngitud	le and latitud	е				
Longit	ude(s)		Latitud	de(s)		Datur	n		Local Government Area(s) (if applicable)	
. ,					□ W	☐ WGS84				
				☐ GI		DA94				
Other:										
Co	ordinates of	premis	es by e	asting	and northing					
Eastin	g(s)	North	ing(s)		Zone Ref. Da		n		Local Government Area(s) (if applicable)	
				□ 54			☐ WGS84			
					DA94 г					
					□ 56	∐ Ot	ther:			
	dditional pre									
					this developr opment appli		oplicati	on and the de	etails of these premises have been	
	required	oriodaic	, to tino	dovok	spinoni appii	Janon				
	•									
4) Ider	ntify any of tl	ne follo	wing th	at app	ly to the pren	nises a	nd pro	vide any rele	vant details	
⊠ In o	or adjacent t	o a wat	er body	or wa	tercourse or	in or al	bove a	n aquifer		
Name of water body, watercourse or aquifer: Mossman River/Gorge										
On	strategic po	rt land	under t	he <i>Tra</i>	nsport Infras	tructur	e Act 1	994		
Lot on plan description of strategic port land:										
Name of port authority for the lot:										
☐ In a tidal area										
Name	of local gove	ernmer	t for the	e tidal	area (if applica	ble):				
Name of port authority for tidal area (if applicable):										
On airport land under the Airport Assets (Restructuring and Disposal) Act 2008										

Listed on the Environmental Management Register (EM	IR) 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 fi	irst davolanment aspect				
6.1) Provide details about the first development aspect					
a) What is the type of developm	,				
	Reconfiguring a lot	Operational work	Building work		
b) What is the approval type? (t	(tick only one box)				
Development permit	Preliminary approval	☐ Preliminary approval that	includes a variation approval		
c) What is the level of assessm	nent?				
Code assessment	Impact assessment (require	es public notification)			
d) Provide a brief description of lots):	f the proposal (e.g. 6 unit apartn	ment building defined as multi-unit dw	relling, reconfiguration of 1 lot into 3		
e) Relevant plans Note: Relevant plans are required to be Relevant plans.	ne submitted for all aspects of this d	levelopment application. For further ir	nformation, see <u>DA Forms guide:</u>		
Relevant plans of the propos	sed development are attach	ed to the development applica	ation		
6.2) Provide details about the s	second development aspect				
a) What is the type of developm	ment? (tick only one box)				
☐ Material change of use ☐	Reconfiguring a lot	Operational work	☐ Building work		
b) What is the approval type? (t	tick only one box)				
Development permit	Preliminary approval	☐ Preliminary approval that	includes a variation approval		
c) What is the level of assessm	nent?				
Code assessment	Impact assessment (require	es public notification)			
d) Provide a brief description of lots):	f the proposal (e.g. 6 unit apartr	nent building defined as multi-unit dw	velling, reconfiguration of 1 lot into 3		
e) Relevant plans Note: Relevant plans are required to be Relevant plans.	e submitted for all aspects of this de	evelopment application. For further in	formation, see <u>DA Forms Guide:</u>		
Relevant plans of the proposed development are attached to the development application					
6.3) Additional aspects of development					
		evelopment application and the minimum that the minimum t			

Section 2 – Further develop			has any of the follow	win m?			
7) Does the proposed developMaterial change of use			•		t a local	nlanning inetri	ımont
	☐ Yes – complete division 1 if assessable against a local planning instrument						
Reconfiguring a lot Operational work	✓ Yes – complete division 2✓ Yes – complete division 3						
<u>'</u>		•	DA Form 2 – Buildi	na work do	taile		
Building work	☐ 162 - C	complete	DA FOITII 2 — Bullat	ng work der	alis		
Division 1 – Material change of	of use						
Note: This division is only required to be	completed if a	ny part of th	e development applicat	ion involves a	material c	hange of use asse	ssable against a
local planning instrument. 8.1) Describe the proposed ma	aterial chanc	ne of use					
Provide a general description of proposed use	of the	Provide th	ne planning scheme th definition in a new row			er of dwelling f applicable)	Gross floor area (m²) (if applicable)
8.2) Does the proposed use in	volve the us	e of existi	ing buildings on the	premises?			
⊠ Yes							
□ No							
Division 2 – Reconfiguring a l				· ·	6'		
Note: This division is only required to be 9.1) What is the total number of				ion involves re	configuring	g a lot.	
	or oxioting to	to maring	ap are premiese.				
9.2) What is the nature of the I	ot reconfigu	ration? (tid	ck all applicable boxes)				
Subdivision (complete 10))		·	Dividing land i	nto parts by	agreen	nent (complete 1	1))
Boundary realignment (comp	plete 12))		Creating or ch	anging an e	asemer	t giving access	
			nom a constru	icica roaa (t	complete	3//	
10) Subdivision							
10.1) For this development, ho	w many lots	are being	g created and what	is the inten	ded use	of those lots:	
Intended use of lots created	Residentia	al	Commercial	Industrial		Other, please	specify:
						Community, I	Nat Park
Number of lots created	17 (15 with dv 2 vacant)	wellings				2	
10.2) Will the subdivision be st	taged?						
☐ Yes – provide additional de ☐ No	tails below						
How many stages will the work	ks include?						
What stage(s) will this develop apply to?		ation					

11) Dividing land int parts?	o parts by	y agr	reement – how	v many	parts are b	peing c	reated and what	t is the intended use of the
Intended use of par	ts created	b	Residential	(Commercia	al	Industrial	Other, please specify:
Number of parts cre	eated							
Trained of parts of	atou							
12) Boundary realig	nment							
12.1) What are the current and proposed areas for each lot comprising the premises?								
	Curre						-	osed lot
Lot on plan descript	ion	Are	ea (m²)	Lot on plan description		Area (m²)		
12.2) What is the re	ason for	the b	ooundarv reali	anmen	t?			
, , , , , , , , , , , , , , , , , , , ,				<u> </u>				
13) What are the di				existir	ng easeme	nts bei	ng changed and	or any proposed easement?
Existing or proposed?	Width (r	n)	Length (m)	h (m) Purpose of the easement? (e.g. pedestrian access)		Identify the land/lot(s) benefitted by the easement		
9				Refer Survey Plan		Refer Survey Plan		
Division 3 – Operati	ional wor	rlz						
Note: This division is only i			mpleted if any pai	rt of the o	development a	applicati	on involves operation	nal work.
14.1) What is the na								
Road work					nwater			frastructure
Drainage work			L	☐ Earthworks ☐ Sewage infrastructure				
Landscaping	☐ Signage ☐ Clearing vegetation							
Other – please s		nac	occary to facili	itata th	o croation (of now	lots? /o a pubdivis	oion)
Yes – specify nu				itate tri	e creation (JITIEW	IOt3: (e.g. subulvis	sion)
□ No			10101					
14.3) What is the m	onetary v	/alue	of the propos	ed ope	erational wo	ork? (in	clude GST. materials	s and labour)
\$				·		`	·	,
PART 4 – ASSI	ESSME	EN ⁻	T MANAG	ER D	DETAILS	5		
15) Identify the asse	essment r	mana	ager(s) who w	ill be a	ssessing th	is dev	elopment applica	ation
Douglas Shire Cour	ncil							
16) Has the local go	vernmen	ıt agı	reed to apply a	a super	rseded plar	nning s	cheme for this d	evelopment application?
☐ Yes – a copy of the decision notice is attached to this development application								
attached	ment is t	aken	n to have agree	ed to th	ne superse	ded pla	anning scheme r	equest – relevant documents
⊠ 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 di Infrastructure-related referrals – Electricity infrastructure	_	on entity:		
 Matters requiring referral to: The Chief Executive of the holder of the licence, if The holder of the licence, if the holder of the licence Infrastructure-related referrals – Oil and gas infrastruct 	e is an individual			
Matters requiring referral to the Brisbane City Council: ☐ Ports − Brisbane core port land				
Matters requiring referral to the Minister responsible for ☐ Ports − Brisbane core port land (where inconsistent with the ☐ Ports − Strategic port land				
Matters requiring referral to the relevant port operator , if ☐ Ports − Land within Port of Brisbane's port limits (below				
Matters requiring referral to the Chief Executive of the re Ports – Land within limits of another port (below high-water)	-			
Matters requiring referral to the Gold Coast Waterways A	-			
Matters requiring referral to the Queensland Fire and Em Tidal works or work in a coastal management district (in		berths))		
18) Has any referral agency provided a referral response to	for this development application?			
☐ Yes – referral response(s) received and listed below ar☒ 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 ba	acknowledge:	aking this development		

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 curre	nt approva	als? (e.g. a preliminary a	pproval)		
✓ Yes – provide details below✓ No	w or include details in a schedule t	o this dev	elopment application			
List of approval/development application references	Reference number	Date		Assessment manager		
☐ Approval ☐ Development application	J000081:MOS:KLG (RaL)	17/12/20	014	DSC		
Approval Development application	OP 2417/2017 (857019)	4/06/20	18	DSC		
 21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work) Yes – a copy of the receipted QLeave form is attached to this development application No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid 						
Not applicable (e.g. building	ng and construction work is less th	an \$150,0	00 excluding GST)			
Amount paid	Date paid (dd/mm/yy)	C	Leave levy number	(A, B or E)		
\$						
notice?	☐ Yes – show cause or enforcement notice is attached					
22) Further legislative requirements						
23) Further legislative require Environmentally relevant ac						
23.1) Is this development app	olication also taken to be an application (ERA) under section 115 c					
accompanies this develops No Note: Application for an environment	nent (form ESR/2015/1791) for an ment application, and details are p tal authority can be found by searching "ES to operate. See www.business.gld.gov.au for the search and the search are the search and the search are	rovided in <i>R/2015/179</i> :	the table below 1" as a search term at www	·		
Proposed ERA number:	Prop	osed ERA	A 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	es					
23.2) Is this development app	lication for a hazardous chemica	I facility?				
Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application						
No Note: See www.business.ald.gov.au	for further information about hazardous ch	emical notific	cations.			

Clearing native vegetation
23.3) Does this development application involve clearing native vegetation that requires written confirmation that the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?
Yes – this development application includes written confirmation from the chief executive of the <i>Vegetation Management Act 1999</i> (s22A determination)
No Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development. 2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.
Environmental offsets
23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a prescribed environmental matter under the <i>Environmental Offsets Act 2014</i> ?
Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
No Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.
Koala habitat in SEQ Region
23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?
Yes – the development application involves premises in the koala habitat area in the koala priority area
Yes – the development application involves premises in the koala habitat area outside the koala priority area
No Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.
Water resources
23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ?
Yes – the relevant template is completed and attached to this development application and I acknowledge that a
relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development No
Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.
DA templates are available from https://planning.dsdmip.qld.gov.au/ . If the development application involves:
 Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1 Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2
Taking or interioring with water and wateredays, lake or spring, complete BA Form 1 Template 2 Taking overland flow water: complete DA Form 1 Template 3.
Waterway barrier works 23.7) Does this application involve waterway barrier works?
Yes – the relevant template is completed and attached to this development application
⊠ No
DA templates are available from https://planning.dsdmip.qld.gov.au/ . For a development application involving waterway barrier works, complete DA Form 1 Template 4.
Marine activities
23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?
Yes – an associated <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
No Note: See guidance materials at www.daf.gld.gov.au for further information.

Quarry materials from a watercourse or lake	
23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the <i>Water Act 2000?</i>	
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing developmen ☐ No	nt
Note : Contact the Department of Natural Resources, Mines and Energy at www.business.qld.qov.au for further information.	
Quarry materials from land under tidal waters	
23.10) Does this development application involve the removal of quarry materials from land under tidal water under the <i>Coastal Protection and Management Act 1995?</i>	
☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development No	nt
Note: Contact the Department of Environment and Science at www.des.gld.gov.au for further information.	
Referable dams	
23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the <i>Water Supply (Safety and Reliability) Act 2008</i> (the Water Supply Act)?	
Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application	
No Note: See guidance materials at www.dnrme.qld.gov.au for further information.	
Tidal work or development within a coastal management district	
23.12) Does this development application involve tidal work or development in a coastal management district?	?
☐ Yes – the following is included with this development application:	
Evidence the proposal meets the code for assessable development that is prescribed tidal work (only require if application involves prescribed tidal work)	red
A certificate of title	
No Note: See guidance materials at www.des.gld.gov.au for further information.	
Queensland and local heritage places	
23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register ?	d
☐ Yes – details of the heritage place are provided in the table below☒ No	
Note: See guidance materials at www.des.gld.gov.au for information requirements regarding development of Queensland heritage places.	
Name of the heritage place: Place ID:	
<u>Brothels</u>	
23.14) Does this development application involve a material change of use for a brothel?	
Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the <i>Prostitution Regulation 2014</i>	
⊠ No	
Decision under section 62 of the <i>Transport Infrastructure Act 1994</i> 23.15) Does this development application involve new or changed access to a state-controlled road?	
 Yes – this application will be taken to be an application for a decision under section 62 of the <i>Transport Infrastructure Act 1994</i> (subject to the conditions in section 75 of the <i>Transport Infrastructure Act 1994</i> being satisfied) No 	

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 www.planning.dsdmip.qld.gov.au for further information.

PART 8 - CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 Note: See the Planning Regulation 2017 for referral requirements	⊠ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2 – 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 DAForms Guide: Planning Report Template .	⊠ Yes
Relevant plans of the development are attached to this development application Note : Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide</u> : Relevant plans.	⊠ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes ☑ Not applicable
25) Applicant declaration	

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

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

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

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

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

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

PART 9 - FOR COMPLETION OF THE ASSESSMENT MANAGER - FOR OFFICE **USE ONLY**

Date received:	Reference numb	per(s):			
Notification of engagement of alternative assessment manager					
Prescribed assessment man	nager				
Name of chosen assessmen	nt manager				
Date chosen assessment ma	anager engaged				
Contact number of chosen assessment manager					
Relevant licence number(s) of chosen assessment manager					
QLeave notification and payment					
Note: For completion by assessme	nt manager if applicable				
Description of the work					
QLeave project number					
Amount paid (\$)		Date paid (dd/mm/yy)			
Date receipted form sighted	by assessment manager				

Name of officer who sighted the form

Appendix 2

Owners Consent & Certificate of Title

Gerhard Visser

From: Moya Stevens <gm@yalanji.com.au>
Sent: Thursday, 2 June 2022 2:25 PM

To: Gerhard Visser

Subject: Board minute from meeting held 2 June 2022

EXTERNAL SENDER: This email originated from outside the organisation. Please be vigilant with any external email you receive and use caution before responding. Do not click links or open attachments unless you recognise the sender and know the content can be trusted.

As requested...

Moved L Denman, seconded H Gibson – that the Board consents to DSDSATSIP lodging the Lot 100 subdivision application with Douglas Shire Council.

Passed.

Let me know if you need any more info.

Cheers, Moya

Moya Stevens

General Manager Bamanga Bubu Ngadimunku Aboriginal Corporation (Mondays to Thursdays) PO Box 171 MOSSMAN Q 4873

Ph: (07) 4098 1305 Fax: (07) 4098 1834

Mob: 0431 415 937



Our Land from a long time ago

Appendix 3

Code Assessment



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.

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:
 - c. development results in a well-designed pattern of streets supporting walkable communities;
 - d. lots have sufficient areas, dimensions and shapes to be suitable for their intend use taking into account environmental features and site constraints;
 - e. road networks provide connectivity that is integrated with adjoining existing or planned development while also catering for the safe and efficient access for pedestrians, cyclists and for public transport;
 - f. lots are arranged to front all streets and parkland such that development enhances personal safety, traffic safety, property safety and security; and contributes to streetscape and open space quality;
 - g. 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;
 - h. people and property are not placed at risk from natural hazards;
 - i. 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;
 - j. the appropriate standard of infrastructure is provided.



Performance outcomes	Acceptable outcomes	Response
General lot design standards		
PO1 Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5.	AO1 No acceptable outcomes are prescribed.	Development complies
PO2 New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	AO2 Boundary angles are not less than 45 degrees.	The proposed subdivision design creates lots which are of a generally rectangular shape.
PO3 Lots have legal and practical access to a public road.	AO3 Each lot is provided with: a) direct access to a gazetted road reserve; or b) access to gazetted road via a formal access arrangement registered on the title.	Proposed Lot 53 is afforded site access via EMT x which traverses Lot 40. All of the other proposed lots will have direct site access from a gazette road.
PO4 Development responds appropriately to its local context, natural systems and site features.	AO4 Existing site features such as: a) significant vegetation and trees; b) waterways and drainage paths; vistas and vantage points are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property	The design of the subdivision is reflective of existing housing and infrastructure in the Mossman Gorge Community.
PO5 New lots which have the capability of being further reconfigured into smaller lots at a later date are designed to not compromise ultimate development outcomes permitted in the relevant zone.	AO5 The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme requirements for the applicable Zone.	There are a range of lot sizes established within the proposed subdivision. The subdivision has also accounted for setbacks from the Mossman River (Lot 53).
PO6 Where existing buildings or structures are to be retained, development results in: a) boundaries that offer regular lot shapes and usable spaces;	AO6 Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.	The proposed subdivision has been designed to support the existing residential and community uses over the site are is reflective of the existing dwellings and infrastructure



		Response		
Performance outcomes	Acceptable outcomes			
 b) existing improvements complying with current building and amenity standards in relation to boundary setbacks. Note - This may require buildings or structures to be modified relocated or demolished to meet setback standards, resolve encroachments and the like. 				
PO7 Where rear lots are proposed, development: (a) provides a high standard of amenity for residents and other users of the site and adjoining properties; (b) positively contributes to the character of adjoining properties and the area; (c) does not adversely affect the safety and efficiency of the road from which access is gained.	AO7.1 Where rear lots are to be established: a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles; b) no more than 6 lots directly adjoin the rear lot; c) no more than one rear lot occurs behind the road frontage lot; d) no more than two access strips to rear lots directly adjoin each other; e) access strips are located only on one side of the road frontage lot.	The lots are not exiting. Parent Lot 100 on RP911142 is to be subdivided in accordance with this proposal.		
	AO7.2 Access strips to the rear lot have a minimum width dimension of: a) 4.0 metres in Residential Zones. b) 8.0 metres in Industrial Zones category. c) 5.0 metres in all other Zones. Note - Rear lots a generally not appropriate in non-Residential or non-Rural zones.	Development complies		
	AO7.3 Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than: a) 3.0 metres in Residential Zone. b) 6.0 metres in an Industrial Zone. c) 3.5 metres in any other Zone.	Development Complies		



Performance outcomes	Acceptable outcomes	Response
Structure plans Additional requirements for: a) a site which is more than 5,000m2 in any within these zones, and b) creates 10 or more lots; or c) involves the creation of new roads and/or or d) For a material change of use involving: i. preliminary approval to vary the efficience of the part is to be read in conjunction with the other parts of the part is to be read in conjunction with the other parts of the part is to be read in conjunction with the other parts of the part is to be read in conjunction with the other parts of the part is to be read in conjunction with the other parts of the part is to be read in conjunction with the other parts of the par	public use land. ect of the planning scheme; e planning scheme.	
PO8 A structure plan is prepared to ensure that neighbourhood design, block and lot layout, street network and the location and provision on any open space recognises previous planning for the area and its surroundings and integrates appropriately into its surroundings.	AO8.1 Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any: a) approved structure plan; b) the surrounding pattern of existing or approved subdivision. Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the performance outcomes. AO8.2 Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.	The proposed development has previously been approved and subsequently built. As per the Development Application report, the subject development is submitted as the original RAL development lapsed prior the lodgment of the Plan of Survey with Queensland Titles. The subdivision is designed with forward planning with respect to neighborhood design.
PO9 Neighbourhood design results in a connected network of walkable streets providing an easy choice of routes within and surrounding the neighbourhood.	AO9.1 Development does not establish cul-de-sac streets unless: a) cul-de-sacs are a feature of the existing pattern of development in the area; b) there is a physical feature or incompatible zone change that dictates the need to use a cul-desac streets.	The RAL has been prepared in response of an existing residential subdivision which has resulted in the use of cul-de-sac streets.



•		Response		
Performance outcomes	Acceptable outcomes	Response		
	AO9.2 Where a cul-de-sac street is used, it: a) is designed to be no longer than 150 metres in length; b) is designed so that the end of the cul-de-sac is visible from its entrance; c) provides connections from the top of the culde- sac to other streets for pedestrians any cyclists, where appropriate.	The design of the cul-de-sacs meet the requirements of the planning scheme.		
	AO9.3 No more than 6 lots have access to the turning circle or turningtee at the end of a cul-de-sac street.	The layout of the cul-de-sacs provide access to no more than 5 lots.		
PO10 Neighbourhood design supports diverse housing choices through block sizes and lot design. In developing areas, significant changes in lot size and frontage occur at the rear of lots rather than on opposite sides of a street.	PO10 No acceptable outcomes are prescribed.	The subdivision is established in response to existing housing development.		
PO11 Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land. Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.	AO11.1 New development adjoins adjacent existing or approved urban development. AO11.2 New development is not established beyond the identified Local government infrastructure plan area.	The subdivision is established in response to existing housing development.		
Urban parkland and environmental open space				
PO12 Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.	AO12 No acceptable outcomes are prescribed.	The subdivision has been designed to provide a buffer between Mossman River and the residential use.		
PO13 Development provides land to: a) meet the recreation needs of the community;	AO13 No acceptable outcomes are prescribed. Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land.	The proposed subdivision provides for a community lot which encompasses the existing part and recreation area.		



Performance outcomes	Acceptable outcomes	Response
 b) provide an amenity commensurate with the structure of neighborhoods and land uses in the vicinity; and adjacent to open space areas; c) provide for green corridors and linkages. 		
AO14 Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space.	AO14.1 Urban parkland is regular in shape. AO14.2 At least 75% of the urban parkland's frontage is provided as road. AO14.3 Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development. AO14.4 Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.	Proposed Lot 42 (Community use) is of a mostly regular shape. Proposed Lot 53 (Conservation lot) provides a buffer between the Mossman River and the residential uses. Access is afforded to Lot 53 by EMT X Proposed Lot 53 (Conservation lot) provides a buffer between the Mossman River and the residential uses. Access is afforded to Lot 53 by EMT X Established residential dwellings overlook the parkland.



Performance outcomes	Acceptable outcomes	Response
	AO14.5 The number of lots that back onto, or are side orientated to the urban parkland and environmental open space is minimised.	
	Inconsistent design solution - low total number of lots complying with the acceptable outcomes.	
	Lots orientated to front and overlook park to provide casual surveillance. Consistent design solution - high total number of lots complying with the acceptable outcomes.	



Performance outcomes	Acceptable outcomes	Response
Private subdivisions (gated communities)		
PO15 Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.	PO15 No acceptable outcomes are prescribed.	The proposed development does not compromise the integrated infrastructure or open space network.
Additional requirements for reconfiguration inv	olving the creation of public streets or roads	
PO16 The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.	AO16 No acceptable outcomes are prescribed. Note - The design and construction standards are set out in Planning scheme policy SC5 – FNQROC Regional Development Manual, with reference to the specifications set out in Sections D1 and D3.	The proposed development will allow for the creation of road in accordance with the reconfiguration of a lot.
PO17 Street design supports an urban form that creates walkable neighbourhoods. Street design: a) is appropriate to the function(s) of the street; b) meets the needs of users and gives priority to the needs of vulnerable users.	AO17 No acceptable outcomes are prescribed.	The lot design is responsive to an existing residential area.
Public transport network		
PO18 Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down up facilities.	AO18 No acceptable outcomes are prescribed.	The development is located alongside the Transport Network for both the Road Hierarchy and Pedestrian and Cycle. Pickup and setdown locations are available along the constructed road.
PO19 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites. Editor's note - This does not remove or replace all land	AO19 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to earthworks commencing. Note - A declaration from an appropriately qualified person validates the land being free from pest plants.	The residential subdivision area is already established and the submission of this application is in order to register the required survey plan.



Performance outcomes	Acceptable outcomes	Response
owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.	Declared pest plants include locally declared and State declared pest plants.	

LOCAL PLAN CODES

ZONE CODES

7.2.3 Mossman local plan code

Table 7.2.3.4.a: Mossman local plan

Response key:

A Achieved

P/S Performance solution

n/a Not Applicable

Performance outcomes	Acceptable outcomes	Response	Comment
For self-assessable and assessable d	evelopment		
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.	A	Existing structures is compliant and new structures is required to comply with the AO regulated by the QDC and Building Act.
For assessable development			
PO2 The establishment of uses is consistent with the outcomes sought for the Low density residential zone and protects the zone from the intrusion of inconsistent uses.	AO2 Uses identified in Table 6.2.2.3.b are not established in the Low density residential zone.	A	The development intent is to provide allotments for existing development and constructed dwellings. The overall outcome is of a Low density development.
PO3 The setback of buildings and structures: (a) maintains the amenity of adjoining lots and the residential character of the area; achieves separation from neighboring buildings and frontages.	AO3 No acceptable outcomes are prescribed.	P/S	The development intent is to provide allotments for existing development and constructed dwellings. The existing fence lines was predominantly used as blot boundary lines retaining the organic amenity created by the community.

Performance outcomes	Acceptable outcomes	Response	Comment
PO4 Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds. Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.	AO4 No acceptable outcomes are prescribed.		The development intent is to provide allotments for existing development and constructed dwellings. The existing fence lines was predominantly used as blot boundary lines retaining the organic amenity created by the community.
PO5 Development does not adversely affect the residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	AO5 No acceptable outcomes are prescribed.	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern and living arrangements has been retained. Protection of the Mossman Riverbank has been provided for. A separate community allotment making provision for community recreation and cultural heritage protection has been supplied.
PO6 New lots contain a minimum area of : a) 600m2 (in sewered areas); 1000m2 (in unsewered areas).	AO6 No acceptable outcomes are prescribed.	P/S	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern and living arrangements has been retained. The two vacant allotments are of a similar size than the adjacent allotment i.e. in excess of 1,000m ²
PO7 New lots have a minimum road frontage of 15 metres.	AO7 No acceptable outcomes are prescribed.	P/S	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern and living arrangements has been retained. Two vacant allotments are provided one compliant and one serviced through an 6m access easement.

Performance outcomes	Acceptable outcomes	Response	Comment
PO8 New lots contain a 20m x 15m rectangle.	AO8 No acceptable outcomes are prescribed.	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern and living arrangements has been retained. Two vacant allotments achieve the PO
			Two vacant anotherno domevo the FC

LOCAL PLAN CODES

ZONE CODES

7.2.3 Mossman local plan code

Table 7.2.3.4.a: Mossman local plan

Response key:

A Achieved

P/S Performance solution

n/a Not Applicable

Performance outcomes	Acceptable outcomes	Response	Comment		
For self-assessable and assessable de	For self-assessable and assessable development				
PO1 Building and structures complement the height of surrounding development.	AO1 Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height.	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern and living arrangements has been retained. Existing structures are single storey only.		
For assessable development					
Development in the Mossman local pla	an area generally				
	and enhancement of existing mature	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern and living arrangements has been retained. The natural environment and natural features of cultural significance was identified and retained. The vegetation and amenity of the Mossman River has been retained through s allotment (Lot 53) to protect the riverbank and provide amenity.		

Performance outcomes	Acceptable outcomes	Response	Comment
	 (c) the avenue of planting in the town centre in Front Street; (d) the Raintrees in Foxton Avenue; (e) the trees on the eastern side of the Mossman-Daintree Road, just north of the North Mossman River; (f) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive; (g) Mossman sugar mill site. 		
	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: (a) Mount Demi (Manjal Dimbi); (b) Mossman Bluff; (c) Mount Beaufort; (d) Shannonvale Valley.	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern and living arrangements has been retained.
	AO1.3 Important landmarks, memorials and monuments are retained, including, but not limited to: (a) the cane tram line running east west through the town at Mill Street; the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxton Avenue and Junction Road.	A	Cultural Heritage as identified by the community is protected in lots 42 and 53.

Performance outcomes	Acceptable outcomes	Response	Comment	
PO2 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Mossman local plan maps contained in Schedule 2.	AO2 Development adjacent to the gateways and key intersections as identified on the Mossman local plan 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.	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern and living arrangements has been retained.	
PO3 Landscaping of development sites complements the existing tropical character of Mossman.	AO3 Landscaping incorporates the requirements of Planning scheme policy SC 6.2-Landscaping.	n/a		
P04 Development does not compromise the safety and efficiency of the State-controlled road network.	AO4 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	A	Existing access arrangements are retained.	
Additional requirements for Precinct 9 – Mossman Gorge Community				
PO24 No uses that compete with commercial and retail activities in Mossman town centre are established.	AO24 No acceptable outcomes are prescribed.	A	Existing uses only are accommodated	

RECONFIGURATION OF A LOT

Response key:

A Achieved

P/S Performance solution

n/a Not Applicable

9.4.7 Reconfiguration of a lot code

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

Performance outcomes	Acceptable outcomes	Response	Comments		
General lot design standards	General lot design standards				
PO1 Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5.	AO1 No acceptable outcomes are prescribed.	A	Development complies		
PO2 New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	AO2 Boundary angles are not less than 45 degrees.	PS	The proposed subdivision design creates lots which are of a generally rectangular shape.		
PO3 Lots have legal and practical access to a public road.	AO3 Each lot is provided with: a) direct access to a gazetted road reserve; or b) access to gazetted road via a formal access arrangement registered on the title.	A	Proposed Lot 53 is afforded site access via EMT X which traverses Lot 40. All of the other proposed lots will have direct site access from a gazette road.		
PO4 Development responds appropriately to its local context, natural systems and site features.	AO4 Existing site features such as: a) significant vegetation and trees; b) waterways and drainage paths; vistas and vantage points are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property	A	The design of the subdivision is reflective of existing housing and infrastructure in the Mossman Gorge Community.		
PO5 New lots which have the capability of being further reconfigured into smaller lots at a	AO5 The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme requirements for the	A	There are a range of lot sizes established within the proposed subdivision. The subdivision has also accounted for setbacks from the Mossman River (Lot 53).		

Performance outcomes	Acceptable outcomes	Response	Comments
later date are designed to not compromise ultimate development outcomes permitted in the relevant zone.	applicable Zone.		
PO6 Where existing buildings or structures are to be retained, development results in: a) boundaries that offer regular lot shapes and usable spaces; b) existing improvements complying with current building and amenity standards in relation to boundary setbacks.	AO6 Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater.	A	The proposed subdivision has been designed to support the existing residential and community uses over the site are is reflective of the existing dwellings and infrastructure
Note - This may require buildings or structures to be modified relocated or demolished to meet setback standards, resolve encroachments and the like.			
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;	AO7.1 Where rear lots are to be established: a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles; b) no more than 6 lots directly adjoin the rear lot; c) no more than one rear lot occurs behind the road frontage lot; d) no more than two access strips to rear lots directly adjoin each other;	A	Parent Lot 100 on RP911142 is to be subdivided in accordance with this proposal. Proposed Lot 53 is afforded site access via EMT X which traverses Lot 40 but is for conservation purposes.

Performance outcomes	Acceptable outcomes	Response	Comments
(c) does not adversely affect the safety and efficiency of the road from which access is gained.	 e) access strips are located only on one side of the road frontage lot. AO7.2 Access strips to the rear lot have a minimum width dimension of: a) 4.0 metres in Residential Zones. b) 8.0 metres in Industrial Zones category. c) 5.0 metres in all other Zones. 	A	Development complies
	Note - Rear lots a generally not appropriate in non-Residential or non-Rural zones. AO7.3 Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than: a) 3.0 metres in Residential Zone. b) 6.0 metres in an Industrial Zone. c) 3.5 metres in any other Zone.	A	Development Complies

Structure plans

Additional requirements for:

a) a site which is more than 5,000m2 in any of the Residential zones; or

within these zones, and

- b) creates 10 or more lots; or
- c) involves the creation of new roads and/or public use land.

or

- d) For a material change of use involving:
 - i. preliminary approval to vary the effect of the planning scheme;
 - ii. establishing alternative Zones to the planning scheme.

Note - This part is to be read in conjunction with the other parts of the code

Performance outcomes	Acceptable outcomes	Response	Comments
PO8 A structure plan is prepared to ensure that neighbourhood design, block and lot layout, street network and the location and provision on any open space recognises previous planning	AO8.1 Neighbourhood design, lot and street layout, and open space provides for, and integrates with, any: a) approved structure plan; b) the surrounding pattern of existing or approved subdivision. Note - Planning scheme policy SC14— Structure planning provides guidance on meeting the performance outcomes. AO8.2	A	The proposed development has previously been approved and subsequently built. As per the Development Application report, the subject development is submitted as the original RAL development lapsed prior the lodgment of the Plan of Survey with Queensland Titles.
for the area and its surroundings and integrates appropriately into its surroundings.	Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.	A	The subdivision is designed with forward planning with respect to neighborhood design.
PO9 Neighbourhood design results in a connected network of walkable streets providing an easy choice of routes within and surrounding the neighbourhood.	AO9.1 Development does not establish cul-de-sac streets unless: a) cul-de-sacs are a feature of the existing pattern of development in the area; b) there is a physical feature or incompatible zone change that dictates the need to use a cul-desac streets.		The RAL has been prepared in response of an existing residential subdivision which has resulted in the use of cul-de-sac streets.
	Where a cul-de-sac street is used, it: a) is designed to be no longer than 150 metres in length; b) is designed so that the end of the cul-de-sac is visible from its entrance; c) provides connections from the top of the culde-sac to other streets for pedestrians		The design of the cul-de-sacs meet the requirements of the planning scheme.
	any cyclists, where appropriate. AO9.3 No more than 6 lots have access to the turning circle or turning-tee at the end of a cul-de-sac street.		The layout of the cul-de-sacs provide access to no more than 5 lots.
PO10 Neighbourhood design supports diverse	PO10 No acceptable outcomes are prescribed.		The subdivision is established in response to existing housing development.

Performance outcomes	Acceptable outcomes	Response	Comments
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.			
PO11 Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land. Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.	AO11.1 New development adjoins adjacent existing or approved urban development. AO11.2 New development is not established beyond the identified Local government infrastructure plan area.	A	The subdivision is established in response to existing housing development.
Urban parkland and environmental	open space		
PO12 Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.	AO12 No acceptable outcomes are prescribed.	A	The subdivision has been designed to provide a buffer between Mossman River and the residential use.
PO13 Development provides land to: a) meet the recreation needs of the community; b) provide an amenity commensurate with the structure of neighborhoods and land uses in the vicinity; and adjacent to open space areas;	AO13 No acceptable outcomes are prescribed. Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land.	A	The proposed subdivision provides for a community lot which encompasses the existing part and recreation area.

Performance outcomes	Acceptable outcomes	Response	Comments
c) provide for green corridors and linkages.			
AO14 Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space.	AO14.1 Urban parkland is regular in shape. AO14.2 At least 75% of the urban parkland's frontage is provided as road. AO14.3 Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development. AO14.4 Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.	A A	Proposed Lot 42 (Community use) is of a mostly regular shape. Proposed Lot 53 (Conservation lot) provides a buffer between the Mossman River and the residential uses. Access is afforded to Lot 53 by EMT X Proposed Lot 53 (Conservation lot) provides a buffer between the Mossman River and the residential uses. Access is afforded to Lot 53 by EMT X Established residential dwellings overlook the parkland.
	AO14.5 The number of lots that back onto or are side orientated to the urban parkland and environmental open space is minimised.	A	The subdivision payout is reflective of existing infrastructure and residential buildings.

Performance outcomes	Acceptable outcomes	Response	Comments	
	Inconsistent design solution - low total number of lots complying with the acceptable outcomes. Lots orientated to front and overlook park to provide casual surveillance. Consistent design solution - high total number of lots complying with the acceptable outcomes.			
Private subdivisions (gated comm				
PO15 Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.	PO15 No acceptable outcomes are prescribed.	A	The proposed development does not compromise the integrated infrastructure or open space network.	
Additional requirements for reconfiguration involving the creation of public streets or roads				
PO16 The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.	AO16 No acceptable outcomes are prescribed. Note - The design and construction standards are set out in Planning scheme policy SC5 – FNQROC Regional Development Manual, with reference to the specifications set out in Sections D1 and D3.	A	The proposed development will allow for the creation of road in accordance with the reconfiguration of a lot.	

Performance outcomes	Acceptable outcomes	Response	Comments
PO17 Street design supports an urban form that creates walkable neighbourhoods. Street design: a) is appropriate to the function(s) of the street; b) meets the needs of users and gives priority to the needs of vulnerable users.	AO17 No acceptable outcomes are prescribed.	A	The lot design is responsive to an existing residential area.
Public transport network			
PO18 Development provides a street pattern that caters for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down up facilities.	AO18 No acceptable outcomes are prescribed.	A	The development is located alongside the Transport Network for both the Road Hierarchy and Pedestrian and Cycle. Pickup and setdown locations are available along the constructed road.
PO19 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites. Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.	Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to earthworks commencing. Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	A	The residential subdivision area is already established and the submission of this application is in order to register the required survey plan.

OVERLAY CODES

LANDSCAPE VALUES

Response key:

A Achieved

P/S Performance solution

n/a Not Applicable

8.2.6 Landscape values overlay code

Table 8.2.6.3: Landscape values overlay code

Performance outcomes	Acceptable outcomes	Response	Comment			
For assessable development	For assessable development					
Development in High landscape v	alue areas					
PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation	AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of roof height.	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character and living arrangements has been retained.			
	AO1.2 Buildings and structures are setback not less than 50 metres from ridgelines or peaks.	n/a				
	AO1.3 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.	A	Vegetation buffers has been retained.			
within 3 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements;	AO1.4 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor	n/a				

Performance outcomes	Acceptable outcomes	Response	Comment
(d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape	construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs.		
values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-	AO1.5 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.	P/S	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.
ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position	AO1.6 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%).	A	The existing vegetation was retained.
on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided. Note - A visual impact assessment is undertaken in accordance with Planning	AO1.7 Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values. Note - A visual impact assessment undertaken in accordance with	P/S	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.
scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	Planning scheme policy SC6.6 – Landscape values may be required.		
,,	AO1.8 Advertising devices do not occur	n/a	
Development in Medium landscap	e value areas		
PO2 Development within Medium	AO2.1 Buildings and structures are not more than 8.5		The development intent is to provide allotments for existing

Performance outcomes	Acceptable outcomes	Response	Comment
landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of	metres and two storeys in height. Note - Height is inclusive of the roof height.		development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.
forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing	AO2.2 Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.		The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.
natural landform or native vegetation, or will be effectively			Existing screening and landscaping have been retained.
screened by native vegetation within 5 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on	 AO2.3 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs. 	n/a	
landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on- ground or in-ground	AO2.4 The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.		The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.

Performance outcomes	Acceptable outcomes	Response	Comment
I ·	AO2.5 No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%).	n/a	
electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided, or where they	AO2.6 Advertising devices do not occur.	n/a	
cannot be avoided, are screened from view.			
Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.			
Development within a Scenic rout	e buffer / view corridor area		
PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2: (a) retains visual access to views of the surrounding	AO3.1 Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code.	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.
landscape, the sea and other water bodies;			Existing screening and landscaping have been retained.
(b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors;	AO3.2 No clearing of native vegetation is undertaken within a Scenic route buffer area.	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.

Performance outcomes	Acceptable outcomes	Response	Comment
(c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; (d) minimises visual impacts on the setting and views in terms			Existing screening and landscaping have been retained.
of: (i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways;	AO3.3 Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code.	P/S	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained. Existing screening and landscaping have been retained.

Performance outcomes	Acceptable outcomes	Response	Comment
(iii) the scale, extent and visual prominence of advertising devices. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	ACCEPTABLE OUTCOMES AO3.4 Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.	n/a	Comment
Development within the Coastal s	cenery area		
PO4 The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps	AO4.1 The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore.	n/a	

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

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

TRANSPORT NETWORK

8.2.10 Transport network overlay code

Table 8.2.10.3.a: Transport network overlay code

Response key:

A Achieved

P/S Performance solution

n/a Not Applicable

Performance outcomes	Acceptable outcomes	Response	Comment
For assessable development			
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.	А	The existing road network has been retained.
			The road and access networks provide a suitable level of service given the nature of uses in existence on site.
	AO1.2 Development does not compromise the safety and efficiency of the transport network.	A	The existing road network has been retained.
			The road and access networks provide a suitable level of service given the nature of uses in existence on site.
	AO1.3 Development is designed to provide access via the	A	The existing road network has been retained.
	lowest order road, where legal and practicable access can be provided to that road.		The road and access networks provide a suitable level of service given the nature of uses in existence on site.

PO2 Transport infrastructure is provided in an integrated and timely manner. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access	AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan.	A	The existing road network has been retained. The road and access networks provide a suitable level of service given the nature of uses in existence on site.
is one way to demonstrate achievement of the Performance Outcomes.	Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.		
PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.	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.	A	Existing landscaped buffer along transport corridors has been retained
PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors.	AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors.	A	The existing road network has been retained. The road and access networks provide a suitable level of service given the nature of uses in existence on site.
Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.	P/S	The existing road network has been retained. The road and access networks provide a suitable level of service given the nature of uses in
	AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and	A	existence on site. The existing road network has been retained. The road and access networks provide a suitable level of service given the nature of uses in

	(b) any relevant Local Plan.		existence on site.
	AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.	A	The existing road network has been retained. The road and access networks provide a suitable level of service given the nature of uses in existence on site.
PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	AO5 No acceptable outcomes are prescribed.	A	Existing landscaped buffer along transport corridors has been retained
Pedestrian and cycle network			
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.	P/S	Road and access networks provide a suitable level of service given the nature of uses in existence on site.
	AO6.2 The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.	P/S	The existing road network has been retained. The road and access networks provide a suitable level of service given the nature of uses in existence on site.

NATURAL AREAS

Response key:

A Achieved

P/S Performance solution

n/a Not Applicable

8.2.7 Natural areas overlay code

Table 8.2.7.3: Natural areas overlay code

Acceptable outcomes	Response	Comment		
For assessable development				
ental significance				
AO1.1 Development avoids significant impact on the relevant environmental values. or	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.		
		Existing screening and landscaping have been retained.		
		The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.		
		Vegetation and natural rock features of natural and cultural significance was retained in proposed Lot 42.		
AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. or	A	The local community was engaged during the planning and construction of the development providing advice and protecting local and Aboriginal Cultural Heritage elements and areas.		
	AO1.1 Development avoids significant impact on the relevant environmental values. or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values. or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.		

Performance outcomes	Acceptable outcomes	Response	Comment
	AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained. Existing screening and landscaping have been retained. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Vegetation and natural rock features of natural and cultural significance was retained in proposed Lot 42. The local community was engaged during the planning and construction of the development providing advice and protecting local and Aboriginal Cultural Heritage elements and natural areas.
Management of impacts on matte	rs of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	The design and layout of development minimises adverse impacts on ecologically important areas by: (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained. Existing screening and landscaping have been retained. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Vegetation and natural rock features of natural and cultural significance was

Performance outcomes	Acceptable outcomes	Response	Comment
	protected in their environmental context; and		retained in proposed Lot 42.
	incorporating measures that allow for the safe movement of fauna through the site.		The local community was engaged during the planning and construction of the development providing advice and protecting local and Aboriginal Cultural Heritage elements and natural areas.
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. or	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained. Existing screening and landscaping have been retained. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Vegetation and natural rock features of natural and cultural significance was retained in proposed Lot 42. The local community was engaged during the planning and construction of the development providing advice and protecting local and Aboriginal Cultural Heritage elements and natural areas.
	AO3.2	A	The development intent is to provide
	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.		allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.

Performance outcomes	Acceptable outcomes	Response	Comment
			Existing screening and landscaping have been retained.
			The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.
			Vegetation and natural rock features of natural and cultural significance was retained in proposed Lot 42.
			The local community was engaged during the planning and construction of the development providing advice and protecting local and Aboriginal Cultural Heritage elements and natural areas.
PO4 Wetland and wetland buffer areas are maintained, protected and restored.	AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.	n/a	
Note – Wetland buffer areas are identified in AO3.1.	AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	n/a	
PO5 Development avoids the introduction of non- native pest species (plant or animal), that pose a risk to ecological integrity.	AO5.1 Development avoids the introduction of non-native pest species.	A	A program to eradicate weeds has been implemented from the start of the construction of the development and is in place until handover to DSC. Local ranger groups was engaged to undertake the work.
	AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	A	A program to eradicate weeds has been implemented from the start of the construction of the development and is in place until handover to DSC. Local

Performance outcomes	Acceptable outcomes	Response	Comment
			ranger groups was engaged to undertake the work.
Ecological connectivity			
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.
			Existing screening and landscaping have been retained.
			The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.
			Vegetation and natural rock features of natural and cultural significance was retained in proposed Lot 42.
			The local community was engaged during the planning and construction of the development providing advice and protecting local and Aboriginal Cultural Heritage elements and natural areas.
	AO6.2 Development within an ecological corridor rehabilitates native vegetation. and	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.
			Existing screening and landscaping have been retained.
			The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.

Performance outcomes	Acceptable outcomes	Response	Comment
			Vegetation and natural rock features of natural and cultural significance was retained in proposed Lot 42.
			The local community was engaged during the planning and construction of the development providing advice and protecting local and Aboriginal Cultural Heritage elements and natural areas.
	AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.
			Existing screening and landscaping have been retained.
			The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.
			Vegetation and natural rock features of natural and cultural significance was retained in proposed Lot 42.
			The local community was engaged during the planning and construction of the development providing advice and protecting local and Aboriginal Cultural Heritage elements and natural areas.
PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	AO7.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained. Existing screening and landscaping have

Performance outcomes	Acceptable outcomes	Response	Comment
			been retained. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Vegetation and natural rock features of natural and cultural significance was retained in proposed Lot 42. The local community was engaged during the planning and construction of the development providing advice and protecting local and Aboriginal Cultural Heritage elements and natural areas.
	Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained. Existing screening and landscaping have been retained. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Vegetation and natural rock features of natural and cultural significance was retained in proposed Lot 42. The local community was engaged during the planning and construction of the development providing advice and protecting local and Aboriginal Cultural Heritage elements and natural areas.

Performance outcomes	Acceptable outcomes	Response	Comment
Waterways in urban area			
PO8 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions;	AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or	n/a	
(c) ecological processes;(d) biodiversity values;(e) riparian and in-stream habitat values and connectivity;(f) in-stream migration.	AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	A	The development intent is to provide allotments for existing development and constructed dwellings. The existing street pattern, character, colour pallets and living arrangements has been retained.
			Existing screening and landscaping have been retained.
			The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.
			Vegetation and natural rock features of natural and cultural significance was retained in proposed Lot 42.
			The local community was engaged during the planning and construction of the development providing advice and protecting local and Aboriginal Cultural Heritage elements and natural areas.

Performance outcomes	Acceptable outcomes	Response	Comment		
Waterways in non-urban area	Waterways in non-urban area				
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	AO9 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	n/a			

POTENTIAL LANDSLIDE HAZARD

8.2.9 Potential landslide hazard overlay code

Table 8.2.9.3: Potential landslide hazard overlay code

Response key:

A Achieved

P/S Performance solution

n/a Not Applicable

Performance outcomes	Acceptable outcomes	Response	Comment	
For self-assessable and assessable development				
risk to the site or adjoining premises through:	AO1.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay. or	A	The development intent is to provide allotments for existing development and constructed dwellings. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.	
 (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas. 	AO1.2 Development is on an existing stable, benched site and requires no further earthworks or	A	The development intent is to provide allotments for existing development and constructed dwellings. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.	
	AO1.3 A competent person certifies that: (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land;	P/S	The development intent is to provide allotments for existing development and constructed dwellings. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.	

	 (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented; (e) development does not concentrate existing ground water and surface water paths; (f) development does not incorporate on-site waste water disposal. 		
	Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per predeveloped conditions. Consideration for location, velocity, volume and quality should be given.		
PO2 The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.	 Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot. 	A	The development intent is to provide allotments for existing development and constructed dwellings. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.
Additional requirements for Comr	nunity infrastructure		

impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties.	landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an	The development intent is to provide allotments for existing development and constructed dwellings. The development plan include proposed Lot 53 to protect the natural environmen and embankment of Mossman River.
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FLOOD & STORM TIDE HAZARD

8.2.4 Flood & storm tide hazard overlay code

Table 8.2.4.3.a: Flood & storm tide hazard overlay code

Response key:

A Achieved

P/S Performance solution

n/a Not Applicable

Performance outcomes	Acceptable outcomes	Response	Comment
For self-assessable and assessabl	e development		
PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.	AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or	P/S	The development intent is to provide allotments for existing development and constructed dwellings. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Stormwater is managed through design of large stormwater management areas formalising the existing stormwater flows and management of such stormwater.
Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	For dwelling houses, AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.	P/S	The development intent is to provide allotments for existing development and constructed dwellings. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Stormwater is managed through design of large stormwater management areas formalising the existing stormwater flows and management of such stormwater.

Performance outcomes	Acceptable outcomes	Response	Comment
	New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.	A	The development intent is to provide allotments for existing development and constructed dwellings. Two new allotments are provided located in similar location as existing development.
	AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to		The development intent is to provide allotments for existing development and constructed dwellings.
	maintain their natural function of reducing velocity of floodwaters.		The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.
			Stormwater is managed through design of large stormwater management areas formalising the existing stormwater flows and management of such stormwater.
For assessable development			
PO2 The development is compatible with the level of risk associated with the natural hazard.	AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	n/a	

Performance outcomes	Acceptable outcomes	Response	Comment
PO3 Development siting and layout responds to flooding potential and maintains personal safety.	For Material change of use AO3.1 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.	n/a	Comment
	AO3.2 The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated. or	A	The development intent is to provide allotments for existing development and constructed dwellings. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Stormwater is managed through design of large stormwater management areas formalising the existing stormwater flows and management of such stormwater.
	AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area. Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.	n/a	

Performance outcomes	Acceptable outcomes	Response	Comment
	For Reconfiguring a lot AO3.4 Additional lots:	А	The development intent is to provide allotments for existing development and constructed dwellings.
	(a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site.		Two new allotments are provided located in similar location as existing development.
	Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots).		The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.
	Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the Building Act 1975.		Stormwater is managed through design of large stormwater management areas formalising the existing stormwater flows and management of such stormwater.
	AO3.5 Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear	A	The development intent is to provide allotments for existing development and constructed dwellings.
	evacuation route path: (a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways.		The existing access/road network has been retained in the development.
	AO3.6 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key	n/a	
	hazard points, such as at floodway crossings or entrances to low-lying reserves.		

Performance outcomes	Acceptable outcomes	Response	Comment
	or		
	AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the	А	The development intent is to provide allotments for existing development and constructed dwellings.
	DFE/Storm tide.		Two new allotments are provided located in similar location as existing development.
			The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.
			Stormwater is managed through design of large stormwater management areas formalising the existing stormwater flows and management of such stormwater.
	For Material change of use (Residential uses) AO3.1	А	The development intent is to provide allotments for existing development and constructed dwellings.
	The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, non- habitable		Two new allotments are provided located in similar location as existing development.
	uses at ground level; Note - The high-set 'Queenslander' style house is a resilient low-		The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.
	density housing solution in floodplain areas. Higher density residential development should ensure only non- habitable rooms (e.g. garages, laundries) are located on the ground floor.		Stormwater is managed through design of large stormwater management areas formalising the existing stormwater flows and management of such stormwater.

Performance outcomes	Acceptable outcomes	Response	Comment
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	For Material change of use (Non-residential uses) AO4.1 Non residential buildings and structures allow for the flow through of flood waters on the ground floor. Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Note - The relevant building assessment provisions under the Building Act 1975 apply to all building work within the Hazard Area and need to take into account the flood potential within the area.	A	The development intent is to provide allotments for existing development and constructed dwellings. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Stormwater is managed through design of large stormwater management areas formalising the existing stormwater flows and management of such stormwater. Proposed Lot 42 is used for recreation/sport purposes as well as cultural heritage purposes and used to manage stormwater. These uses has been in place for as long as the community is in existence and is formalise and the stormwater management designed to enhance the management of the risk of flooding.
	AO4.2 Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Notes - (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	n/a	

Performance outcomes	Acceptable outcomes	Response	Comment
PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties. Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	For Operational works AO5.1 Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds).	A	The development intent is to provide allotments for existing development and constructed dwellings. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Stormwater is managed through design of large stormwater management areas formalising the existing stormwater flows and management of such stormwater. Proposed Lot 42 is used for recreation/sport purposes as well as cultural heritage purposes and used to manage stormwater. These uses has been in place for as long as the community is in existence and is formalise and the stormwater management designed to enhance the management of the risk of flooding.
	Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths;	n/a	

Performance outcomes	Acceptable outcomes	Response	Comment
	(iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.		
	For Material change of use	n/a	
	AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and (a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site.		
	For Material change of use and Reconfiguring a lot	A	The development intent is to provide allotments for existing development and constructed dwellings.
	AO5.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.		The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Stormwater is managed through design
	Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts		of large stormwater management areas formalising the existing stormwater flows and management of such stormwater.
	that they may have on downstream properties in the event of a flood.		Proposed Lot 42 is used for recreation/sport purposes as well as cultural heritage purposes and used to manage stormwater. These uses has been in place for as long as the community is in existence and is

Performance outcomes	Acceptable outcomes	Response	Comment
			formalise and the stormwater management designed to enhance the management of the risk of flooding.
PO6	For Material change of use	n/a	
Development avoids the release of hazardous materials into floodwaters.	AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or		
	If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.	P/S	The development intent is to provide allotments for existing development and constructed dwellings. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Stormwater is managed through design of large stormwater management areas formalising the existing stormwater flows and management of such stormwater. Proposed Lot 42 is used for recreation/sport purposes as well as cultural heritage purposes and used to manage stormwater. These uses has been in place for as long as the

Performance outcomes	Acceptable outcomes	Response	Comment
			community is in existence and is formalise and the stormwater management designed to enhance the management of the risk of flooding.
	AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.	P/S	The development intent is to provide allotments for existing development and constructed dwellings.
			The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.
			Stormwater is managed through design of large stormwater management areas formalising the existing stormwater flows and management of such stormwater.
			Proposed Lot 42 is used for recreation/sport purposes as well as cultural heritage purposes and used to manage stormwater. These uses has been in place for as long as the community is in existence and is formalise and the stormwater management designed to enhance the management of the risk of flooding.
	AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood	A	The development intent is to provide allotments for existing development and constructed dwellings.
	immunity and designed to prevent the intrusion of floodwaters.	Lot 53 to protect the na	The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River.
	Note – Refer to Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994		Stormwater is managed through design of large stormwater management areas

Performance outcomes	Acceptable outcomes	Response	Comment
	and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous materials.		formalising the existing stormwater flows and management of such stormwater. Proposed Lot 42 is used for recreation/sport purposes as well as cultural heritage purposes and used to manage stormwater. These uses has been in place for as long as the community is in existence and is formalise and the stormwater management designed to enhance the management of the risk of flooding.
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	Development does not: (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	A	The development intent is to provide allotments for existing development and constructed dwellings. Two new allotments are provided located in similar location as existing development. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Stormwater is managed through design of large stormwater management areas formalising the existing stormwater flows and management of such stormwater.
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due	AO8.1 The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic	A	The development intent is to provide allotments for existing development and constructed dwellings. Two new allotments are provided located in similar location as existing development. The development plan include proposed Lot 53 to protect the natural environment

Performance outcomes	Acceptable outcomes	Response	Comment
to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other	or cultural significance (e.g. archives, museums, galleries, libraries). or		and embankment of Mossman River. Stormwater is managed through design of large stormwater management areas (Lot 42) formalising the existing stormwater flows and management of such stormwater.
infrastructure or services may be compromised in a flood event.	The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the Child Care Act 2002 is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. and/or	A	The development intent is to provide allotments for existing development and constructed dwellings. Two new allotments are provided located in similar location as existing development. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Stormwater is managed through design of large stormwater management areas (Lot 42) formalising the existing stormwater flows and management of such stormwater.

Performance outcomes	Acceptable outcomes	Response	Comment
	AO8.3 The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c: (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants.	n/a	
	AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration.	A	The development intent is to provide allotments for existing development and constructed dwellings. The development plan include proposed Lot 53 to protect the natural environment and embankment of Mossman River. Stormwater is managed through design of large stormwater management areas (Lot 42) formalising the existing stormwater flows and management of such stormwater.
	AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	n/a	

Appendix 4

EMR & CLR



Department of Environment and Science (DES) ABN 46 640 294 485 400 George St Brisbane, Queensland 4000 GPO Box 2454 Brisbane QLD 4001 AUSTRALIA www.des.qld.gov.au

SEARCH RESPONSE

ENVIRONMENTAL MANAGEMENT REGISTER (EMR) CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 50753571 EMR Site Id: 27 January 2022

This response relates to a search request received for the site:

Lot: 100 Plan: RP911412

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated. The EMR/CLR does NOT include:-

- 1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
- 2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

Appendix 5

Survey Plans

CISP

TOTAL

Passed

Appendix 6

Associated Decision Notices

YOUR REF: J000081:MOS:KLG (RaL)
OUR REF: ROL 396/2014 (436334)

17 December 2014

Department of Aboriginal & Torres Strait Islander & Multi-Cultural Affairs (Remote Indigenous Land and Infrastructure Programme Office)
C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

Attention: Ms Kristy Gilvear

Dear Madam

DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009: DEVELOPMENT APPLICATION FOR GORGE ROAD, MOSSMAN GORGE

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 16 December 2014, please find attached the relevant Decision Notice.

The Notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

This notice also includes an Infrastructure Charges Notice issued in accordance with section 648F of the *Sustainable Planning Act* 2009.

Should you have any enquiries in relation to this Decision Notice, please contact Jenny Elphinstone of Development and Environment on telephone number 07 4099 9482.

Yours faithfully

Donna Graham Manager Development & Environment

Att

APPLICANT DETAILS

Department of Aboriginal & Torres Strait Islander & Multi-Cultural Affairs (Remote Indigenous Land & Infrastructure Programme Office)
C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

ADDRESS

Gorge Road, Mossman Gorge

REAL PROPERTY DESCRIPTION

Lot 100 on RP911412

PROPOSAL

Reconfiguring a Lot (1 Lot into 19 Lots and Road)

DECISION

Approved subject to conditions (refer to approval package below).

DECISION DATE

16 December 2014

TYPE

Reconfiguration of a Lot (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Operational Work

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT None

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)

Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date
Proposed Lot Layout	Black and More Drawing	
	Project 7019 Sketch 7019-1	18 March 2014
	Revision B	
	(As amended by Conditions	
	of this Development Permit)	

ASSESSMENT MANAGER CONDITIONS

- 1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

Except where modified by these conditions of approval.

Timing of Effect

2. The conditions of the Development Permit must be effected prior to the issue of a Compliance Certificate for the Plan of Survey except where specified otherwise in these conditions of approval.

Street Hierarchy

- 3. For the development the following street hierarchy is applied:
 - a. Lund Street and Bamabubu Street are access streets;
 - b. Jankaji Close, Manjal Close, Walkarr Close are access places; and
 - c. the extension of Lund Street / new Close past the Bamabubu Street exit is an access place.

Amended Design - Street Layout and Design

- 4. The street layout and design must be revised to comply with Queensland Streets and the *FNQROC Development Manual*, to the satisfaction of the Chief Executive Officer. In particular:
 - a. The street hierarchy nominated under Condition 3 above;
 - b. Following the endorsement of the Traffic Study required under Condition 5 inclusion of upgrades required to the existing road network;

- c. Following the endorsement of the Drainage Study required under Condition 6 inclusion of the upgrades required to the existing stormwater infrastructure;
- d. Provision of a two (2) metre wide footpath is to be constructed within all Access Streets in accordance with Table D1.3 of the *FNQROC Development Manual*;
- e. Remove the pedestrian links at the end of Jankaji Close, and Manjal Close and Walkarr Close and incorporate these areas into the neighbouring residential lots;
- f. Provision of a bus stop near Bamabubu Street and Mossman Gorge Road;
- g. A temporary vehicle turnaround at end of all roads where the length of road exceeds 60 metres (ie maximum acceptable reversing distance for garbage truck) must be provided. The turning facility must be of sufficient size to turn around a garbage truck, either in a continuous forward movement or by a three-point turn. Alternatively, a common refuse collection area may be provided where suitably located. The location of any proposed common refuse collection area must be identified on the amended plans and approved by the Chief Executive Officer prior to the issue of a Development Permit for Operational Work;
- h. Revisit the design of the close, adjacent to Lot 39 and servicing Lots 40 and 41, on the eastern extent of the development. The current design is not supported. The road reserve width and road formation must be upgraded in all locations to comply with the requirements of the *FNQROC Development Manual* or be redesigned as a shared reciprocal access arrangement to Lots 39, 40, 41 and 53;
- i. Change the description of 'Lot 53' that is a lot adjacent to the Mossman River from a freehold lot to land dedicated to the State as a Nature Reserve; and
- j. Note on the plan that Lot 42 is private community land;
- Compliance with the current version of Council's FNQROC Development Manual Road Network

The Applicant must engage a suitably qualified and experienced Registered Professional Engineer of Queensland (RPEQ) to assess the existing roads infrastructure (including all aspects of the design as noted in condition 5) against the current engineering standards.

Where deviations from the current *FNQROC Development Manual* standards exist, the Applicant is to:

- i. Identify the non-conformance (location, extent etc).
- ii. Provide details of the works required to bring the specific non-conformances up to current engineering standards.

It should be noted that Council may consider non-standard infrastructure where it can be demonstrated that:

- . There is no increased risk to Council accepting the infrastructure (safety, environmental, financial (ie increased maintenance costs or likely replacement costs) over the levels which would be expected and accepted with donation of *FNQROC Development Manual* standard infrastructure; and
- Acceptance of non-standard infrastructure will be undertaken on a case by case basis, once the specific non-conformances have been identified in the report required as part of this condition.

It should be noted that, the acceptance of non-standard infrastructure shall remain at the discretion of the Douglas Shire Council. Where an agreement cannot be reached, the standard *FNQROC Development Manual* infrastructure requirements shall prevail.

The Applicant must provide a set of amended drawings reflecting any changes required from conditions of approvals (including revised traffic and drainage studies). The Applicant must ensure that an appropriately qualified and experienced RPEQ certifies that the design and construction of the road network infrastructure and associated utilities, signage, lighting etc proposed to be handed over to Council as part of the donated assets process at plan sealing is in accordance with the *FNQROC Development Manual*, except where an alternative standard has been explicitly agreed between the parties. The Applicant must submit a Statement of Compliance for the Operational Works Design as provided in Appendix A of Section AP 1 of the *FNQROC Development Manual* with the revised set of drawings.

The set of amended drawings must be submitted to Council and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out by the Applicant at no cost to Council in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

Traffic Assessment

- 5. Undertake a detailed traffic assessment in accordance with Council's requirements to identify and assess:
 - a. Any impacts of the proposed development upon the Council's Road Network. The assessment must include (but not be limited to):
 - i. All Intersections Capacity, Geometry and Treatments

The Applicant must demonstrate that the intersections within the proposed reconfiguration of a lot (RoL) and those that will be traversed to directly access the development from Mossman Gorge Road, comply with current engineering standards and the *FNQROC Development Manual*. The Applicant must provide amended plans which show and document the extent of works which are required to ensure compliance with Section D1 (specifically Section D1.12) of the *FNQROC Development Manual*. The amended plans are to identify and nominate all vegetation which requires removal for the safe and efficient movement of vehicles and pedestrians through the proposed development and intersections feeding the development from Mossman Gorge Road;

ii. All Road links – Capacity, Geometry and Form

The Applicant must review all road links within the bounds of the proposed development and those links which link the proposed development to Mossman Gorge Road (Junkurrji Street, Lund Road (Western End) and Bamabubu Street. The Applicant must demonstrate that each road link complies with Section D1 (in particular Section D1.10) of the *FNQROC Development Manual* or identify what works are required to be undertaken to ensure that compliance with Section D1 of the *FNQROC Development Manual*. A revised plan showing the extent of works required is to be provided to Council for review and approval, prior to the issue of an Development Permit for Operational Works;

iii. Public Transport Network

The Applicant must demonstrate that the development complies with the requirement for a bus-route and section D1.16 of the *FNQROC Development Manual*;

iv. Garbage Collection / Emergency Vehicle Access;

The Applicant must demonstrate that the development complies with the requirement for a Section D1 of the *FNQROC Development Manual* (in particular sections D1.02, D1.10, D1.12 and D1.14) unless an alternative common area for garbage collection is agreed to by the Chief Executive Officer under Condition 4 above; and

v. Pedestrians and Cyclists

The Applicant must demonstrate that the development complies with the requirement for a bus-route and section D1.19 of the *FNQROC Development Manual*;

- c. Compliance of the existing network infrastructure with current engineering standards and the FNQROC Development Manual; and
- d. Determine any mitigation measures required to ameliorate the effects of the proposed development and identify these in revised drawings.

The Applicant must provide a set of amended drawings reflecting any changes required from the traffic study and conditions. The Applicant must ensure that an appropriately qualified and experienced RPEQ certifies that the design and construction of the proposed traffic network, proposed to be handed over to Council as part of the donated assets process, is in accordance with the *FNQROC Development Manual*. The Applicant must submit a Statement of Compliance for the Operational Works Design as provided in Appendix A of Section AP 1 of the *FNQROC Development Manual* with the revised set of drawings.

Drainage Study of Site

6. Undertake a local drainage study of the site to determine the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts. In particular, the study must address the following:

- a. The contributing catchment boundaries;
- b. The extent of the 100 year ARI flood event in relation to the site both pre and post development;
- c. Primary and secondary flow paths for the 5, 10, and 100 year ARI flood events;
- d. Identify any requirement for drainage easements;
- e. Identify the need and tenure for flood detention areas to ensure a no worsening impact on downstream properties for the entire development;
- f. Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development;
- g. Lawful point of discharge;
- h. Consideration of the following particular requirements:
 - Stormwater drainage improvements on the eastern end of the proposed development are required. This includes, but is not limited to resolving the poor drainage in the area at the eastern end of the sports oval (proposed Lot 42);
 - The headwall adjacent to Lund Street needs to be relocated further from the road carriageway;
 - iii. The minimum size RCP to be used within the development is 375mm in accordance with the current requirements of the *FNQROC Development Manual*;
 - iv. Structures must be provided to the western boundary of the land at proposed lots 21, 22 and 23 to mitigate inundation of lots 21, 22 and 23 from overland flows:
 - v. Consideration must be given to the separation of gross pollutants from the storm water prior to it exiting the community; and
 - vi. Easements must be established for the drains passing through allotments, or for stormwater infrastructure which is not on a standard alignment;
- i. Compliance with the current version of Council's FNQROC Development Manual Stormwater

The Applicant must have an suitably qualified and experienced RPEQ assess the existing infrastructure capacity, condition and performance (where possible) against the current engineering standards as defined by the *FNQROC Development Manual* and associated reference documents (including QUDM).

Where deviations from the current *FNQROC Development Manual* standards exist, the applicant is to:

- i. Identify the non-conformance (location, extent etc); and
- Provide details of the works required to bring the specific of nonconformances up to current engineering standards.

It should be noted that Council may consider non-standard infrastructure where it can be demonstrated that:-

- . There is no increased risk to Council accepting the infrastructure (safety, environmental, financial (ie increased maintenance costs or likely replacement costs) over the levels which would be expected and accepted with donation of *FNQROC Development Manual* standard infrastructure;
- . Acceptance of non-standard infrastructure will be undertaken on a case by case basis, once the specific non-conformances have been identified in the report required as part of this condition; and
- . The non-standard infrastructure shall be required to be certified as fit-forpurpose.

The Applicant must provide a set of amended drawings reflecting any changes required from the drainage study and conditions. The Applicant must ensure that an appropriately qualified and experienced RPEQ certifies that the design and construction of the stormwater system proposed to be handed over to Council as part of the donated assets process at plan sealing is in accordance with the *FNQROC Development Manual*, except where an alternative standard has been explicitly agreed between the parties – in accordance with the provisions outlined above. The Applicant must submit a Statement of Compliance for the Operational Works Design as provided in Appendix A of Section AP 1 of the *FNQROC Development Manual* with the revised set of drawings.

The drainage study and amended drawings must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

It should be noted that in all cases, the acceptance of non-standard infrastructure shall remain at the discretion of the Chief Executive Officer. Where agreement cannot be reached, the standard *FNQROC Development Manual* infrastructure requirements shall prevail.

Existing Creek and Drainage Systems

7. All existing creek systems and drainage areas adjacent to or leading into the Mossman River to the North of the proposed development must be left in their current state, including no channel alterations and no removal of vegetation unless consented to in writing by the Chief Executive Officer.

The Applicant/owner must obtain any necessary approvals from the Department of Natural Resources and Mines for carrying out works in a watercourse.

Lawful Point of Discharge

8. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development to the requirements and satisfaction of the Chief Executive Officer.

Access to Hatchet or Battleaxe Lots

9. Construct a concrete driveway or other approved surface to battle-axe Lot 40 extending the full length of the access leg from the T-head intersection adjacent, with a Standard Cross-over in accordance with Council Standard Drawing S1015B. Construction of the concrete driveway must be in accordance with Council Standard Drawing S1110.

All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

Service Conduits

 Provide service conduits to Lot 40 adjacent to the driveway together with associated access pits if necessary, to extend from the front boundary to the end of the access driveway.

All works must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

Street Lighting

- 11. The following arrangements for the installation of street lighting within the proposed subdivision must be provided prior to the approval and dating of the Plan of Survey:
 - a. Prior to the issue of a Compliance Certificate for the Plan of Survey, a Rate 2 lighting scheme is to be prepared by Ergon Energy or its approved consultant and submitted to the Chief Executive Officer for approval. The Rate 2 lighting scheme is to be designed in accordance with the relevant Road Lighting Standard AS/NZS 1158 and the FNQROC Development Manual. The applicable lighting category is to be determined from the Road Hierarchy Table D1.1 and the corresponding applicable Lighting Categories Table D8.1 as identified in the FNQROC Development Manual.

The design must provide the applicable illumination level specified in the Road Lighting Standard AS/NZS 1158 at the following road elements:

- i. Intersections;
- ii. Pedestrian Refuges;
- iii. Cul-de-sacs; and
- iv. LATM Devices (Including Roundabouts).

LATM Devices are to be shown on the civil layout design, the electrical services and street lighting design must be submitted in accordance with Ergon Energy's latest Distribution Design Drafting Standard;

- b. Prior to the issue of a Compliance Certificate for the Plan of Survey, written confirmation that the relevant capital contribution required by Ergon Energy has been paid must be submitted, to ensure that the street lighting will be constructed;
- c. Where a new intersection is formed on an existing roadway for the purpose of accessing a new subdivision development, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two spans either side of the intersection to the relevant Lighting Category; and

d. Where an existing intersection is required to be upgraded as part of a development approval, the intersection and existing road approaches must be provided with street lighting for a distance equivalent to at least two spans either side of the intersection to the relevant Lighting Category.

Water Supply and Sewerage Infrastructure Plan

12. An updated water supply and sewerage infrastructure plan and supporting information including hydraulic network analysis must be submitted demonstrating how the development can be adequately serviced by Council's existing infrastructure.

The analysis must identify any deficiencies or non-compliances of the existing water and sewer networks which are used to service the proposed development. Where non-compliances are identified, the Applicant must modify, repair, replace or design and construct any augmentations or remediation works required to bring the infrastructure up to current engineering standards at no cost to Council.

In particular the plan must:

- a. Identify the materials that the sewer and water networks are constructed from;
- b. Identify any non-conformances in terms of the performance, design and construction of the infrastructure networks against current standards (*FNQROC Development Manual*);
- c. Identify what works are required to be undertaken to enable certification that the infrastructure is compliant in all regards to the requirements of the *FNQROC Development Manual* (Sections D6 and D7);
- d. Identify any locations where easements would be required to be obtained for water and sewer on non-standard alignments;
- e. Identify any external catchments that will be connected to the internal sewer or water networks; and
- f. Identify any trunk infrastructure external to the proposed subdivision that may require upgrading to accommodate the development.
- g. Compliance with the current version of Council's *FNQROC Development Manual* Water and Sewerage

The water supply and sewerage infrastructure plan must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

The Applicant must engage a suitably qualified and experienced RPEQ to assess the infrastructure against the current engineering standards.

Where deviations from the current *FNQROC Development Manual* standards exist, the applicant is to:

- i. Identify the non-conformance (location, extent etc); and
- ii. Provide details of the works required to bring the specific non-conformances up to current engineering standards.

It should be noted that Council may consider non-standard infrastructure where it can be demonstrated that:

- . There is no increased risk to Council accepting the infrastructure (safety, environmental, financial (ie increased maintenance costs or likely replacement costs) over the levels which would be expected and accepted with donation of FNQROC Development Manual standard infrastructure;
- Acceptance of non-standard infrastructure will be undertaken on a case by case basis, once the specific non-conformances have been identified in the report required as part of this condition; and
- . The Applicant must provide a set of amended drawings reflecting any changes required from conditions of approvals. The amended drawings must be submitted to Council and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

It should be noted that in all cases, the acceptance of non-standard infrastructure shall remain at the discretion of the Douglas Shire Council. Where agreement cannot be reached, the standard *FNQROC Development Manual* infrastructure requirements shall prevail.

Prior to the acceptance of works by Council, the Applicant must ensure that an appropriately qualified and experienced RPEQ certifies that the design and construction of the water and sewer infrastructure proposed to be handed over to Council as part of the donated assets process at plan sealing is in accordance with the *FNQROC Development Manual*, except where an alternative standard has been explicitly agreed between the parties – in accordance with the provisions outlined above. The Applicant must submit a Statement of Compliance for the Operational Works Design as provided in Appendix A of Section AP 1 of the *FNQROC Development Manual* with the revised set of drawings.

Water Supply and Sewerage Works (External)

- 13. The Applicant must undertake the following works:
 - a. Upgrade, replace or provide any works as are required from Condition 6 (Water Supply and Sewerage Infrastructure Plan)
 - b. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:
 - i. Upgrade the sewer pump station on the Eastern extent of the development, located opposite to block number 39, within the Mossman Gorge Road reserve. It should be noted that any upgrade to or construction of a sewerage pump station will require full design drawings and a commissioning plan in accordance with the *FNQROC Development Manual* submitted with the plan of works and will be subject to compliance with the State Purchasing Policy for competitive Tendering;
 - ii Provide district meters at locations nominated by Douglas Shire Council; and

iii. CCTV footage taken after the completion of works must be submitted to Council.

Three (3) copies of a plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer, prior to the issue of a Compliance Certificate for the Plan of Survey.

Water Supply and Sewerage Works (Internal)

- 14. The Applicant must undertake the following works:
 - a. Upgrade, replace or provide any works as are required from Condition 12 (Water Supply and Sewerage Infrastructure Plan);
 - b. Provide water and sewerage infrastructure free of defects, constructed to current engineering standards and in accordance with Council's *FNQROC Development Manual*; and
 - c. Required works are, but not limited to:
 - All non-compliances and defects of the sewerage reticulation system as identified in Condition 12 (Water Supply and Sewerage Infrastructure Plan) must be rectified;
 - Provide easements over any water or sewer infrastructure assets that are on non-standard alignments OR relocate the water and sewer assets to be on a standard alignment (as per the FNQROC Development Manual);
 - iii. The sewerage system must be extended to provide a defect free connection to each existing dwelling. In the case when a dwelling does not exist provide a single internal sewer connection to each lot in accordance with the FNQROC Development Manual; and
 - iv. If any existing sewer connection is required to be retained but is inadequately sized to service the development, it must be upgraded. Existing sewer connections not retained must be decommissioned.

All works must be designed and constructed in accordance with the FNQROC Development Manual.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.

Inspection of Sewers

15. CCTV inspections of all constructed sewers must be undertaken for all sewers that will become an asset of Council. The CCTV records must be provided to Council the issue of a Compliance Certificate for the Plan of Survey. An assessment of the CCTV records will be undertaken and any identified defects are to be rectified to the satisfaction of the Chief Executive Officer at no cost to Council.

Vegetation Clearing

16. Existing vegetation on the subject land must be retained in all areas except those affected by the construction of access driveways, the installation of services as detailed on the approved plans. Any further clearing requires a Development Permit for Operational Works.

Vegetation to be retained is to be identified and adequately fenced off for protection purposes prior to construction work commencing on the site.

Wildlife

17. Prior to removal of any tree, an inspection must be carried out for any signs of protected wildlife including nests and animal habitat. Should any recent wildlife activity be identified, removal of the tree must not occur until the animal has vacated the area of immediate danger. If the animal does not move from the area of danger, the Queensland Parks and Wildlife Services must be contacted for advice. Important habitat trees should be retained wherever possible.

Parkland Protection

 Any common boundaries with the adjacent Mossman Gorge River must be temporarily delineated and fenced off to restrict building access for the duration of construction activity.

Weed Management

19. A Weed Management Plan for invasive pest species must be submitted to and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Operational Works.

Demolish Structures

20. All structures not associated with the approved development (including disused services and utilities) must be demolished and/or removed from the subject land prior the issue of a Compliance Certificate for the Plan of Survey.

Stockpiling and Transportation of Fill Material

21. Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of works.

Transportation of fill or spoil to and from the site must not occur within:

- a. peak traffic times; or
- b. before 7:00 am or after 6:00 pm Monday to Friday; or
- c. before 7:00 am or after 1:00 pm Saturdays; or
- d. on Sundays or Public Holidays.
- 22. Dust emissions or other air pollutants must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

Storage of Machinery and Plant

23. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

Access Easement/s

24. Create a reciprocal Access Easement to allow vehicle access and on-site manoeuvring for lots 39, 40, 41 and 53, to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement documents must be submitted to Council for the approval of Council's solicitors at no cost to Council. The approved easement documents must be submitted at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.

Sewer Easement/s

25. Create an easement in favour of Council over all sewers on non-standard alignments or within any private lots to be created, to the requirements and satisfaction of the Chief Executive Officer. A copy of the easement documents must be submitted to Council for the approval by Council's solicitors at no cost to Council prior to the issue of a Compliance Certificate for the Plan of Survey. The approved easement documents must be submitted at the same time as seeking approval and dating of the Plan of Survey and must be lodged and registered with the Department of Natural Resources and Mines in conjunction with the Plan of Survey.

Existing Services

- 26. Written confirmation of the location of existing services for the land must be provided. In any instance where existing services are contained within another lot, the following applies, either:
 - a. Relocate the services to comply with this requirement; or
 - b. Arrange registration of necessary easements over services located within another lot prior to or in conjunction with submission of the application for a Compliance Certificate for the Plan of Survey.

Electricity Supply

27. Written evidence from Ergon Energy advising if distribution substation/s are required within the development must be provided. If required, details regarding the location of these facilities must be submitted to the Chief Executive Officer accompanied by written confirmation from Ergon Energy. Details regarding electricity supply must be provided prior to the issue of a Development Permit for Operational Works.

Electricity and Telecommunications

28. Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both an underground electricity supply and telecommunications service will be provided to the development prior to the issue of a Compliance Certificate for the Plan of Survey.

29. Infrastructure Charges

A monetary contribution to Council towards the provision of infrastructure is required in accordance with the Infrastructure Charges Notice attached to this decision. The contribution payable will be in accordance with the Planning Scheme Policy.

Contributions must be paid at the rates applicable at time of payment. Payment is required prior to the issue of a Compliance Certificate for the Plan of Survey.

ADVICE

- 1. Prior negotiations with Cairns Regional Council are not considered to confer any ongoing concessions or agreements to the application made to Douglas Shire Council. Council has made an independent assessment of the current application against Council policies and guidelines and current engineering standards.
- 2. It is Council's expectation that all created allotments need to be adequately serviced. Urban allotments, with urban use rights are expected to be serviced with urban standards of infrastructure that comply in full with the current engineering standards and Council's FNQROC Development Manual.
- 3. Neither Lot 53 or Lot 42 are accepted as Park or considered as Park.
- 4. This approval, granted under the provisions of the *Sustainable Planning Act* 2009, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of sections 339 and 341 of the *Sustainable Planning Act* 2009.
- 5. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
- 6. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.

Infrastructure Charges Notice

7. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Adopted Infrastructure Charges Notice, a copy of which is attached for reference purposes only. The original Adopted Infrastructure Charges Notice will be provided under cover of a separate letter.

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

Please note that this Decision Notice and the Adopted Infrastructure Charges Notice are stand-alone documents. *The Sustainable Planning Act* 2009 confers rights to make representations and appeal in relation to a Decision Notice and an Adopted Infrastructure Charges Notice separately.

The amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact the Development and Environment Branch at Council for review of the charge amount prior to payment.

The time when payment is due is contained in the Adopted Infrastructure Charges Notice.

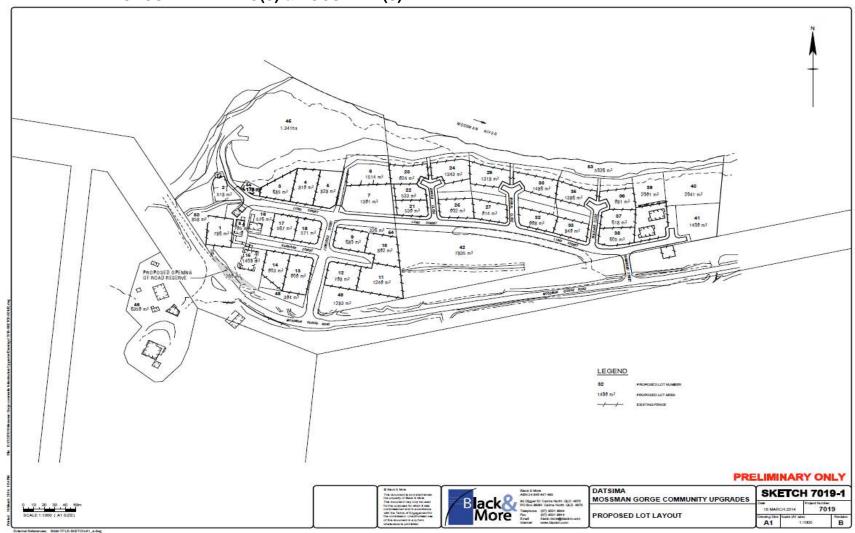
8. For information relating to the *Sustainable Planning Act* 2009 log on to www.dsdip.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.

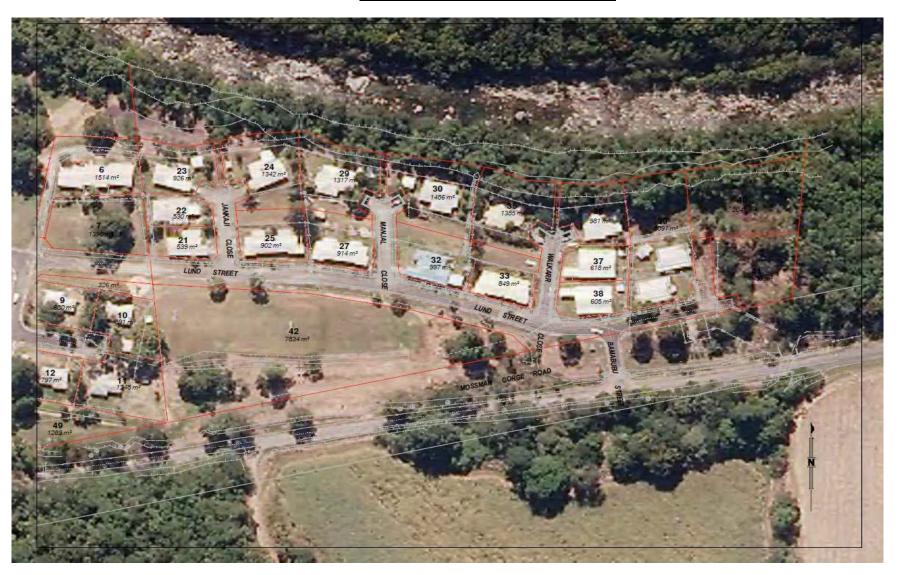
RIGHTS OF APPEAL

Attached

End of Decision Notice

APPENDIX 1: PROPOSED DRAWING(S) & DOCUMENT(S)





APPENDIX 2: INFRASTRUCTURE CHARGES NOTICE



2006 & 2008 Douglas Shire Planning Schemes Applications

INFRASTRUCTURE CHARGES NOTICE

		DATISMA	4			Gorge Community		0
	D	EVELOPERS	N/	ME		ESTATE NAME		STAGE
Gorge Road				Mossman Gorge		L100 RP911412		9286
STREET No. & NAME				SU	IBURB	LOT & RP No.s		PARCEL No.
ROL				41.2	014.396	30-Sep-14		4
DEVELOP	MEN	T TYPE		COUNC	IL FILE NO.	R&B INDEX QUAR	TER ENDING	VALIDITY PERIOD
42	9859			1		This logsheet is indexed appropriately only for payments made within the quarter noted above.		
DSC Refere	ence	Doc . No.		VERS	SION No.			
	DIST	\$/EDC		NET EDC	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	Receipt Code & GL Code
Existing	8	4,354.64	х	3.00	0.00	\$13,063.93		858 GL 07470.0135.0823
Proposed	8	560.31	х	3.00	0.00	\$1,680.93		872 GL 07470.0135.0824
Mossman North		Water sub		tal				
SEWERAGE								
Existing	1	2,232.42	Х	3.00	0.00	\$6,697.27		881 GL 07480.0135.0823
Proposed	1	6,693.70	х	3.00	0.00	\$20,081.09		887 GL 07480.0135.0824
Mossman / Cooy Sewerage sub - total						\$26,778.36		
OPEN SPACE DSC Area						\$0.00		894 GL 07230.0135.0825
Off-Site Car Parking	0.00					\$0.00		
					TOTAL	\$41,523.22		
Prepared by		J Elphinst	one		on	8-Dec-14	Amount Paid	
Checked by	Neil Beck				on	8-Dec-14	Date Paid	
Date Payable								
Amendments						Date	- 1	
							Cashier	

Note:

The Infrastructure Charges in this Notice are payable in accordance with Section 629 of the Sustainable Planning Act 2009 (SPA).

Charge rates are subject to index adjustments (QLD Road & Bridge Index, ABS data as per SPA). The total charge amount indicated on this notice is current at the date of issue. The total charge due at the date of payment must reflect the current indexed value. Please contact the Development & Environment Douglas Shire Council prior to payment for review.

Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au

YOUR REF: J000081:MOS:KLG (RaL) **OUR REF:** ROL 396/2014 (436334)

17 December 2014

Department of Aboriginal & Torres Strait Islander & Multi-Cultural Affairs (Remote Indigenous Land and Infrastructure Programme Office)
C/- Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861

Dear Sir/Madam

ADOPTED INFRASTRUCTURE CHARGES NOTICE FOR GORGE ROAD, MOSSMAN GORGE

Please find attached an Adopted Infrastructure Charges Notice issued in accordance with section 648F of the Sustainable Planning Act 2009 (the Act).

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

The amount in the Adopted Infrastructure Charges Notice is subject to index adjustments and may be different at the time of payment. Please contact Development and Environment at Council for review of the charge amount prior to payment.

These charges are payable prior to the issue of a Compliance Certificate for the Plan of Subdivision.

Please also find attached extracts from the Act regarding the following:

- your right to make representations to Council about the Adopted Infrastructure Charges Notice; and
- your Appeal rights with respect to the Adopted Infrastructure Charges Notice.

Should you have any enquiries in relation to this Adopted Infrastructure Charges Notice, please contact Jenny Elphinstone of Development and Environment on telephone number 07 4099 9482.

Yours faithfully

Donna Graham Manager Development & Environment

Att

INFRASTRUCTURE CHARGES NOTICE



2006 & 2008 Douglas Shire Planning Schemes Applications

INFRASTRUCTURE CHARGES NOTICE

		DATISMA	4			Gorge Community		0
DEVELOPERS NAME						ESTATE NAME		STAGE
Gorge Road			Mossman Gorge		L100 RP911412		9286	
STREET No. & NAME			SL	JBURB	LOT & RP No.s		PARCEL No.	
F	ROL			41.2014.396		30-Sep-	14	4
DEVELOP	DEVELOPMENT TYPE			COUNCIL FILE NO.		R&B INDEX QUAR	TER ENDING	VALIDITY PERIOD
42	29859			1		This logsheet is indexed appropriately only for payments made within the quarter noted above.		
DSC Refere	ence	Doc . No.		VERS	SION No.			·
	DIST	\$/EDC		NET EDC	ADJUSTMENT	AMOUNT DUE	AMOUNT PAID	Receipt Code & GL Code
Existing	8	4,354.64	х	3.00	0.00	\$13,063.93		858 GL 07470.0135.0823
Proposed	8	560.31	х	3.00	0.00	\$1,680.93		872 GL 07470.0135.0824
Mossman North		Water sub -	to	tal		\$14,744.86		***************************************
SEWERAGE								
Existing	1	2,232.42	Х	3.00	0.00	\$6,697.27		881 GL 07480.0135.0823
Proposed	1	6,693.70	x	3.00	0.00	\$20,081.09		887 GL 07480.0135.0824
Mossman / Cooy Sewerage sub - total				total		\$26,778.36		
OPEN SPACE	DSC	Area				\$0.00		894 GL 07230.0135.0825
Off-Site Car Parking	0.00					\$0.00		
					TOTAL	\$41,523.22		
Prepared by		J Elphinst	one		on	8-Dec-14	Amount Paid	
Checked by		Neil Bed	ck		on	8-Dec-14	Date Paid	
Date Payable								
Amendments						Date	'	
							Cashier	

Note:

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Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au



PO Box 723 Mossman Qld 4873 www.douglas.qld.gov.au enquiries@douglas.qld.gov.au ABN 71 241 237 800

> Administration Office 64 - 66 Front St Mossman P 07 4099 9444 F 07 4098 2902

YOUR REF:

OUR REF:

OP 2417/2017 (857019)

4 June 2018

DATSIP
C/- Trinity Engineering & Consulting
PO Box 7963
CAIRNS QLD 4870

Attention: Scott Christensen

Dear Sir

DECISION NOTICE FOR OPERATIONAL WORKS

- MOSSMAN GORGE COMMUNITY – MOSSMAN GORGE

Please find attached the relevant Decision Notice for the above Operational Works. Also find attached a 'Pre-Start' meeting template, which identifies the information that must be provided for Council approval, prior to the commencement of works.

The template also provides the Consulting Engineer with a format for conducting the meeting. An invitation to attend the meeting must be sent to Council's representative Neil Beck on telephone number 07 4099 9451, giving at least five (5) working days notification if possible.

In addition to the Decision Notice, Council provides the following 'Advice Statement' which relates to issues that are relevant to the proposed works:

- The design of lighting works are subject to separate agreement and must be submitted to Council, prior to the commencement of associated works; and
- 2. The Consulting Engineer is to present all contractors with a copy of this Decision Notice and the Council approved plans, prior to the commencement of works.

Should you require further information or assistance, please contact Neil Beck of Development Assessment and Coordination on telephone 07 4099 9451.

Yours faithfully

Paul Hoye
Manager Sustainable Communities

OP2417/2017 1/47

Att

Copy To: A/Manager Infrastructure – Peter Logan Co-ordinator Water & Waster – Peter White Co-ordinator Civil Works – Daryl Cheer



PO Box 723 Mossman Qld 4873 www.douglas.qld.gov.au enquiries@douglas.qld.gov.au ABN 71 241 237 800

> Administration Office 64 - 66 Front St Mossman P 07 4099 9444 F 07 4098 2902

YOUR REF:

OUR REF:

OP 2417/2017 (857019)

4 June 2018

DECISION NOTICE FOR OPERATIONAL WORKS MOSSMAN GORGE COMMUNITY – MOSSMAN GORGE

PROPOSAL:

Operational Works (Engineering) excluding Lighting Works

TYPE OF DEVELOPMENT:

Operational Work

REAL PROPERTY DESCRIPTION:

Lot 100 on RP911412 & Lot 152 SR832

REFERRAL AGENCY CONDITIONS:

None applicable

FURTHER DEVELOPMENT PERMITS OR APPROVALS REQUIRED:

None applicable

DECISION DATE:

4 June 2018

DECISION:

Approved subject to conditions

TYPE OF APPROVAL:

Development Permit

ASSESSMENT MANAGER CONDITIONS - STANDARD:

The standard conditions are shown in Appendix B and must be read in conjunction with any approved plans and project specific conditions identified below.

ASSESSMENT MANAGER CONDITIONS - PROJECT SPECIFIC:

1. General

- a. The conditions require amendments to the drawings. The revised drawings must be submitted "for construction" and must be certified as approved by a registered professional engineer of Queensland (RPEQ).
- An updated Statement of Compliance must be provided with the revised drawings required under the conditions of this approval.
 Reference is made to FNQROC Development Manual (refer Appendix A of Application Procedures (AP1)).
- c. Materials shall be in accordance with the provisions of the FNQROC Development Manual. Where alternative materials are proposed details are to be provided to Council for consideration and approval prior to incorporation into the works.

2. Earthworks

a. The applicant is to ensure that any earthworks undertaken as part of the works maintains a free draining surface with no ponding of standing water resulting. Any amendments proposed to the existing finished surface profiles are to be identified and reported to Council prior to being undertaken on site. Resultant amendments shall be recorded on as constructed drawings to be submitted at the completion of the project.

3. Site Establishment

The contractor's site compound is to be agreed with community and Council representatives prior to establishment on site. The site is to be secured when not attended and clear signage displayed to identify the site as a no go area for the public. The site is to be kept in a clean and tidy state for the duration of the project and rehabilitated to the same condition prior to the project commencing.

Photos of the site are to be taken before establishing to document the site condition.

4. Traffic Management & Staging of Works

The contractor shall prepare a traffic management and staging plan for the works. The works shall be undertaken in order to minimise the disruption to the community. At least weekly updates shall be provided to the community and Council identifying the following:

- a. Works to be undertaken in the upcoming week
- b. Probable works in the upcoming fortnight
- c. Traffic and pedestrian management plans for the planned works

These plans shall be clearly displayed in the community no later than the midday on the Friday of the preceding week.

Where works will impact residents directly (e.g. water supply cut off, car access not possible), the contractor shall, with a nominated member of the community, undertake face to face contact with the affected resident to explain the scope of the disruption and the measures in place to minimise the effect of the disruption.

5. Stormwater

Where properties have current connections to discharge roofwater to the kerb, the connection is to be reinstated in the new kerb. Where a connection is not existing a roofwater kerb adaptor is to be installed in the kerb at the low side of the property.

6. Water and Sewer

- a. Provision is to be made for the future installation of a booster station to be located on Lot 49. The arrangement shall be cut into the existing main. Details of the arrangement are to be shown on amended drawings and submitted to Council for approval prior to installation on site.
- b. As per the TEC Water Reticulation File Note, a new section of main is to be provided to connect Node 2 to Node 14. Details of the new main are to be shown on amended drawings and submitted to Council for approval prior to installation on site.
- c. New water services are to be provided to each allotment, as per FNQROC requirements. The new service shall connect to the existing water service to each house, terminating at a new water meter, to be provided as part of these works.
- d. Any incident involving damage to water and sewerage infrastructure must be reported to Council immediately. Damage resulting from an incident or any defect to water and sewerage infrastructure found to be caused by the works will be repaired by Council at the Developer's cost.
- e. Where concrete footpaths are proposed in the verge for existing and new roads, conduits are to be provided under the footpath for future water connections to the property. At a minimum of two (2) conduits must be provided per lot located at either side of the lot. Suitable locating markers are to be installed per FNQROC Development Manual requirements. Please include a detail showing these on the drawings.

f. Sewage pump station;

- (i) The proposed FRP Packaged Sewage Pump Station is accepted in principle, however the applicant must provide Council with a copy of the "For Construction" drawings for the pump station prior to placing the order with the supplier. Council approval of the "For Construction" plans will be a holdpoint on this item.
- (ii) Details of the pump station switchboard, SCADA and telemetry are to be confirmed with Council's Water and Sewerage department prior to construction. All requirements to provide consistent operating systems are to be included in the works at no cost to Council. The requirements of the Douglas Shire Council Specific Clauses of FNQROC (D7.25 Telemetry Systems) must be included in the documentation. The applicant is advised to confirm these requirements with Council's Water and Sewer Officers at the earliest opportunity to avoid project delays.

- (iii) The new sewage pump station shall incorporate a trash basket within the zero manhole and macerator pump (Mono Muncher or approved equivalent) in the pump station.
- (iv) Details of the pump station switchboard, SCADA and telemetry are to be confirmed with Council's Water and Sewerage department prior to construction. All requirements to provide consistent operating systems are to be included in the works at no cost to Council. The requirements of the Douglas Shire Council Specific Clauses of FNQROC (D7.25 Telemetry Systems) must be included in the documentation. The applicant is advised to confirm these requirements with Council's Water and Sewer Officers at the earliest opportunity to avoid project delays.
- (v) Amended drawings are required for the overflow detail to confirm the location of the valve. Council is not permitted to have an open overflow that may allow storm water ingress or uncontrolled release of sewage.
- (vi) The applicant is to provide calculations of the overflow operation including hydraulic grade line based on downstream tail water level at the outlet. Note the outlet level in a sewage overflow scenario will not be the same as the hydraulic grade level for the stormwater minor flow system. The additional calculations are to confirm sufficient freeboard exists to all residential lots in the local sewage catchment in the event of a sewage overflow for the outlet at the proposed location and levels.
- g. A detailed methodology for the decommissioning of the existing sewage pump station is to be provided to Council for approval prior to decommissioning works commencing. The methodology should be submitted a minimum of 3 weeks prior to the commencement of decommissioning to enable council to review and approve.

As a minimum the methodology shall address:

- 1. Pump station changeover plan including step by step actions
- 2. Proposed method to isolate the existing pump station
- 3. Proposed method to demolish existing pump station including the treatment of the pump station site.

7. Roads and Paths

- a. Pavement design details are to be confirmed prior to pavement construction. Details provided to Council shall include subgrade CBR results for each pavement section, confirmation of traffic loadings adopted (as per FNQROC requirements) and final pavement design.
- b. Where proposed roadworks or verge works lower the existing finished surface level and result in a reduction of cover over services, the services must be accurately located and the relevant authority contacted to confirm required treatments.

Where final covers are non standard (with the approval of the relevant authority) this is to be clearly identified on as constructed drawings and approvals from the authority provided as part of the handover package.

8. Erosion and Sediment Control

A copy of the Contractor's Erosion and Sediment Control (ESC) Plan is to be submitted to Council and endorsed by the Consulting Engineer, prior to commencement of any works. In particular, the ESC Plan must address the Institution of Engineers Australia Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy and Clauses CP1.05, CP1.13 and D5.10 of Council's FNQROC Development Manual.

The ESC Plan must be relevant to all phases of the construction and be updated where necessary as works progress. Individual drawings showing the measures to be installed for each phase of the works is required.

9. As Constructed Plans and Handover Documents

Given the nature of the project with existing infrastructure being handed over to Council the need for accurate records is critical. As Constructed and Handover Document must be in accordance with the requirements of the FNQROC Manual and should be presented as a consolidated model of new and existing infrastructure within the community.

Details of existing infrastructure identified during the construction phase as a result of services potholing, exposing existing infrastructure for connections, etc. shall be documented and included in the handover package to supplement the as constructed details.

In addition to the above, a full set of certified as constructed engineering plans must be submitted at Work Acceptance.

APPROVED PLANS AND SPECIFICATIONS:

Generally in accordance with the following drawings submitted by Trinity Engineering and Consulting subject to any alterations made by conditions of Development Permit for Operational Work OP 2417/2017.

Drawing No.	Title	Revision
1020-001	LOCALITY PLAN & DRAWING SCHEDULE	D
1020-002	GENERAL ARRANGMENT	С
1020-003	ROADWORKS & STORMWATER PLAN – SHEET 1 OF 2	D
1020-004	ROADWORKS & STORMWATER PLAN – SHEET 2 OF 2	D
1020-005	TYPE CROSS SECTIONS & CONTROL LINE SETOUT	С
1020-006	MISCELLANEOUS DETAILS	D
1020-007	ROAD LONGITUDINAL SECTIONS - SHEET 1 OF 3	С
1020-008	ROAD LONGITUDINAL SECTIONS - SHEET 2 OF 3	С
1020-009	ROAD LONGITUDINAL SECTIONS – SHEET 3 OF 3	С
1020-010	JUNKURRJI STREET ANNOTATED CROSS SECTIONS	С
1020-011	KANKARR STREET EAST & KANKARR STREET WEST ANNOTATED CROSS SECTIONS	С
1020-012	LUND STREET ANNOTATED CROSS SECTIONS -	С

	SHEET 1 OF 3	
1020-013	LUND STREET ANNOTATED CROSS SECTIONS – SHEET 2 OF 3	С
1020-014	LUND STREET ANNOTATED CROSS SECTIONS – SHEET 3 OF 3	С
1020-015	JANKAJI CLOSE, MANJAL CLOSE & WALKARR CLOSE ANNOTATED ROAD CROSS SECTIONS	С
1020-016	BAMA BUBU STREET ANNOTATED CROSS SECTIONS	С
1020-017	INTERSECTION SETOUT & DETAILS - SHEET 1 OF 3	D
1020-018	INTERSECTION SETOUT & DETAILS - SHEET 2 OF 3	D
1020-019	INTERSECTION SETOUT & DETAILS - SHEET 3 OF 3	D
1020-020	INTERSECTION LINEMARKING & SIGNAGE PLAN	С
1020-021	STORMWATER LONGITUDINAL SECTIONS – SHEET 1 OF 2	D
1020-022	STORMWATER LONGITUDINAL SECTIONS – SHEET 2 OF 2	С
1020-023	STORMWATER STRUCTURE DETAILS	D
1020-024	SEWERAGE RETICULATION PLAN – SHEET 1 OF 2	D
1020-025	SEWERAGE RETICULATION PLAN – SHEET 2 OF 2	D
1020-026	SEWERAGE LONGITUDINAL SECTIONS & DETAILS	D
1020-027	SEWERAGE PUMP STATION PLAN & DETAILS	D
1020-028	WATER RETICLATION PLAN – SHEET 1 OF 2	D
1020-029	WATER RETICLATION PLAN – SHEET 2 OF 2	D
1020-030	EROSION & SEDIMENT CONTROL STRATEGY SHEET 1 OF 2	E
1020-031	EROSION & SEDIMENT CONTROL STRATEGY SHEET 2 OF 2	E

Note – The approved plans above will require amending to satisfy conditions of this Development Permit.

EROSION AND SEDIMENT CONTROL DRAWINGS

The following drawings must form the basis of the contractor's Erosion and Sediment Control Plan in accordance with the *FNQROC Development Manual*, Clause CP1.06.

Drawing Description	No	Rev
EROSION & SEDIMENT CONTROL STRATEGY SHEET 1 OF 2	1020-030	Е
EROSION & SEDIMENT CONTROL STRATEGY SHEET 2 OF 2	1020-031	Е

For information relating to the *Sustainable Planning Act* 2009 log on to www.dsdip.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.

RIGHTS OF APPEAL

Attached

End of Decision Notice

Att Appeal Rights
Pre-Start Meeting Template
Approved Drawings, Appendix A
Standard Conditions, Appendix B

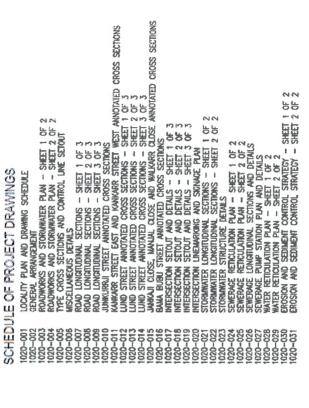


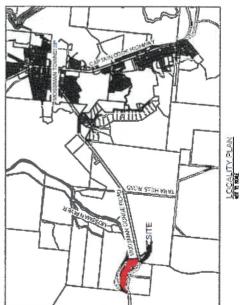
INFRASTRUCTURE UPGRADE MOSSMAN GORGE

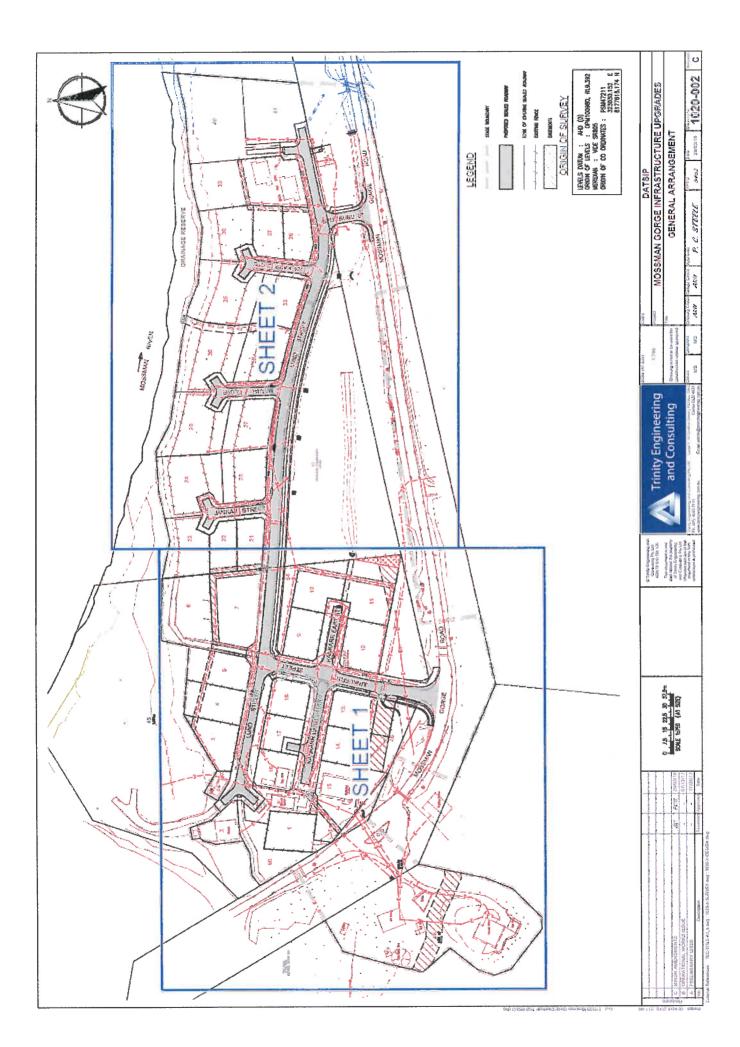
DEPARTMENT OF ABORIGINAL AND TORRES STRAIT ISLANDER PARTNERSHIPS

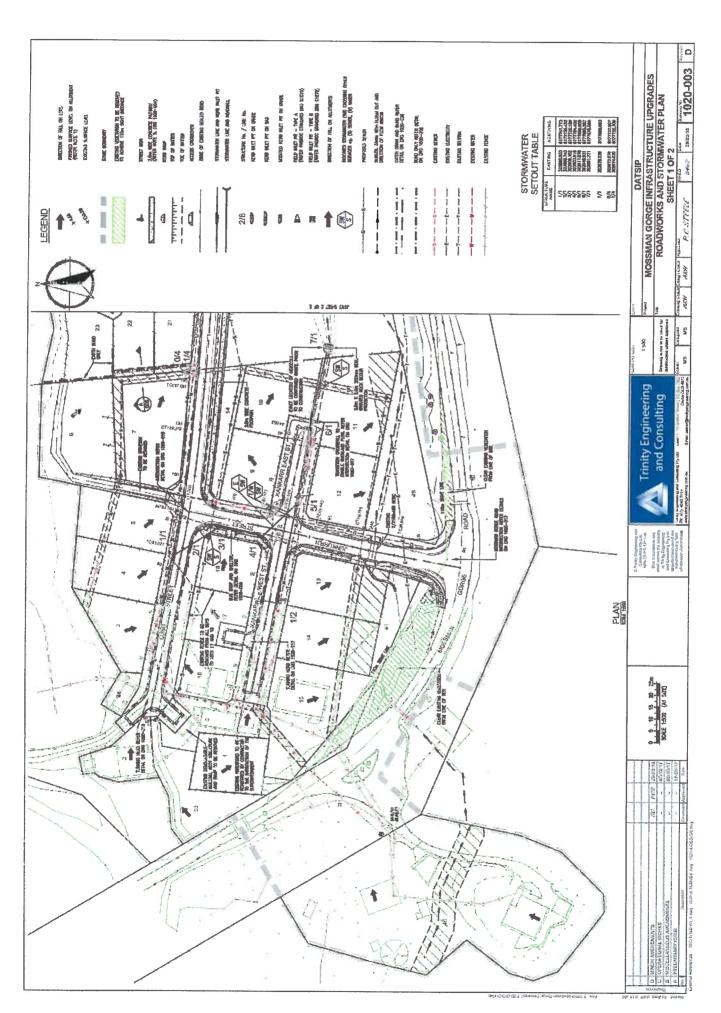


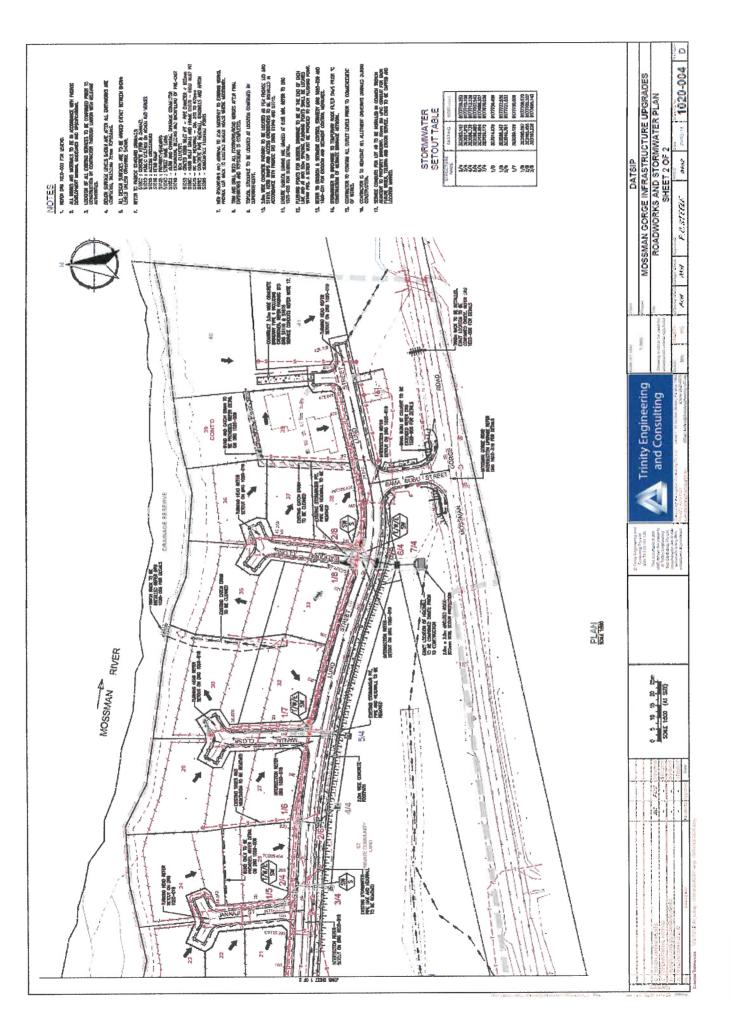


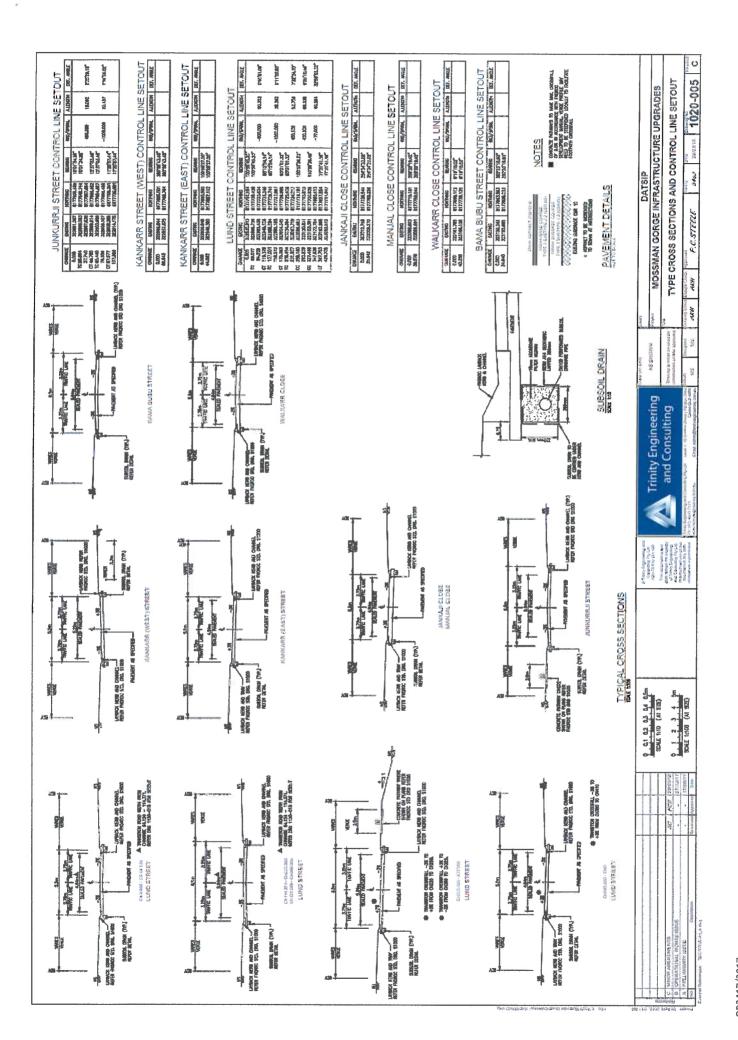


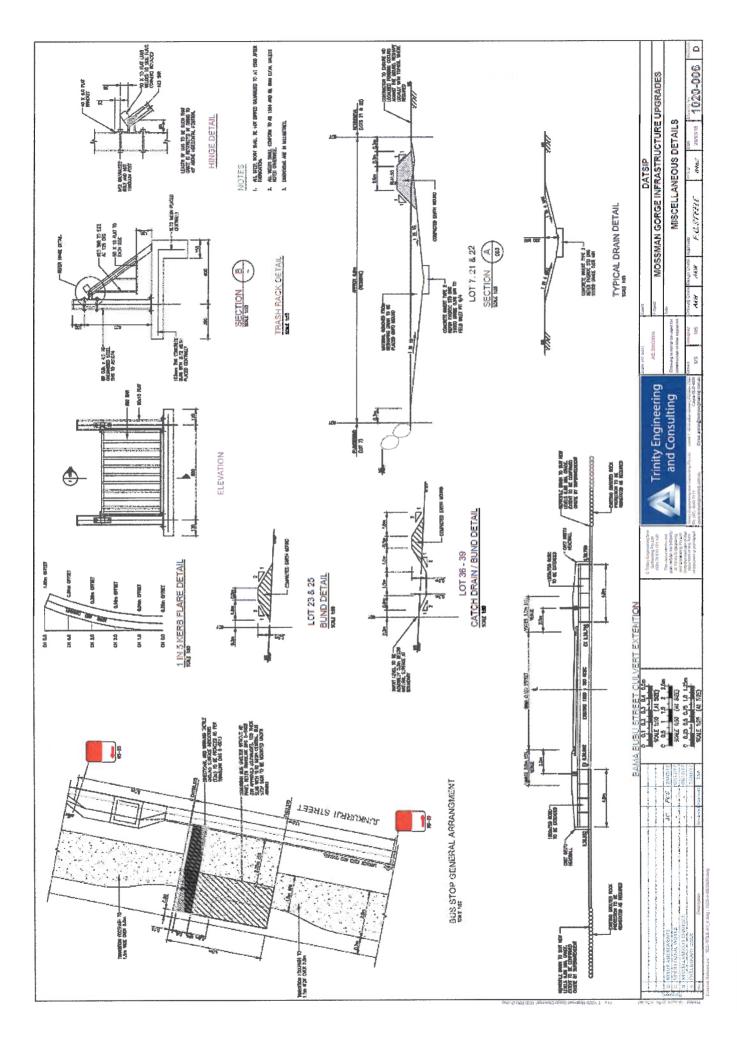


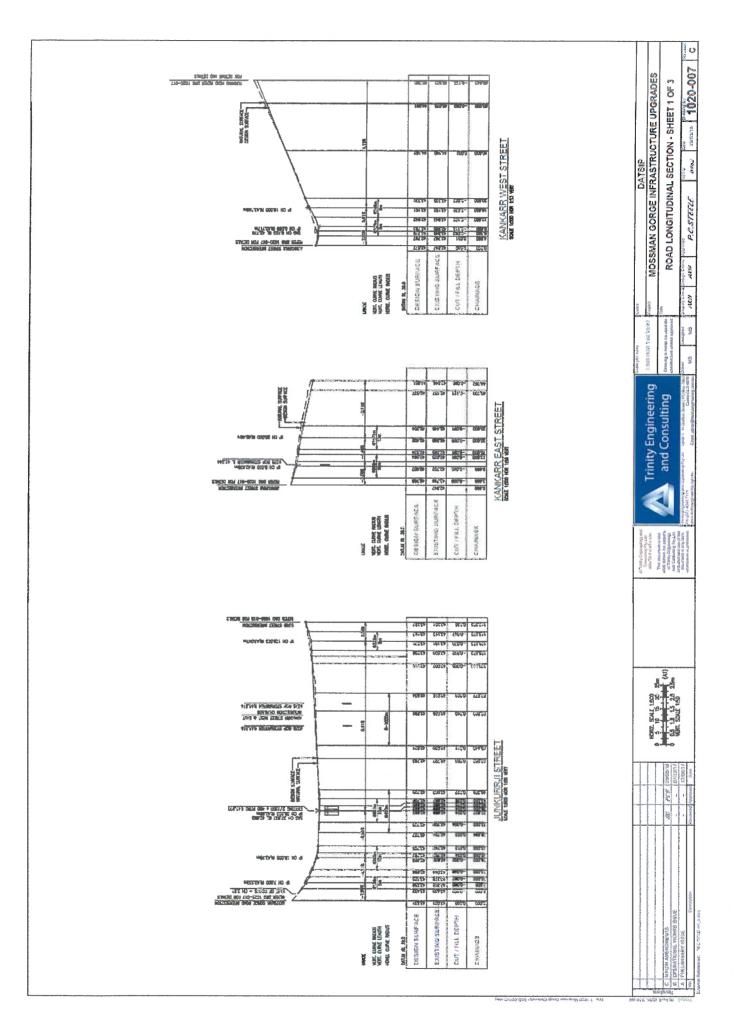


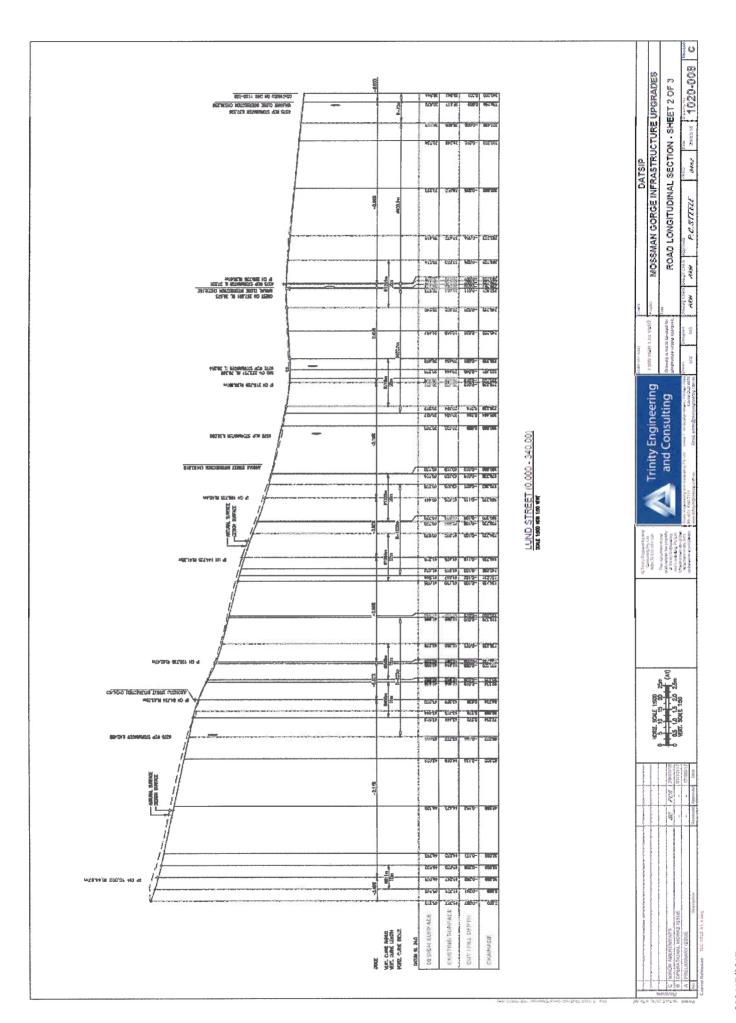


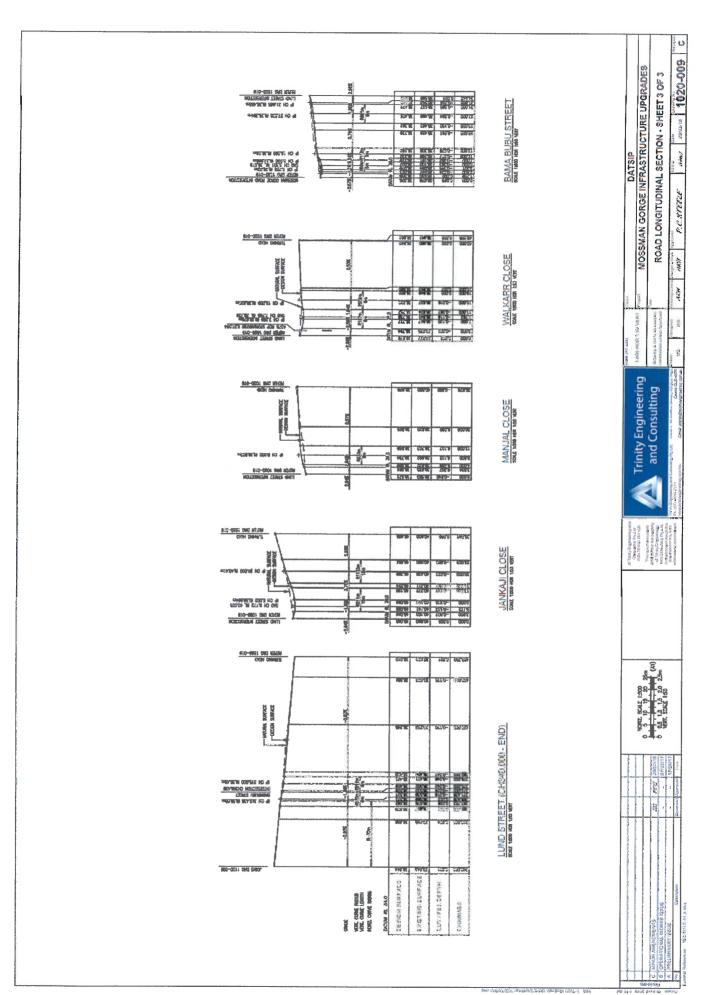


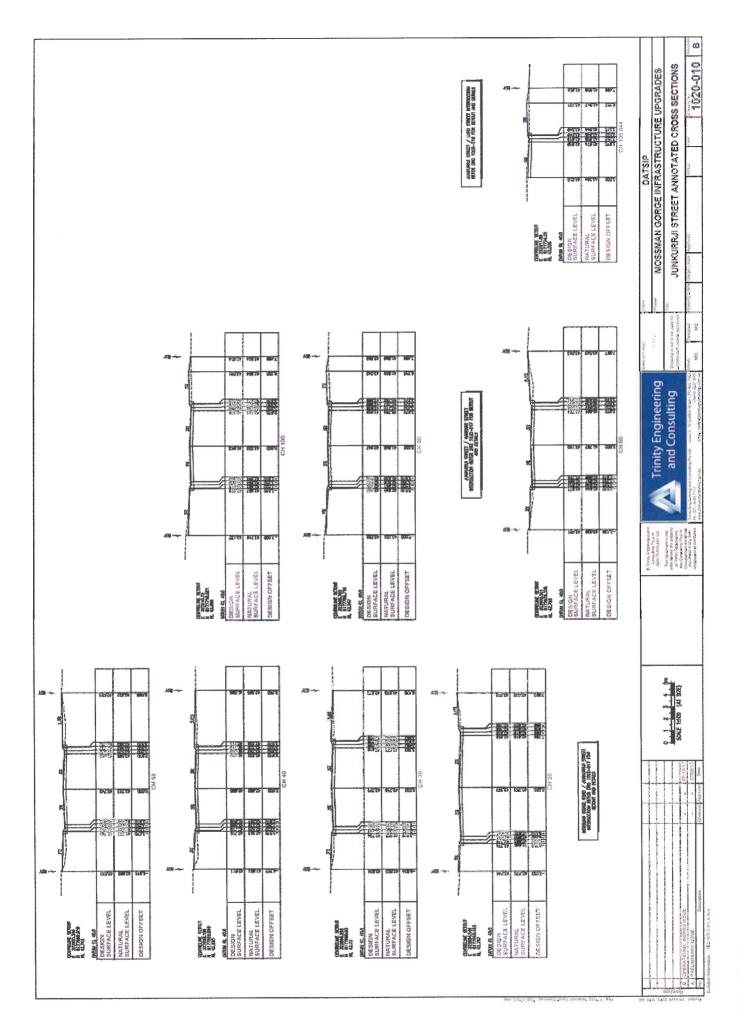


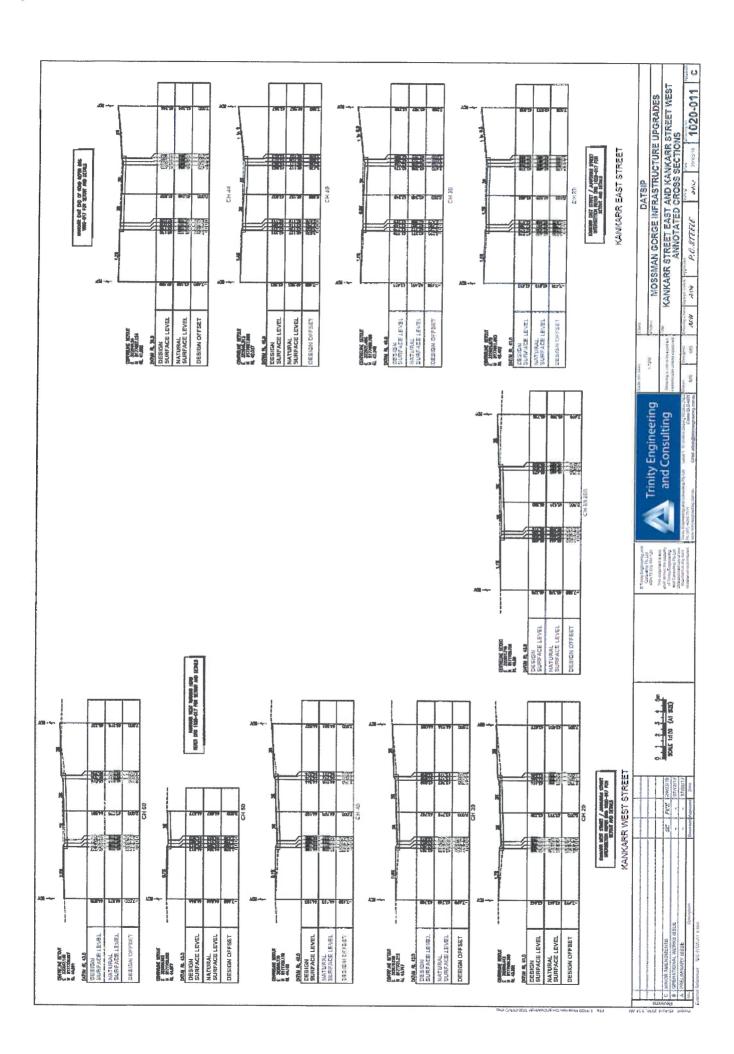


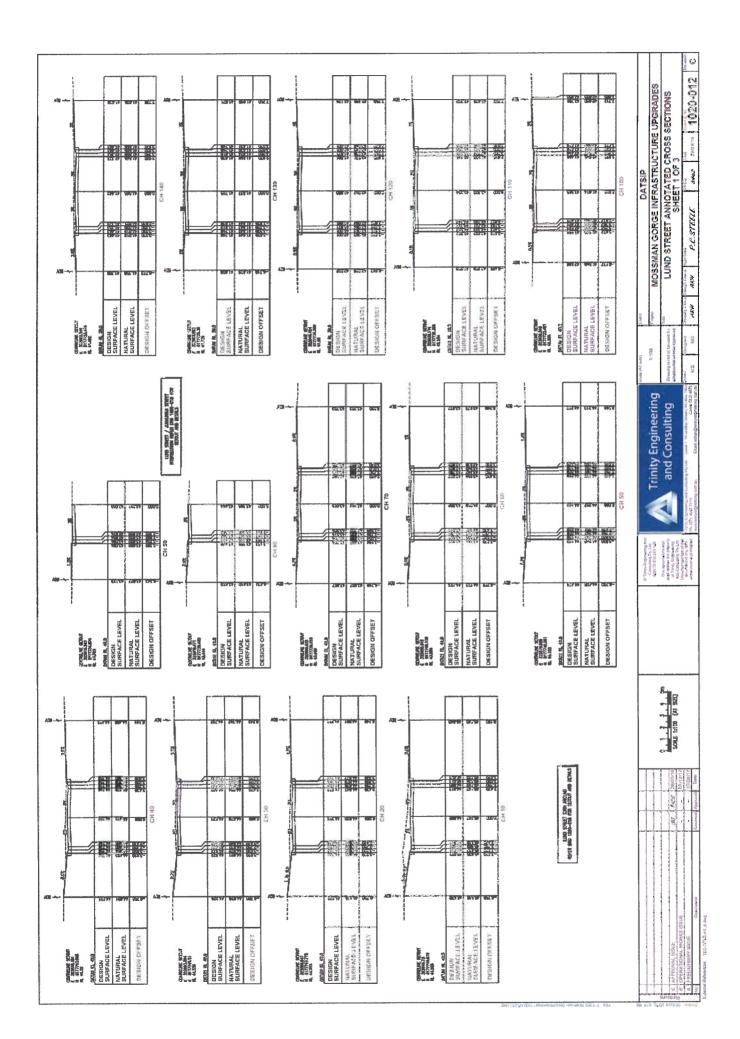




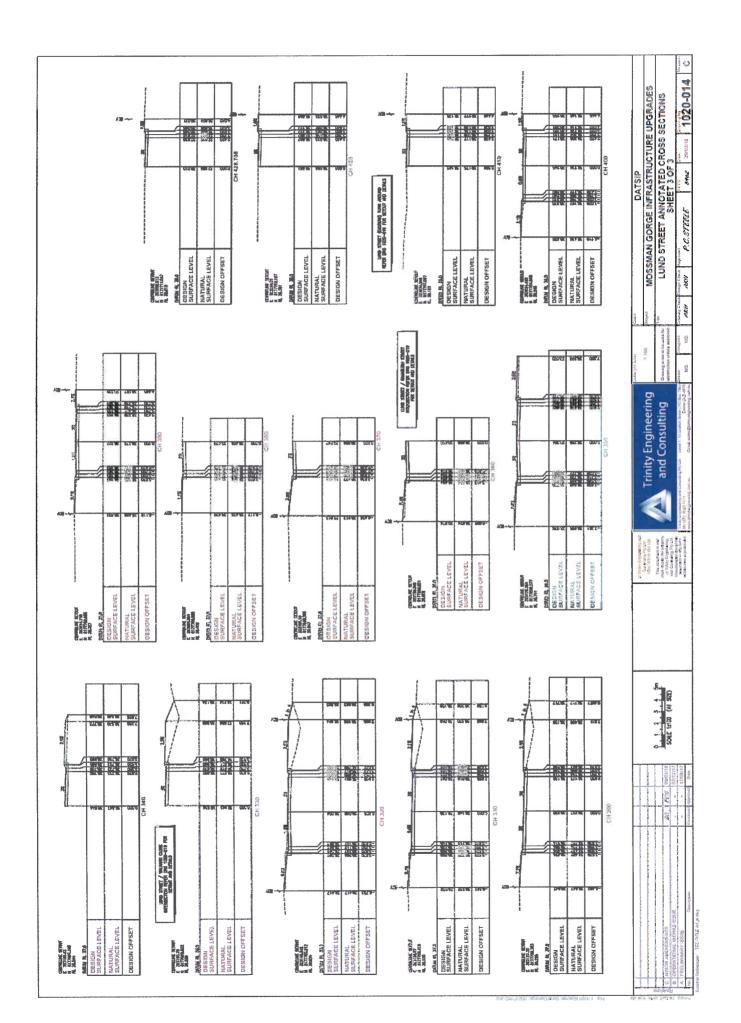


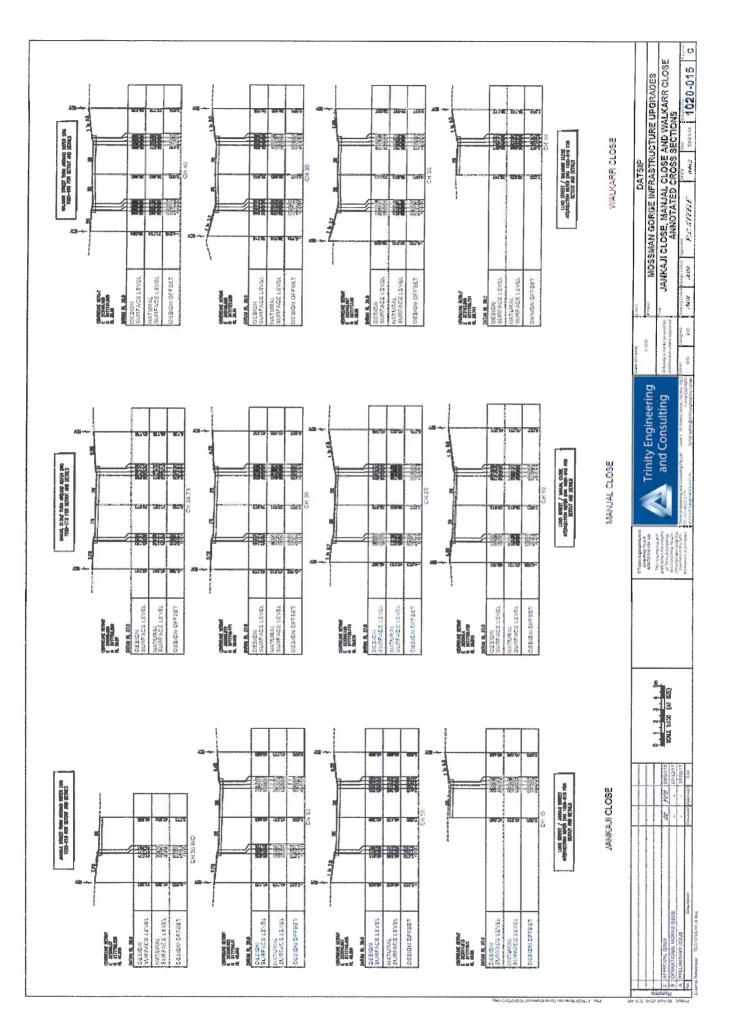




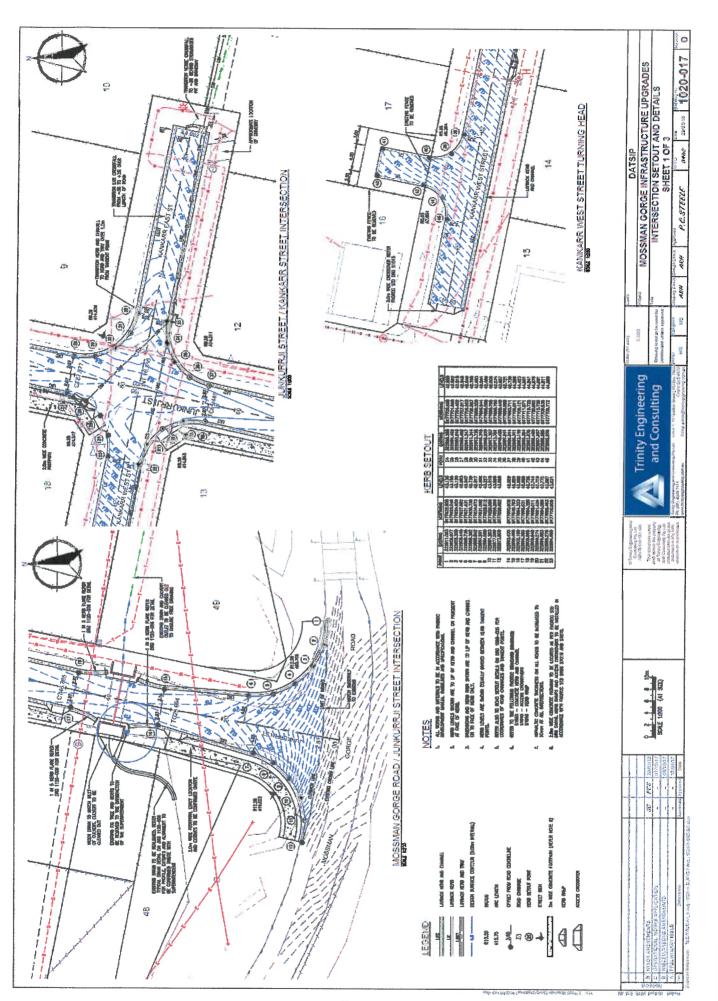


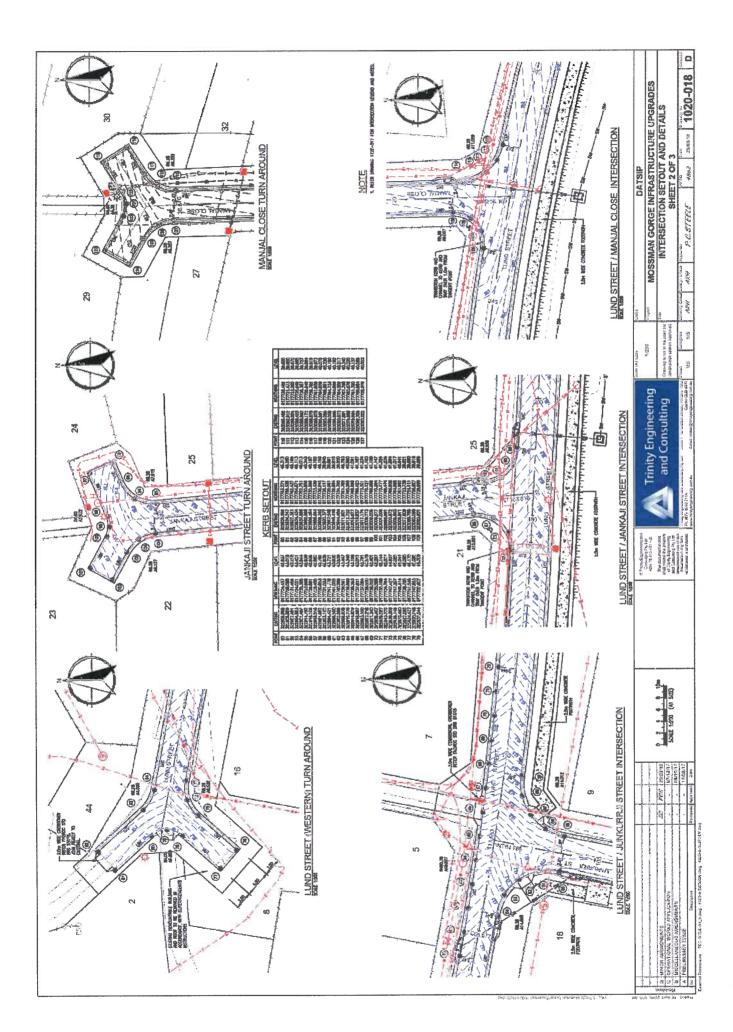


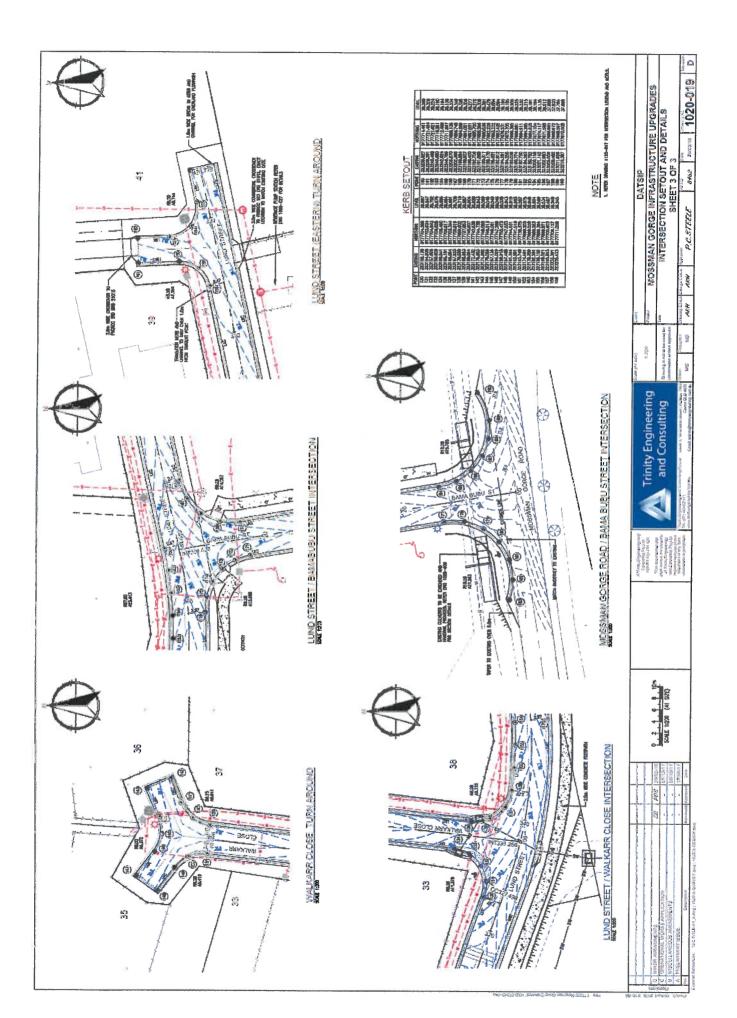


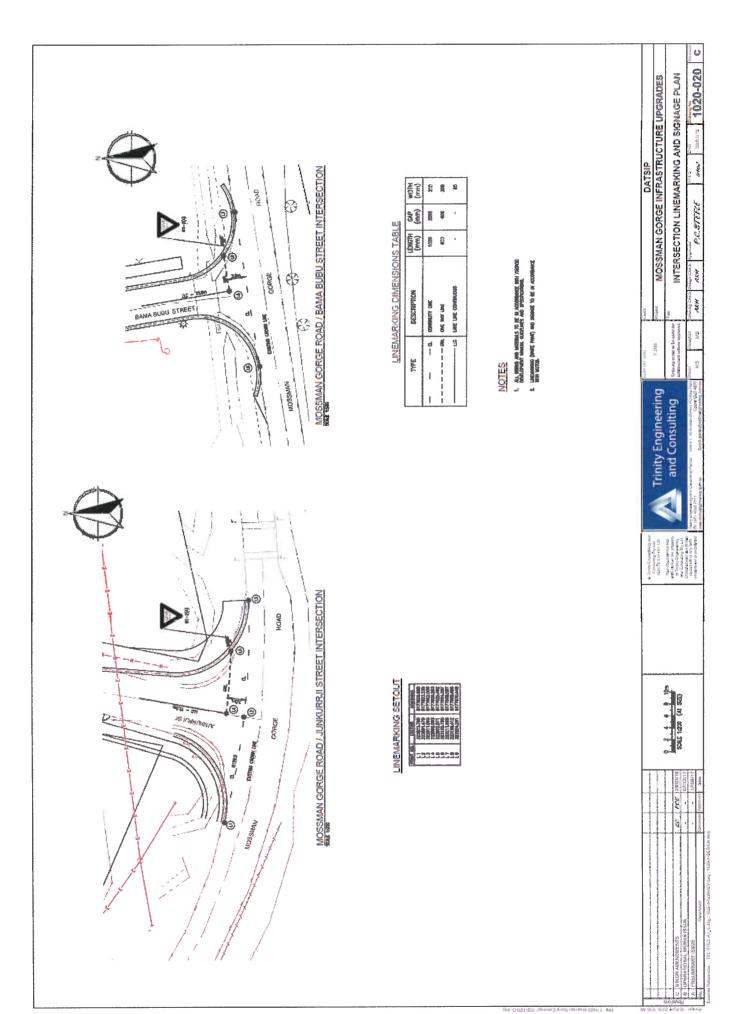


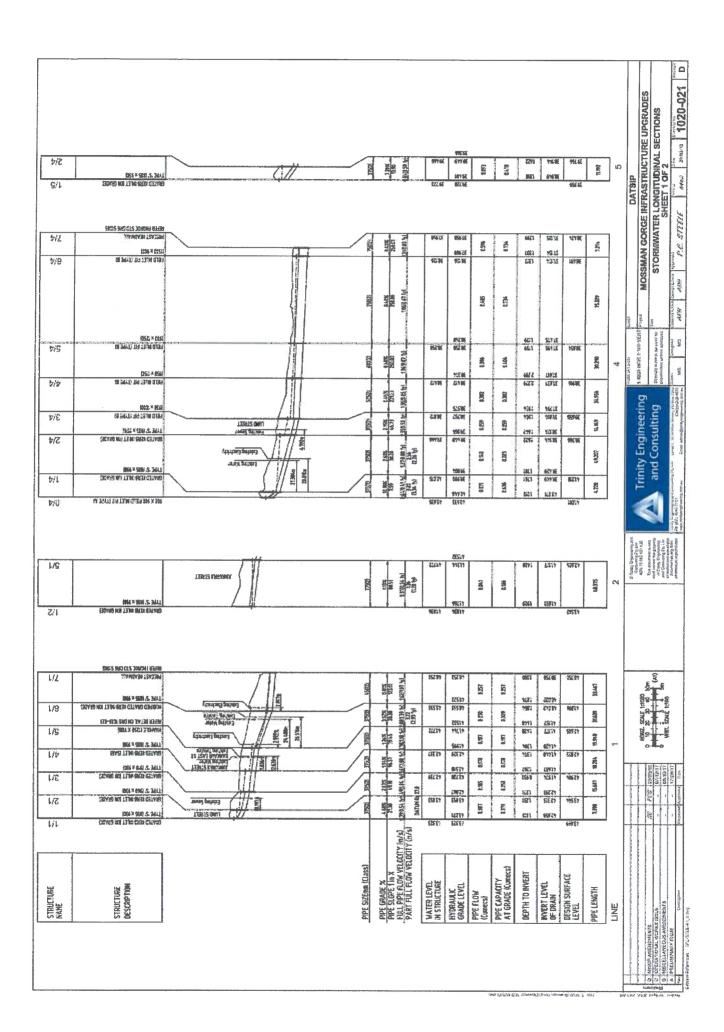
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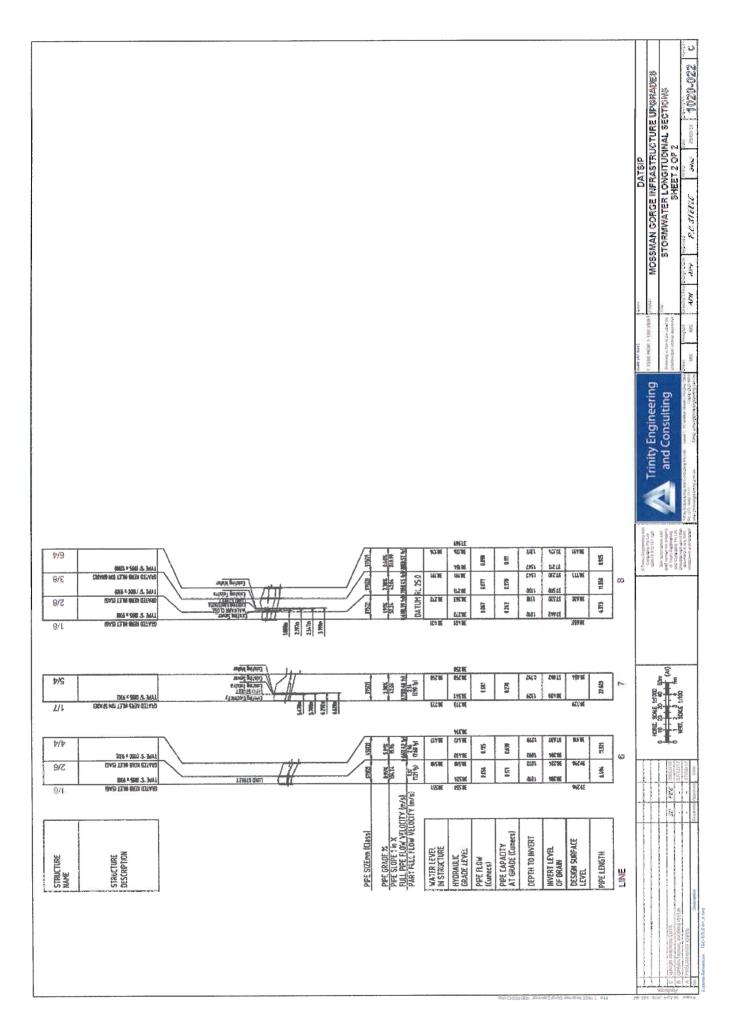


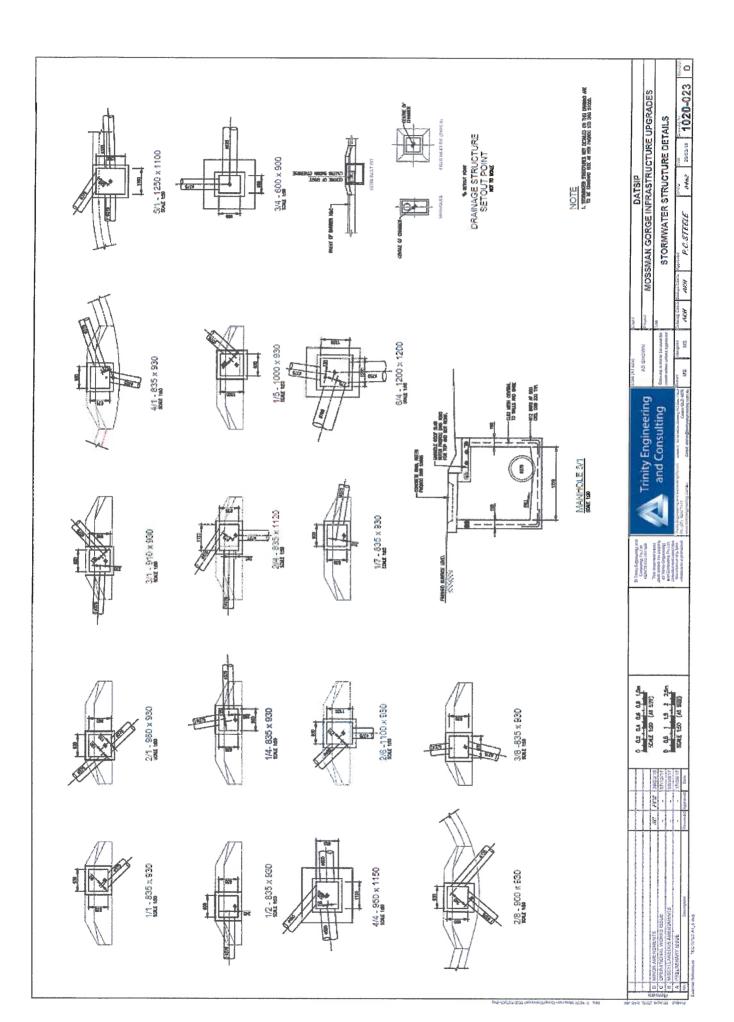


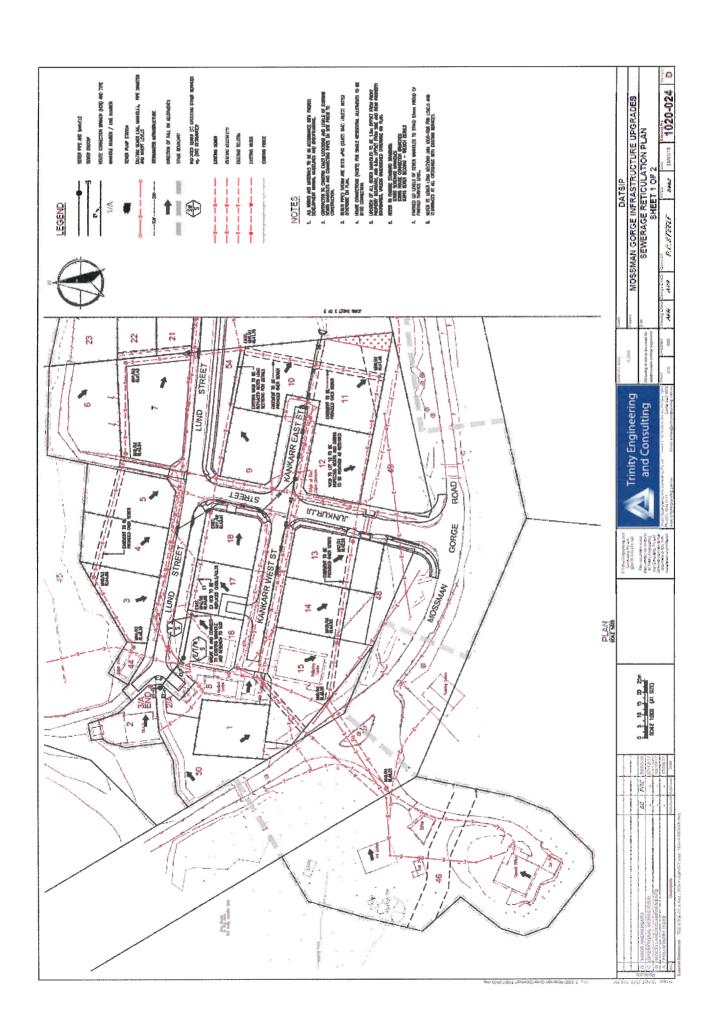


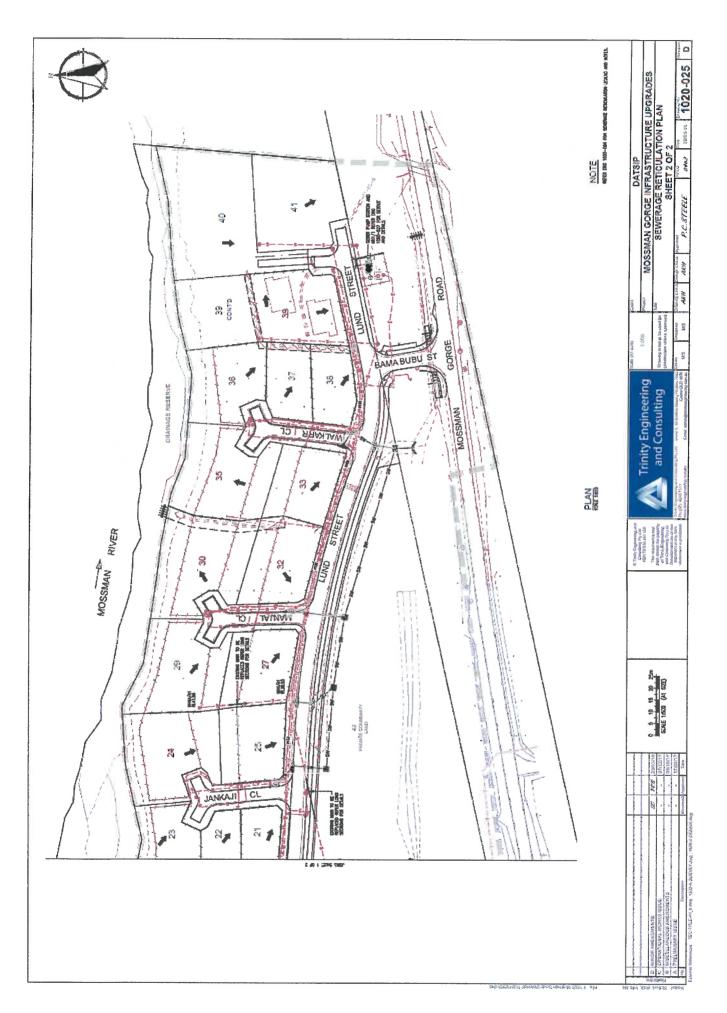


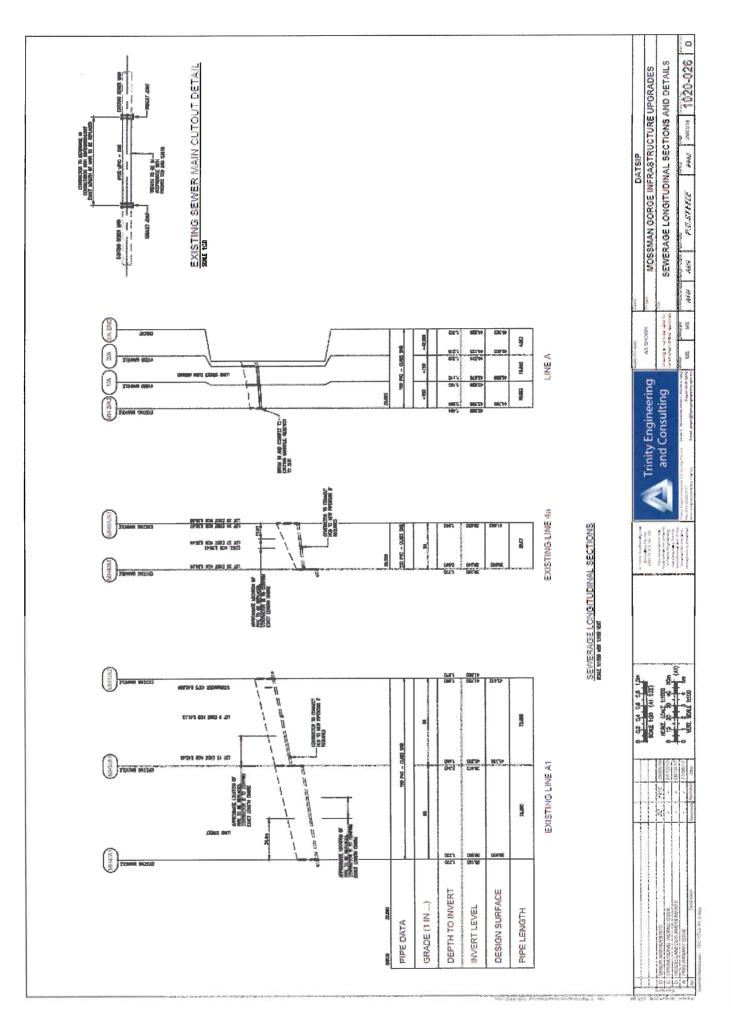


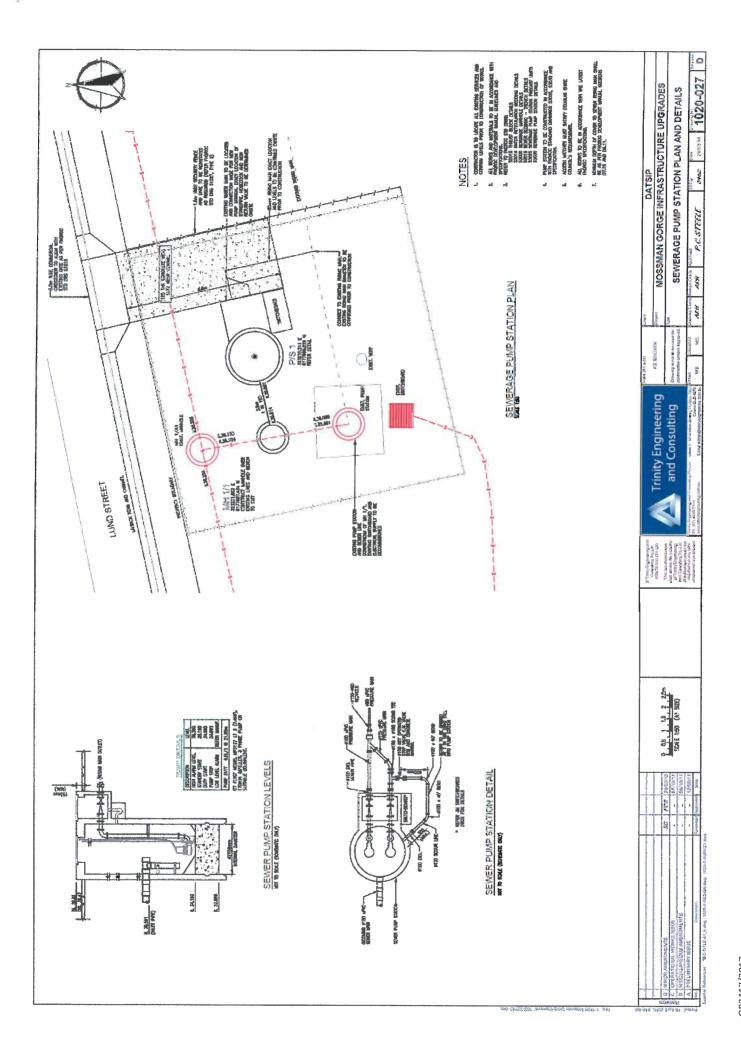


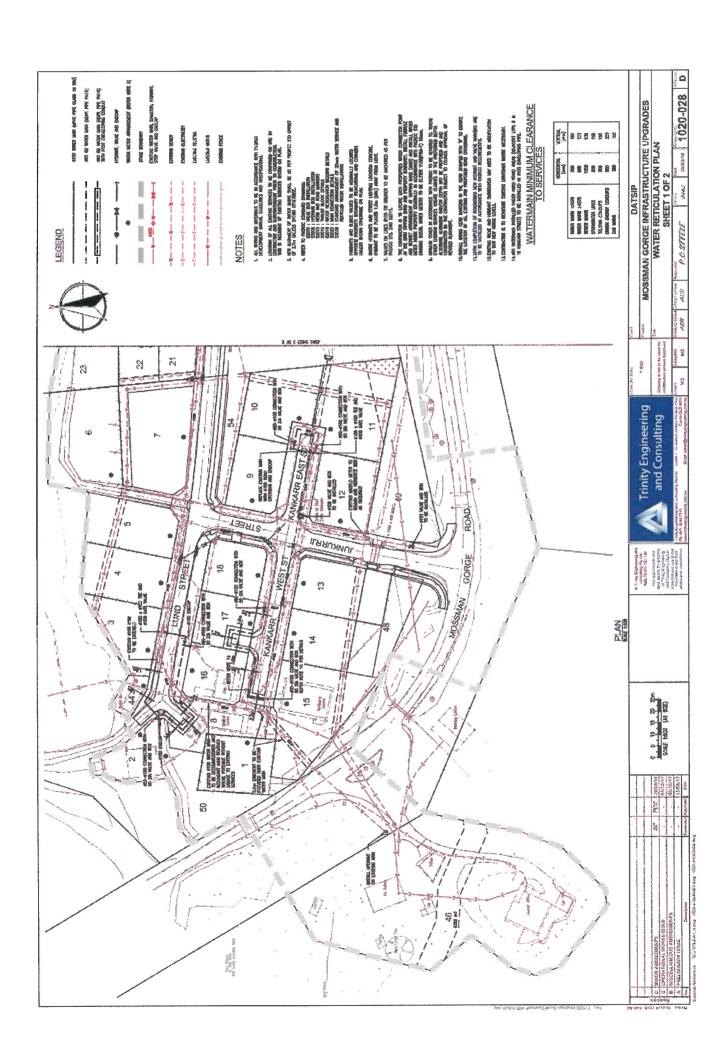


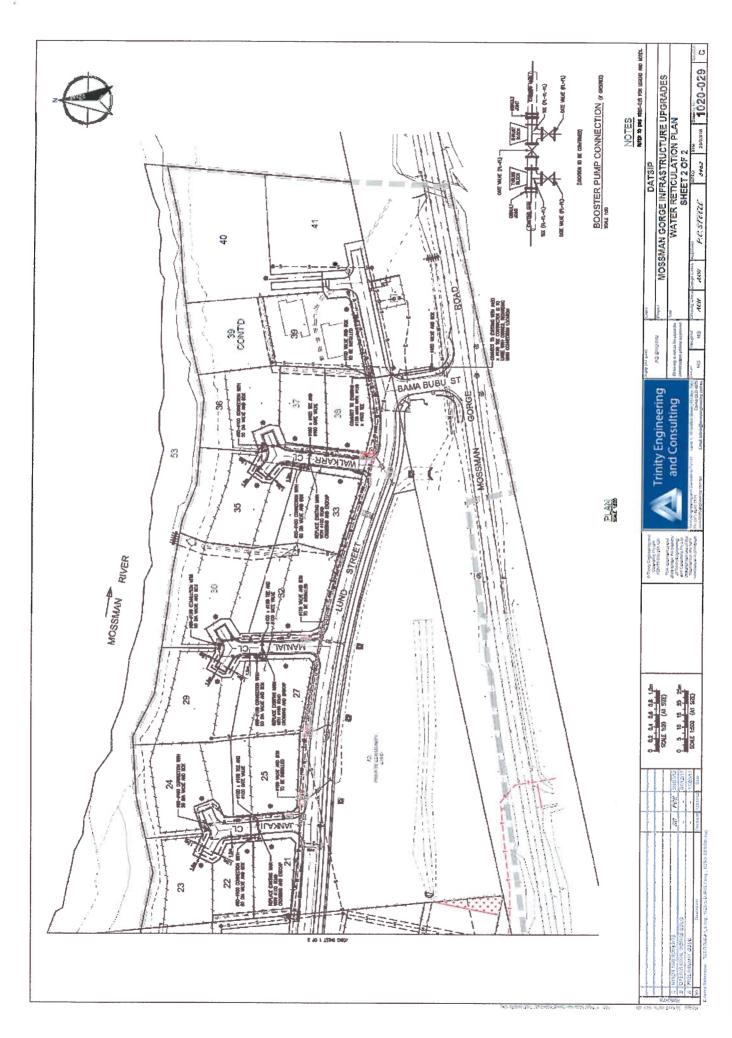


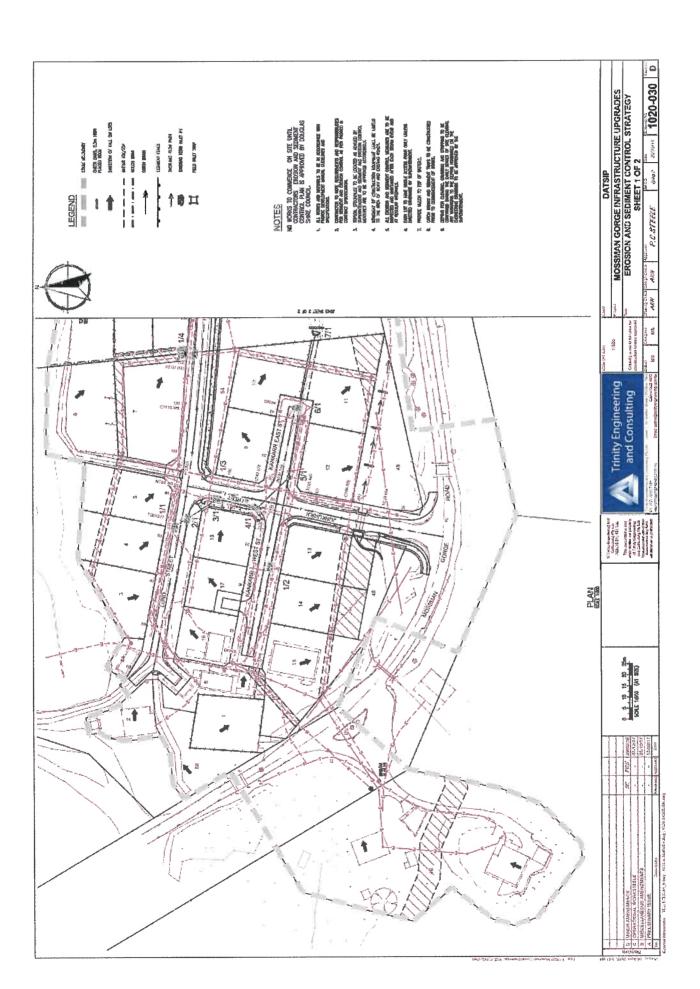


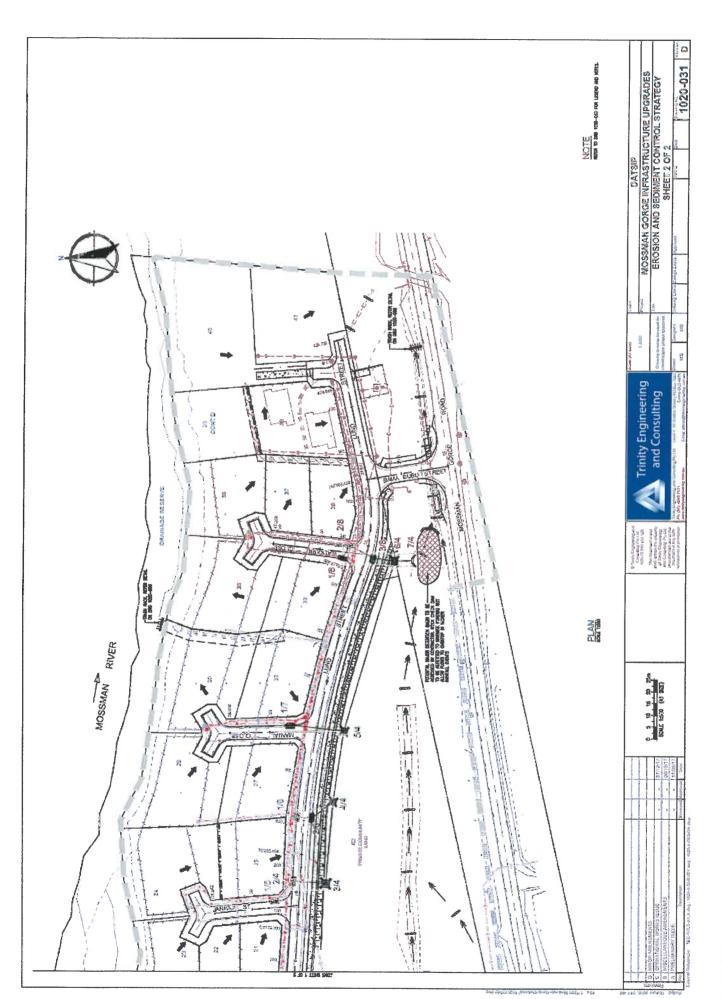












APPENDIX B: STANDARD CONDITIONS

General

- 1. The proposed works are permitted subject to any alterations:
 - a. found necessary by Chief Executive Officer at the time of examination of Engineering drawings or during construction of the works because of particular engineering requirements and
 - b. to ensure the works comply in all respects with the requirements of the *FNQROC Development Manual* and good engineering practice; and
 - c. to comply with project specific conditions and the following standard conditions of approval.

All works must be carried out in accordance with the approved plans, conditions and specifications, to the requirements and satisfaction of the Chief Executive Officer.

- 2. The conditions of any Reconfiguration of Lot or Material Change of Use permits applicable to the subject lot or lots shall be complied with in conjunction with this development permit.
- Council's examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.
- 4. Notwithstanding any approval given to engineering documents, where a discrepancy occurs between these documents and Council's standards, then Council's standards shall apply. All works must be performed in accordance with Council standards and Local Laws and other statutory requirements.
- 5. If in fact there are errors, omissions or insufficient detail on the plans for the purpose of construction, these deficiencies shall be made good during construction and Council reserves the right to withhold approval of construction until such deficiencies are made good to its satisfaction.
- 6. Work and or Technical Documents identified within these Development Approval Conditions require Council approval prior to granting Early Plan Sealing or Plan Sealing of a Subdivision Plan or the issue of a Works Acceptance Certificate, whichever occurs first.

Timing of Effect

7. The conditions of this development permit must be effected prior to the approval and dating of the survey plan, except where specified otherwise in these conditions of approval, or at Council's discretion.

Easement Documentation

8. Easement documents are to be submitted to Council's solicitors for checking in accordance with the conditions of the Reconfiguration Development Permit. Contact Council for current nominated solicitors details.

Portable Long Service Leave Notification

9. As per the QLeave – Building and Construction Industry Authority Guidelines, if the works are over \$150 000, Council must sight a copy of the receipted Portable Long Service Notification and Payment form prior to commencement of work.

Construction Security Bond

10. Lodgement of Construction Security Bond as per the *FNQROC Development Manual*, Section CP1.07, (ie, five (5) per cent of the value of the works) is required, prior to commencement of work. The bond shall be in favour of Council and in the format of cash or an unconditional bank guarantee, which must cover all aspects of the construction and have no termination date.

Third Party Agreement

11. The developer must obtain written agreement from third parties and/or Referral Agencies for any works proposed on adjacent properties. The agreement(s) must be provided prior to the associated works commencing on site. All agreements must be available for Council scrutiny, upon request.

Commencement of Works

12. Council is to receive written Notice of Intention to Commence Works and all matters relevant to the Pre-Start meeting are to be attended to in accordance with Section CP1.07, CP1.08 and Section CP1.09, of the FNQROC Development Manual.

Hours of Work

- 13. Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
 - a. 7:00 am to 6:00 pm, Monday to Friday;
 - b. 7:00 am to 1:00 pm, Saturdays; and
 - c. no work is permitted on Sundays or Public Holidays.

Any variations to the above working hours must be authorised by the Chief Executive Officer, prior to the commencement of such works.

Public Notification of the Works

- 14. The developer or the nominated representative must provide:
 - a. Public notification of the development in local newspapers in accordance with Section CP1.11 of the FNQROC Development Manual.
 - b. Signage identifying the location of the project, general allotment layout, contact numbers (including out-of-office hours emergency numbers) must be provided at all entrance points to the development. All signage must be appropriately positioned, prior to the commencement of any works on the site.

Site Inspections

15. Council requires a number of major inspections to be completed as Witness and Hold Points for Consulting Engineers and Council officers during the construction of the works. Inspections undertaken during construction shall be in accordance with Section CP1.16 (Inspection and Testing) of the *FNQROC Development Manual*. These Witness and Hold points are to be included in the contractors Inspection and Test Plan (ITP) and be made available for inspection, prior to the commencement of any works on the site.

Soil and Water Management

- 16. All works must be in accordance with Section CP1.13 and D5 of the *FNQROC Development Manual*, and must comply with the following:
 - a. A copy of the contractor's Erosion and Sediment Control (ESC) Plan is to be submitted to Council and endorsed by the Consulting Engineer, prior to commencement of any works. In particular, the ESC Plan must address the Institution of Engineers' Australia Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy and Clauses CP1.06, CP1.13 and D5.10 of Council's FNQROC Development Manual. The ESC Plan must be relevant to all phases of the construction and be updated where necessary as works progress.
 - b. Any dewatering activities will require approval from Council's Environmental Protection Unit, telephone number 07 4099 9475 and a valid permit obtained prior to commencement.
 - c. During the construction period, the Consulting Engineer shall randomly audit and inspect ESC measures for compliance with the Engineer endorsed contractor's ESC Plan, derived from the Engineer's ESC Strategy (As per *FNQROC Development Manual CP1* Appendix A).
 - d. It is the contractor's responsibility to ensure that the ESC Plan is updated and amended to reflect any changes in the construction methodology. All such amendments shall be approved by the Engineer and presented to Council.
 - e. The developer shall be held responsible for any rectification works required to clean up dust, pollutants and sediments that may leave the site as a result of construction activities.
 - f. The developer or their representative shall be responsible for communicating with third parties affected by any dust, pollutants or sediment leaving the site as a result of any construction activity that is associated with the project site.

Street Lighting

- 17. The provision of street lighting is to be in accordance with the FNQROC Development Manual D8 and designed to comply with the Road Lighting Standard AS/NZS 1158, a compliance certificate that has been certified by an appropriate Registered Professional Engineer of Queensland (RPEQ) must be provided to demonstrate the lighting design complies to the requirements of the Road Lighting Standard AS/NZS 1158. New street lighting is to be erected as a Rate 2 public lighting installation, Rate 1 will only be considered where an overhead electricity reticulation exists:
 - a. Lighting columns, luminaires and lamps are to be of a type specified in Ergon Energy's Lighting Construction Manual, unless approved otherwise by Council.
 - b. The applicable lighting category for roads associated with this project having a road hierarchy of residential access and above is identified in Table D8.1 of the *FNQROC Development Manual*.
 - c. Local Area Traffic Management (LATM) devices including roundabouts, must be provided with an illumination of not less than 3.5 Lux as specified in the Road Lighting Standard AS/NZS 1158.
 - d. Street lighting located adjacent to the development frontage must be located behind the kerb (usually a minimum of 820 mm from the invert of the kerb) and spaced to meet the required lighting category for the road.

Infrastructure Plans for Utility Services

18. Approved infrastructure plans for gas, electrical and telecommunications services must be endorsed by Council, prior to the commencement of associated works.

Landscaping General

- 19. Landscaping shall be provided in accordance with Part D9 and Part S8 of the FNQROC Development Manual, unless approved otherwise by Council.
- 20. The landscaping works must be constructed in accordance with the approved plans and conditions. The developer must seek approval in writing from the Council for any changes to the plan or the landscaping works on the site. This approval must be obtained prior to commencement of these works on site.
- 21. The landscape must be maintained in good order by the developer for at least three (3) months during the Works Acceptance period, and generally timed to coincide with the Final Works Acceptance Inspection, when all landscaping works must be in a condition suitable for Council to commence regular maintenance.

Trees

- 22. Any trees must be planted and staked in accordance with the *FNQROC Development Manual* drawing S4210, with root barriers installed such that they are just visible at the finished surface level. Note that where footpaths are to be provided, a root barrier must also be provided between the tree and the path. Root barriers must be installed and appropriate topsoil, level of compaction and drainage provided, as specified by the manufacturer.
- 23. Street tree planting locations must be in compliance with *FNQROC Development Manual* D9.07.6 'Alignment and placement of Street Trees'. Trees shall be positioned a minimum of:
 - a. 7.5 metres from streetlights;
 - b. two (2) metres from the inlet or outlet of stormwater pipes:
 - c, three (3) metres from any driveways:
 - d. ten (10) metres back from the apex of both boundaries of a corner lot;
 - e. 0.8 metres one (1) metres from the back of kerbs.
- 24. All trees must be watered directly after planting and prior to laying mulch. The mulch must be left clear of the trunk and be laid in accordance with *FNQROC Development Manual* drawing S4210 and S8.14, at a radius of 0.5 metre around the base of the tree and out to the back of kerb.
- 25. All trees must be of good vigour and health and must not be root-bound at the time of planting. They should be approximately 1.5 metres two (2) metres tall with well-established root and branch formation. Trees should have a clear dominant central leader.
- 26. A joint site inspection is to be held with Council officers and developer's representative to assess the general condition of any existing trees and shrubs within six (6) metres of any property boundary abutting the road reserve, or other Council land. If any dead, dying or dangerous trees are identified during the meeting, with the landowner's consent, they are to be removed to the satisfaction of Council officers, prior to the sealing of plans for the associated lot.
- 27. Any trees identified on drawings to be retained, are to be protected in accordance with approved plans. This must include, but is not limited to, the erection and continued maintenance of suitable

physical barrier(s) placed around the tree to protect the tree and the root system. Additional protection of tree trunks by the fixing of timber planks using wire loops is also required unless approved otherwise by Council. Any damage caused to nominated trees as a result of construction activity, will require inspection by Council and will require a specified number of suitable replacements trees of suitable maturity to be provided to replace the loss in amenity.

Verges

- 28. All verges are to be covered full-width with topsoil (AS 4419/Soils for Landscaping and Garden Use) to a depth of not less than 40 mm, lightly compacted and grassed in accordance with Council's Guidelines and Specifications.
- 29. Any island beds or any shrub beds must have a permanent irrigation system installed, which must be connected to the Douglas Water Network. An Application for a Water Service Connection must be presented to Douglas Water & Waste to facilitate the connection, and must include the installation of a flow meter and associated valves.
- 30. All water reticulation, including permanent irrigation systems, are to be identified in as-constructed plans which must be submitted to Council for approval prior to the Works Acceptance (On Maintenance) meeting for landscaping.

Structures and Retaining Walls

31. Separate building certification and/or structural certification is required for any works to alter existing structures, provide new structures or construct retaining walls that are over 900 mm high. Certification by a suitably qualified engineer must be provided, prior to opening the work site to the public.

The Location of Stormwater Quality Interception Devices (SQIDs)

32. Council must approve the location of any SQIDs prior to installation. They shall be positioned to allow for economic and efficient maintenance operations, and will require a reinforced concrete hard standing area to be provided from the edge of the carriageway to the SQID location. Vehicular access from the public road reserve to the SQID must remain unrestricted.

Sewer and Water

- 33. All water and sewerage works must be in accordance with Sections D6 and D7 of the *FNQROC Development Manual*, and must comply with the following:
 - a. Douglas Shire Council requires a minimum of five (5) working days notice of intention to commence water and sewerage related works. The notice shall be given to the Senior Plumbing Inspector at Douglas Shire Council either in writing, by telephone 07 4099 9479, fax 07 4098 2902 or email to enquiries@douglas.qld.gov.au prior to the commencement of works.
 - b. The developer shall be responsible for confirming the location of all existing sewer, water and utility service infrastructure prior to the commencement of works on site. Any permits necessary to alter/interfere with such services must be obtained prior to the commencement of work and be available for Council inspection if required.
 - c. Any works over or within the zone of influence of Council's existing water and sewerage infrastructure must be approved by Douglas Shire Council prior to the commencement of the proposed works. Unless otherwise approved in writing, existing infrastructure impacted by the development shall be subject to the maintenance period provisions contained in this Decision Notice.

Construction works shall include any works that may impact on existing infrastructure such as, but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, site filling, stockpiling of materials and installation of erosion and sediment control measures.

d. All testing and acceptance of water and sewerage works shall be in accordance with CP1 Construction Procedures of the *FNQROC Development Manual*. Works are to be certified as acceptable by Douglas Water & Waste, and any operating manuals etc be provided to Council, prior to making an application for the acceptance of the works.

Sewer

- 34. Douglas Water & Waste must be contacted to perform any direct connection to live sewer mains. Unless otherwise approved in writing, separate applications for approval on the prescribed forms shall be made to Douglas Water & Waste for each connection together with payment of the relevant fee. All connections are to be provided subject to the terms and conditions of Douglas Shire Council's 'Application for Plumbing Works'.
 - a. Amended drawings in accordance with these conditions must be approved prior to the prestart meeting.
 - b. The Inspection and Test Plan (ITP) must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate.
 - c. Where retaining walls are located within the zone of influence of a sewer the footings must be 1000 mm clear of the sewer and designed in accordance with the *Queensland Development Code*. Full design details and structural certification must be approved prior to commencement of works.
 - d. Minimum clearances between sewer mains and other services must be in accordance with the Sewerage Code of Australia. Clearances must be included on the long-section drawing.
 - e. Where a manhole is located in a batter, a flat area of 1.5 metres radius from the centre of the manhole must be provided. Where the manhole is located along a side or rear boundary and is on the 0.8 metre standard alignment then the flat area must be on at least three (3) sides.
 - f. Where an easement is required the property connection branch must be extended at least one (1) metre from the easement boundary.
 - g. House drains are to extend one (1) metre past the end of the driveway on hatchet blocks and 1.5 metres beyond the top of batters. An I.O. is to be provided at the downstream end of the house drain within one (1) metre of the boundary to delineate the end of the property connection branch.
 - h. As-constructed sewerage drawings must be approved prior to granting of Early Plan Sealing or Issue of a Works Acceptance Certificate whichever occurs first. The as-constructed submission is to include the 'Statement of Compliance As-constructed Documentation' and must be the final issue.

Water

35. Douglas Shire Council must be contacted to perform any direct connection to live water mains whether being as a permanent connection, a connection for irrigation purposes or for construction water. Unless otherwise approved in writing, separate applications on the prescribed forms shall be made to Douglas Shire Council for connections, together with payment of the relevant fee. All

connections are to be provided subject to the terms and conditions of Douglas Shire Council's 'Application for a Water Service Connection'.

- a. Amended drawings in accordance with these conditions must be approved prior to the prestart meeting.
- b. The Inspection and Test Plan (ITP) must be approved prior to the pre-start meeting. At project completion the completed and validated ITP must be submitted and approved prior to the issue of a Works Acceptance Certificate.
- c. Minimum clearances between water mains and other services must be in accordance with the *Water Supply Code of Australia* in particular the minimum clearance between water mains and sewer mains must be 500 mm with the sewer under the water main.
- d. As-constructed water drawings must be approved prior to Issue of a Works Acceptance Certificate. The as-constructed submission is to include the 'Statement of Compliance Asconstructed Documentation' and must be the final issue.

Roads and Footpaths

36. All works are to be designed and constructed in accordance with AS 1428.1-2001: 'Design for access and mobility' – General requirements for access – New building work, and associated standard AS/NZS 1428.4 2002, 'Design for Access and Mobility' – Tactile Indicators. The design is required to provide equal access for people with disability and include the provision of suitable ramps and landing areas and the installation of Tactile Ground Surface Indicators (TGSIs) where required.

Cultural Heritage

37. The Aboriginal Cultural Heritage Act 2003 (the Act) seeks to protect artefacts and cultural sites that are of significance to Aboriginal people. The Act requires anyone carrying out an activity to exercise a Duty of Care. Guidelines have been produced to enable assessment of sites under the Act. These are available from Department of Environment Heritage Protection and can be downloaded from their website at www.ehp.qld.gov.au. The work identified in the project documentation is likely to require assessment of the site under the Act.

Appendix 7

On-Maintenance list



27 April 2022

Douglas Shire Council PO Box 723 Mossman, QLD 4873

Attention: Neil Beck

Dear Neil,

MOSSMAN GORGE INFRASTRUCTURE UPGRADES FINAL WORKS ACCEPTANCE

On behalf the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP), we submit the Final Works Acceptance Checklist in relation to the Mossman Gorge Infrastructure Upgrades project (File Ref: OP2417/2017).

We trust this advice and previously supplied supporting information is sufficient to issue the Final Works Acceptance Certificate.

Should you require any further information, please do not hesitate to contact this office.

Yours sincerely

TRINITY ENGINEERING AND CONSULTING

Scott Christensen Project Manager

Encl: Final Works Acceptance Checklist

FNQROC DEVELOPMENT MANUAL

Council: Douglas Shire Council

FINAL ACCEPTANCE INSPECTION CHECKLIST

Development Name:

Mossman Gorge Upgrades

Development Location: Mossman Gorge Road

File No.

ITEM	VERIFICATION	COMMENT
	(Yes/No/NA)	
STORMWATER DRAINAGE SYSTEM		
 a) Pipework has been visually inspected and is satisfactory, ie:, free of debris and siltation pipe joints satisfactory with no deflection or movement no visible sign of trench subsidence 	Yes	
no exposed reinforcing steel to cut pipe ends		
- The exposed reinhording steer to cut pipe ends		
 b) Gully pits and manholes have been visually inspected and are satisfactory, ie., no ponding no excessive cracking or distress of reinforced concrete works 	Yes	
 clear of silt and debris all mortar is in place, no excessive spalling, flaking or cracking 		
no visible sign of subsidence		
c) overland flow paths clear	Yes _	
WATER QUALITY		
a) Water Quality Structures have been visually inspected and are satisfactory, ie., free of debris and siltation no cracking or distress of concrete at fixing points fasteners are secure structures have not misaligned due to excessive loads no corrosion at any location evident ALLOTMENT DRAINAGE	Yes	
 a) Concrete catch drains have been visually inspected and are satisfactory, ie., clear of silt and debris no damage or cracking overland flow path profile maintained 	Yes	
EARTHWORKS/SITE WORKS	V -	
a) All batter slopes stable and no distress exhibited. EROSION AND SEDIMENT CONTROL	_Yes _	
a) Site has been visually inspected and has no obvious signs of erosion or sediment deposits and has achieved 80% grass cover	Yes	
b) Erosion and sediment control measures no longer required have been removed and rehabilitation works completed.	Yes	

FNQROC DEVELOPMENT MANUAL

Council Douglas Shire Council

FINAL ACCEPTANCE INSPECTION CHECKLIST

ITEM	VERIFICATION (Yes/No/NA)	COMMENT
WATER RETICULATION	(100/110/11/	
a) No visible signs of trench subsidence.		
b) Valves and hydrants have been inspected and	Yes	
are satisfactory, ie., – no leaks, valve and hydrant markings, damage		
SEWERAGE RETICULATION		
a) No visible signs of trench subsidence.	_Yes	
b) Pipework has been visibly inspected and is		
satisfactory, ie.,		
alignment satisfactoryclear of silt and debris (flushed)	Yes	
no ponding	163	
pipework not oval or compressed		
pipework flot oval of compressed		
c) Manholes/structures have been visually		
inspected and are satisfactory, ie.,		
 benching no signs of cracking, spalling ok 	Yes	
 no weeping or infiltration 	168	
 no ponding or disposition of solids. 		
d) PCB markers have been visually located	_Yes _	
ROADWORKS		1
a) Road pavement has been visually inspected and		
satisfactory, ie., - no damage to Wearing Course	Yes	
no ponding	168	
clear of siltation and debris		
b) Kerb and channel has been visually inspected		
and is satisfactory, ie.,		
 no excessive cracking or distress to concrete 		
works		
no ponding	Yes	
service conduit markers ok		
- no differential settlement or dislocation of		
pavement surface and concrete kerb and		
channel.	Vaa	
c) Linemarking and road signage satisfactory. BUILDING/STRUCTURE	Yes _	
a) Building/Structure Inspected	NA	
MISCELLANEOUS	- · · · · · -	
a) Footpaths and concrete works satisfactory.	_Yes _	
b) Bikeways and associated works satisfactory.	_	
c) Street name signage satisfactory.	_Yes _	
d) Alternative pavement surfacing (eg pavers,		
stamped concrete) is satisfactory.	NA	
e) Street lighting has been installed and is	Yes	
operating as per the approved design.	1 50	
f) Landscaping has been provided for a minimum		
13 week period and is in an acceptable condition	NA	
for handover to Council.		

FNQROC DEVELOPMENT MANUAL

Council Douglas Shire Council

FINAL ACCEPTANCE INSPECTION CHECKLIST

ITEM	VERIFICATION (Yes/No/NA)	COMMENT		
OTHER MATTERS	•			
a) Specific matters in relation to the site.	Yes	Reier allached		
INSPECTOR'S SIGNATURE:				
CIONATURE	DATE: 20/04/2022			
SIGNATURE:	DATE:			
CONSULTING ENGINEER: Trinity Engineering and Consulting Pty Ltd				
SIGNATURE	RPEQ No:	3642DATE: 22/04/2022		