2 August 2023



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

Email: enquiries@douglas.qld.gov.au

Dear Sir/Madam,

DEVELOPMENT APPLICATION OVER LAND AT 52-80 CORAL SEA DRIVE AND FOREST GLEN ROAD, MOSSMAN (LOT 10 ON RP887362 AND LOT 45 ON SP183690LOT 2 ON SR431) SEEKING A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (TWO (2) LOTS INTO NINETY-EIGHT (98) RESIDENTIAL LOTS, NEW ROAD AND BALANCE LAND)

#### Introduction

We act on behalf of Gull Group Pty Ltd ('the Applicant') in relation to the above-mentioned development application.

On behalf of the Applicant, and pursuant to section 51 of the Planning Act 2016 ('the Act') we submit the abovementioned development application. The application comprises a Development Permit for Reconfiguring a Lot (Two (2) Lots into ninety-eight (98) Residential Lots, New Road and Balance Land).

Please find enclosed the following documentation associated with this development application.

- One (1) electronic copy of the planning assessment report prepared by proUrban Advisory, Planning & Management (proUrban); and
- Attachments A F.

#### **Application Fees**

As discussed, our client has requested fee relief for the lodgement of the Development Application. The applicable fee is determined to be \$50,379.00 as per the Douglas Shire Council Fees & Charges Schedule 2020 / 2021.

The relief has been requested on the basis that the application essentially optimises and cleans up the existing approval on the site (i.e. includes a Drainage Plan and Flood Study etc as required by the conditions of the original Development Permit ROL 125/2014).

In this regard, we have noted that the DA process for changes to an existing approval involves a more complicated planning process (which would preferably be avoided, if possible). We note further, however, that the DA fees for changes to an existing approval amount to 25% of the total fees for a new Development Application (which is in excess of \$50k, in this instance).

Given that the DA proposes to re-cut and optimise the existing approval, we respectfully request Council consider providing fee relief that more closely aligns to the 25% figure. We kindly request that Council confirm their decision of the applicable application fee and provide an invoice to allow the client to make a payment of the applicable fee directly.

#### Conclusion

If you have any queries regarding the development application, please contact me on 0407 241 728 or via email at <u>tim.retrot@pro-urban.com.au</u>.

Yours sincerely,

ph

Tim Retrot Technical Principal



# 52-80 Coral Sea Drive and Forest Glen Road, Mossman Planning Report

2 August 23

| Document No. | Document Form | Prepared By | Reviewed By | Dated        |
|--------------|---------------|-------------|-------------|--------------|
| 1.           | Draft         | T. Retrot   | H. McKenzie | 04 May 23    |
| 2.           | Final Draft   | T. Retrot   | H. McKenzie | 04 July 23   |
| 3.           | Final         | T. Retrot   | H. McKenzie | 01 August 23 |

Disclaimer

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## **Table of Contents**

| 1 | Introduction                                 | 4  |
|---|--|----|
| 2 | Site Details                                 | 5  |
|   | Site Description                             | 5  |
|   | Existing Conditions                          | 5  |
|   | Surrounding Area                             | 5  |
|   | Regulated Vegetation                         | 6  |
| 3 | Proposed Development                         | 8  |
| 4 | Statutory Town Planning Framework            | 9  |
|   | Planning Act 2016                            | 9  |
|   | Approval and Development                     | 9  |
|   | Application                                  | 9  |
|   | Referral                                     | 9  |
|   | Public Notification                          | 9  |
|   | Assessment Framework                         | 9  |
|   | Far North Queensland Regional Plan 2009-2031 | 10 |
|   | State Planning Policy                        | 10 |
|   | Temporary State Planning Policies            | 11 |
| 5 | Planning Controls                            | 12 |
|   | Douglas Shire Planning Scheme 2018           | 12 |
|   | Zone<br>Local Plan                           |    |
|   | Overlays                                     | 12 |
|   | Category of Assessment                       |    |
| 6 | Compliance Summary                           |    |
| 7 | Conclusions                                  | 16 |
| 1 |  |    |

# 1 Introduction

proUrban Advisory, Planning & Management ('proUrban') acts on behalf of Gull & Company Pty Ltd in relation to the land at 52-80 Coral Sea Drive and Forest Glen Road, Mossman ('the site').

Gull & Company Pty Ltd have requested that proUrban prepare and submit an application for a Development Permit for Reconfiguring a Lot. The permit application is made to the Port Douglas Shire Council ('the Council').

This report has been informed by:

- A review of the Douglas Shire Planning Scheme 2018;
- A detailed inspection of the subject site and surrounding area;
- A pre-application meeting and extensive correspondence with representatives from the Council;
- A review of the proposed Development Plan and Indicative Subdivision & Staging Plan prepared by *Beveridge Williams.*

This report provides:

- A description of the site and surrounding area.
- A description of the development proposal.
- An outline of the relevant Statutory Planning Framework.
- A compliance summary.
- Conclusions and Recommendations.

This report should be read in conjunction with the following plans and reports:

- Application Form.
- Development Plan and Indicative Subdivision & Staging Plan prepared by *Beveridge Williams*.
- Drainage Plan prepared by *Beveridge Williams*.
- Current Title search.
- Statement of Code Compliance.
- SDAP Code Assessment.

Overall, we submit that the proposal is generally consistent with the relevant policy objectives and the intent of the Port Douglas Planning Scheme and presents an appropriate design response to the site's opportunities and constraints and the broader context of the surrounding area.

# 2 Site Details

#### **Site Description**

The site is located at 52-80 Coral Sea Drive and Forest Glen Road, Mossman and is formally identified as Lot 10 on RP887362 and Lot 45 on SP183690, which have an approximate total area of 13 hectares.

The site abuts Coral Sea Drive to the west and connects to Forest Glen Road in the east, which runs east-west through the adjoining subdivision that forms a common eastern boundary for the site. The southern boundary is formed by a vegetated creek, while the north abuts vacant agricultural land zoned for future residential development.



Figure 1 | Cadastral image of subject site (Source: SPPIMS)

#### **Existing Conditions**

The site is currently vacant and without slope for the majority aside from an upward slope ranging from 5% to 20% at the western boundary. Vegetation aligns the creek that forms the southern boundary of the site.

The site is benefitted by approved Development Permit ROL 125/2014 for Reconfiguring a Lot for Stages 4 & 5 Shepherd Valley Estate. This permit is due to expire 4<sup>th</sup> November 2024.

#### **Surrounding Area**

The subject site is located at the south-western edge of the Mossman township and is approximately 10km north-west of Port Douglas. It lies to the west of the Captain Cook Highway, which is identified by SARA DA Mapping as a State-Controlled Road. To the immediate east the site abuts Stages 1, 2 and 3 of the Shepherd Valley Estate. To the west across Coral Sea Drive are low-density dwellings in a sloped, vegetated landscape. Land to the south is reserved for rural purposes, whereas land north is reserved for residential development.



Figure 2 | Aerial image of subject site and surrounding area (Source: Google Maps)

#### **Regulated Vegetation**

A review of State Assessment and Referral Agency (SARA) DA mapping identifies that Regulated Vegetation (Category X) is mapped as occurring across the entirety of the site and broader area.

The survey plan (refer attached) depicts vegetation along the southern boundary of the proposed lots, aligning the creek edge. In accordance with FNQROC design guidelines D2.05 "clearing must be kept to a minimum". We note that there is no intent to remove this vegetation along the creek.

#### **Flood Hazard**

A review of State Assessment and Referral Agency (SARA) DA mapping identifies that a Flood Hazard Area (Level 1) is mapped as occurring across the south-easter corner of the site and broader area to the east.

A Flood Hazard Area (Local Government Flood Mapping) is mapped as occurring across the entirety of the site and broader area.

#### **Bushfire Hazard**

A review of State Assessment and Referral Agency (SARA) DA mapping identifies that a Bushfire Hazard Area (Potential Impact Buffer) is mapped as occurring along the western boundary of the site.

#### **Existing Infrastructure and Services**

Existing water supply, sewer, reticulated electricity supply and telecommunication infrastructure is located within Forest Glen Road.

#### **Site Contamination**

The site is not listed on the Environmental Management Register (EMR) or the Contaminated Land Register (CLR).

#### **Surrounding Land Uses and Zoning**

Zoning and land uses surrounding the site are identified below.

| North: | Low Density Residential / Unimproved agricultural land |
|--------|--|
| East:  | Low Density Residential / Single detached dwellings    |
| South: | Rural Residential / Unimproved agricultural land       |
| West:  | Environmental Management / Single detached dwellings   |



Figure 3 | Zone Map of subject site and surrounding area (Source: Douglas Shire Council)

# 3 Proposed Development

The proposed development seeks to facilitate the creation of 98 Residential Lots (@7.6 lots per ha and 1,031sqm average lot size), a new road, drainage reserves and public open space across two stages (Stages 4 & 5 of Shepherd Valley Estate) Refer Figure 4, below.



Figure 4 | Indicative Subdivision and Staging Plan

The layout is divided into Stages 4 and 5 with each providing for a diversity of lot sizes to facilitate housing choice. All residential lots have direct road frontage and access via a proposed internal road network. No direct access is provided to the Coral Sea Drive.

The proposed subdivision has been designed in consideration of site features and drainage constraints, including the waterway and vegetation aligning the southern boundary, and the slope towards the western boundary. Further, the layout has been designed to facilitate an orderly extension of Stages 1, 2 and 3 of Shepherd Valley Estate and connection to existing residential development located to the East.

# 4 Statutory Town Planning Framework

#### Planning Act 2016

The Planning Act 2016 is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are assessed by local governments. The Planning Act is supported by the Planning Regulation 2017 ('the Planning Regulation').

The following sections of this report discuss the parts of the Planning Act and Planning Regulation applicable to the assessment of a development application.

#### **Approval and Development**

Pursuant to Sections 49, 50 and 51 of the Planning Act, the Development Application seeks a Development Permit for Reconfiguring a Lot (1 Lot into 98 Residential Lots, New Road and Balance Land).

#### Application

The proposed development is:

- development that is located completely in a single local government area;
- development made assessable under a local categorising instrument; and
- for Reconfiguring a Lot, other than a lot that is, or includes, airport land.

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

#### Referral

Section 54(2) of the Planning Act and Section 22 and Schedules 9 and 10 of the Planning Regulation provide for the identification of the jurisdiction of referral agencies, to which a copy of the development application must be provided.

A review of the PR confirms that the proposed development triggers Schedule 20 by exceeding 50 future dwellings and the application will therefore be referred the State Assessment and Referral Agency to:

• Department of Transport and Mains Roads

A review of the DA Mapping confirms the that under the State Development Assessment Provisions the following State Codes apply to the assessment of the Development Application:

• State Code 16: Natural Vegetation

#### **Public Notification**

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

The Development Application is subject to Code Assessment and does not include a variation request. Public notification of the development application is therefore not required in this instance.

#### Assessment Framework

As discussed in Section 3.6.4 of this Report, a Code Assessable Development Application is required in this instance. Section 45(3) of the Planning Act provides that:

"(3) A code assessment is an assessment that must be carried out only—
 (a) Against the assessment benchmarks in a categorising instrument for the development; and
 (b) Having regard to any matters prescribed by regulation for this paragraph."

The Douglas Shire Planning Scheme 2018 (the 'Planning Scheme') is the applicable local categorising instrument.

Section 26 of the PR provides the following assessment benchmarks for the purposes of Section 45(3)(a) of the Planning Act:

- (1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—
  - (a) The assessment benchmarks stated in—
    - (i) The regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
    - (ii) The State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
    - (iii) Any temporary State planning policy applying to the premises;
  - (b) If the local government is an infrastructure provider—the local government's LGIP.
- (3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.

Section 27 of the Planning Regulation provides matters for the purposes of Section 45(3)(b) of the Planning Act:

- (1) For section 45(3)(b) of the Act, the code assessment must be carried out having regard to—
  - (a) the matters stated in schedules 9 and 10 for the development; and
  - (d) if the prescribed assessment manager is a person other than the chief executive
    - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
    - (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
    - (iii) for designated premises—the designation for the premises; and
      - (e) any temporary State planning policy applying to the premises; and
      - (f) any development approval for, and any lawful use of, the premises or adjacent premises; and
      - (g) the common material.
- (2) However—

...

- (a) an assessment manager may, in assessing development requiring code assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and
- (b) if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.

The following sections of this Report discuss the applicable assessment benchmarks and applicable matters in further detail.

#### Far North Queensland Regional Plan 2009-2031

The Far North Queensland Regional Plan 2009 - 2031 ('the Regional Plan') is intended to guide and manage the region's development and to address key regional environmental, social, economic and urban objectives. The site falls within the area to which the Regional Plan applies.

The Regional Plan is identified in the Planning Scheme as being appropriately integrated in the scheme. The Regional Plan is therefore not applicable to the assessment of the development application.

#### State Planning Policy

The State Planning Policy ('the SPP') was released on 2 December 2013 and replaced all previous State Planning Policies. The SPP has since been revised, with new versions released on 2 July 2014, 29 April 2016 and 3 July 2017.

The April 2016 version of the SPP is identified in the Planning Scheme as being appropriately integrated. Whilst the SPP has been amended since April 2016 version, it is considered that the policy content and outcomes contained within the SPP, to the extent they are relevant and applicable to the proposed development, have not been sufficiently amended to require the reconsideration of the SPP separately.

#### **Temporary State Planning Policies**

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

# 5 Planning Controls

#### **Douglas Shire Planning Scheme 2018**

The Planning Scheme came into effect on 2 January 2018 and is the applicable planning scheme to the Douglas local government area. It is noted that the Planning Scheme was drafted under the Sustainable Planning Act 2009 ('the SPA'). The interpretation of the Planning Scheme with respect to the proposed development is therefore based on the transitional provisions of the Planning Act.

#### <u>Zone</u>

The site is identified within the Low Density Residential Zone.

#### Local Plan

The site is identified within the Mossman Local Plan, Precinct 7 – Emerging Community Precinct.

#### **Overlays**

| Overlay  | Sub-category   |
|--|--|
| Acid Sulfate Soils Overlay                       | • 5-20m AHD  |
| Bushfire Hazard Overlay                          | Potential Impact Buffer  |
|  | Very High Potential Bushfire Intensity   |
|  | Medium Potential Bushfire Intensity  |
| Hillslopes Overlay                               | Area affected by hillslopes  |
| Landslide Hazard Overaly                         | <ul> <li>Landslide Hazard (High &amp; Medium Hazard Risk)</li> </ul>             |
| Natural Areas Overlay                            | <ul> <li>MSES - Regulated Vegetation (Intersecting a<br/>Watercourse)</li> </ul> |
|  | MSES - Regulated Vegetation  |
| Transport Network (Pedestrian and Cycle) Overlay | Strategic Investigation Route  |
| Transport Network (Road Hierarchy) Overlay       | Access Road  |

#### Category of Assessment

Pursuant to Part 5 of the Planning Scheme, Reconfiguring a Lot in the Low Density Residential Zone (Table 5.6.f) is identified as Assessable Development, to which Code Assessment is applicable. The category of assessment of the proposed development is not otherwise altered by the Planning Scheme.

#### Assessment Criteria

As the proposal is Code Assessable, the development is assessed against the relevant codes as required by Part 5 – Tables of Assessment in the Planning Scheme. Tables 5.6.f of the Planning Scheme identifies that the following codes are applicable to the assessment of the proposed development:

#### Local Plan

Mossman Local Plan Code

#### Zone Codes

• Low Density Residential Zone Code

#### **Overlay Codes**

- Acid Sulfate Soils Overlay Code
- Bushfire Hazard Overlay Cide
- Hillslopes Overlay Code
- Landslide Hazards Overlay Code
- Natural Areas Overlay Code

• Transport Network Overlay Code

#### **Development Codes**

- Filling and Excavation Code
- Infrastructure and Works Code
- Landscaping Code
- Reconfiguring a Lot Code

A summary of compliance of the proposal against the relevant assessment criteria is provided in Section 6 of this Report and a detailed assessment against the relevant assessment criteria is provided in Appendix E – Statement of Code Compliance.

# 6 Compliance Summary

#### Introduction

The following sections comprise a summary of compliance against the relevant provisions of the planning framework as they apply to the proposed development, identified in Section 5 of this Report.

Appendix E – Statement of Code Compliance provides an assessment of the proposed development against the relevant codes of the Planning Scheme.

#### **Douglas Shire Planning Scheme 2018**

A summary of the proposed development against the applicable assessment criteria is provided below.

#### Mossman Local Plan

The proposed development supports the purpose of the local plan which seeks that residential development is encouraged and that development in low-medium density residential zone provides a range of housing options and contributes to a high standard of residential amenity, scale and design consistent with the character of Mossman.

Accordingly, the proposed development will comply with the Mossman Local Plan Code.

#### Low Density Residential Zone Code

The proposed development comprises 98 lots in a range sizes between 775m2 and 3,865m2 (@7.6 lots per ha and 1,031sqm average lot size), compliant with the minimum lot size of 600m2 under the Low Density Residential Zone Code.

All residential lots are regular in shape and have direct road frontage via a new internal road network. The proposed development is considered to comply with the Low Density Residential Zone Code.

#### Acid Sulfate Soils Overlay Code

The extent of earthworks required to facilitate the development will be confirmed at the Operational Works stage. It is anticipated that any issues at this stage may be addressed through reasonable and relevant conditions.

Accordingly, the proposed development will comply with the Acid Sulfate Soils Code.

#### **Bushfire Hazard Overlay Code**

Whilst the site is affected by the Bushfire Hazard Overlay Mapping, it is submitted that the proposed development does not exacerbate the risk of bushfire and will maintain the safety of people and property. All lots are connected to direct road frontage allowing for evacuation or emergency vehicle access. The estate is also connected to reticulated water supply.

Accordingly, the proposed development complies with the Bushfire Hazard Overlay Code.

#### **Hillslopes Overlay Code**

Whilst the site is affected by the Hillslopes Overlay Code, the area is limited to a small portion at the western boundary and all lots in this area have been designed to be safe, serviceable and accessible.

Accordingly, the proposed development complies with the Hillslopes Overlay Code.

#### Landslide Hazards Overlay Code

The extent to which the overlay impacts the site is limited to a very minor portion aligning the western boundary. In any case, all development is located, designed and constructed to not put at risk the safety of people, property and the environment.

Accordingly, the proposed development complies with the Landslide Hazards Overlay Code.

#### Natural Areas Overlay Code

The reconfiguration is proposed over an existing cleared area utilised for rural purposes. The proposed development is not expected to impact on any environmental values. The proposed development is considered to comply with the Natural Areas Overlay Code.

#### Transport Network Overlay Code

The proposal includes an orderly extension of Forest Glen Drive. No new direct access is proposed to Coral Sea Drive. The proposed development is considered to comply with the Transport Network Overlay Code.

#### Filling and Excavation Code

Excavation and filling required to facilitate the proposal will be designed at the future Operational Works stage of development, in accordance with the relevant standards and conditions of approval.

#### Infrastructure Works Code

The proposed lots will be appropriately designed to be connected to the necessary urban infrastructure. Detailed design of infrastructure works will be undertaken and presented to Council at the Operational Works stage of development, in accordance with the relevant standards and conditions of approval.

#### Landscaping Code

Detailed design of landscaping works will be undertaken and presented to Council at the Operational Works stage of development, in accordance with the relevant standards and conditions of approval.

#### **Reconfiguring a Lot Code**

The proposed development comprises a range of lot sizes between 775m2 and 3,865m2, compliant with the minimum lot size of 600m2. The proposed lot layout includes lots of appropriate size and dimensions to allow a prospective purchaser to locate a Dwelling House on the lot within the limits of the Queensland Development Code.

The proposed layout responsibly recognises and complements the prevailing residential character, particularly with regard to the established Shepherd Valley Estate Stages 1, 2 & 3 to the east.

The proposed development is considered to comply with the Reconfiguring a Lot Code.

# 7 Conclusions

This Report accompanies an application by Gull Company Pty Ltd, seeking a Development Permit for Reconfiguring a Lot (2 Lots into 98 Residential Lots, New Road and Balance Land) over land on at 52-80 Coral Sea Drive and Forest Glen Road, Mossman, which is formally identified as Lot 10 on RP887362 and Lot 45 on SP183690.

This application is lodged pursuant to sections 49, 50 and 51 of the PA.

Assessment of the proposed development against the applicable planning framework has been undertaken in order to assess potential impacts and compliance of the proposed development with the relevant assessment criteria.

The information provided in this Report (and accompanying appendices) demonstrates that the proposed development largely complies with the applicable provisions of the relevant planning framework; where conflicts exist, suitable alternative solutions are provided to support approval of the development application.

This Report demonstrates that the proposed development:

- Is consistent with the intent of the Douglas Shire Planning Scheme 2018;
- Is appropriately located on land adjacent to existing and future residential developments; and
- Provides a variety of lot sizes to facilitate a range of future dwelling options within proximity to the centre of Port Douglas.

It is therefore considered that the proposed development can be approved, subject to reasonable and relevant conditions. Prior to the determination of the Development Application it would be greatly appreciated if Council could provide proUrban with a suite of Draft Conditions to facilitate discussion and mutually favourable outcomes.

## 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).

| Gull Group                                   |
|--|
| c/o proUrban Advisory, Management & Planning |
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|  |
|  |
|  |
|  |

## PART 1 – APPLICANT DETAILS

#### 2) Owner's consent

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

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

X No – proceed to 3)



## PART 2 – LOCATION DETAILS

| 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)<br>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><br>Forms Guide: Relevant plans. |  |  |  |  |   |                       |                              |               |   |
|---|--|--|--|--|---|-----------------------|------------------------------|---------------|---|
| 3.1) St   | treet address  | s and lo                                       | ot on pla  | n                                      |   |                       |                              |               |   |
| X Stre  | et address A   | AND lot  | on plan  | n (a <i>ll lot</i>                     | s must be listed                            | I), <b>or</b>         |                              |               |   |
| Stre  | eet address<br>er but adjoining                                    | AND Ic   | ot on pla<br>cent to lan                           | n for a<br>d e.g. je                   | an adjoining<br>etty, pontoon. A            | or adja<br>Il lots mu | cent prope<br>st be listed). | erty of the   | premises (appropriate for development in            |
|   | Unit No.   | Street   | No.  | Street Name and Type                   |   |                       |                              |               | Suburb  |
| 2)  |  | 52-80  |  | Coral                                  | Sea Drive 8                                 | Fores                 | t Glen Roa                   | ad            | Mossman   |
| a)  | Postcode   | Lot No   | ).   | Plan                                   | Type and Nu                                 | ımber (               | e.g. RP, SI                  | <b>)</b>      | Local Government Area(s)                            |
|   |  | 10 & 4   | 45   | Lot 1                                  | 0 RP887362                                  | AND L                 | ot 45 SP1.                   | 83690         | Douglas Shire Council                               |
|   | Unit No.   | Street   | No.  | Stree                                  | t Name and                                  | Туре                  |                              |               | Suburb  |
| b)  |  |  |  |  |   |                       |                              |               |   |
| D)  | Postcode   | Lot No   | <b>)</b> .   | Plan                                   | Type and Nu                                 | ımber (               | e.g. RP, SI                  | <b>&gt;</b> ) | Local Government Area(s)                            |
|   |  |  |  |  |   |                       |                              |               |   |
| 3.2) C<br>e.(<br>Note: P  | oordinates o<br>g. channel dred<br>lace each set o<br>ordinates of | of premi<br>Iging in N<br>If coordin<br>premis | ises (app<br>loreton Ba<br>ates in a s<br>es by lo | propriate<br>ay)<br>separate<br>maituc | e for developme<br>e row.<br>le and latitud | ent in ren            | note areas, o                | ver part of a | a lot or in water not adjoining or adjacent to land |
| Lonait  | ude(s)   | <b>I</b>                                       | Latitud  | le(s)                                  |   | Datur                 | n                            |               | Local Government Area(s) (if applicable)            |
|   | (-)  |  |  | -(-)                                   |   | ΠW                    | GS84                         |               |   |
|   |  |  |  |  |   | G                     | DA94                         |               |   |
|   |  |  |  |  |   | 01                    | her:                         |               |   |
|   | ordinates of   | premis   | es by ea   | asting                                 | and northing                                | )                     |                              |               |   |
| Eastin  | g(s)   | North  | ing(s)   |  | Zone Ref.                                   | Datur                 | n                            |               | Local Government Area(s) (if applicable)            |
|   |  |  |  |  | 54  |                       | GS84                         |               |   |
|   |  |  |  |  | 55  |                       | DA94                         |               |   |
|   |  |  |  |  | 56  |                       | ther:                        |               |   |
| 3.3) Ao   | dditional pre  | mises  |  |  |   |                       |                              |               |   |
|   | ditional prem  | nises ar                                       | e releva   | ant to t                               | this developr                               | nent ap               | oplication a                 | and the de    | etails of these premises have been                  |
| X No  | t required   | lieuuie  |  | ueven                                  | opinient appli                              | CallOIT               |                              |               |   |
| 7 110   | lioquiou   |  |  |  |   |                       |                              |               |   |
| 4) Ider   | ntify any of th  | ne follo                                       | wing tha   | at appl                                | ly to the pren                              | nises a               | nd provide                   | e any relev   | vant details  |
| 🗌 In c  | or adjacent t  | o a wat  | er body  | or wa                                  | tercourse or                                | in or a               | bove an a                    | quifer        |   |
| Name of water body, watercourse or aquifer:   |  |  |  |  |   |                       |                              |               |   |
| On strategic port land under the Transport Infrastructure Act 1994  |  |  |  |  |   |                       |                              |               |   |
| Lot on plan description of strategic port land:   |  |  |  |  |   |                       |                              |               |   |
| Name  | Name of port authority for the lot:                                |  |  |  |   |                       |                              |               |   |
| 🗌 In a  | ☐ In a tidal area  |  |  |  |   |                       |                              |               |   |
| Name of local government for the tidal area (if applicable):  |  |  |  |  |   |                       |                              |               |   |
| Name of port authority for tidal area (if applicable):  |  |  |  |  |   |                       |                              |               |   |
| On airport land under the Airport Assets (Restructuring and Disposal) Act 2008  |  |  |  |  |   |                       |                              |               |   |
| Name  | of airport:  |  |  |  |   | 5                     |                              |               |   |

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

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

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

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

🗌 No

## PART 3 – DEVELOPMENT DETAILS

#### Section 1 – Aspects of development

| 6.1) Provide details about the first development aspect  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
| a) What is the type of development? (tick only one box)  |  |  |  |  |  |  |
| Material change of use X Reconfiguring a lot Operational work     Building work  |  |  |  |  |  |  |
| b) What is the approval type? (tick only one box)  |  |  |  |  |  |  |
| X Development permit Preliminary approval Preliminary approval that includes a variation approva   |  |  |  |  |  |  |
| c) What is the level of assessment?  |  |  |  |  |  |  |
| X Code assessment Impact assessment (requires public notification)   |  |  |  |  |  |  |
| d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):  |  |  |  |  |  |  |
| Development Application for Reconfiguring a Lot (2 Lots into 98 Lots)  |  |  |  |  |  |  |
| e) Relevant plans<br>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms quide:</u><br><u>Relevant plans.</u>  |  |  |  |  |  |  |
| X Relevant plans of the proposed development are attached to the development application   |  |  |  |  |  |  |
| 6.2) Provide details about the second development aspect   |  |  |  |  |  |  |
| a) What is the type of development? (tick only one box)  |  |  |  |  |  |  |
| Material change of use Reconfiguring a lot Operational work Building work  |  |  |  |  |  |  |
| b) What is the approval type? (tick only one box)  |  |  |  |  |  |  |
| Development permit Preliminary approval Preliminary approval that includes a variation approva   |  |  |  |  |  |  |
| c) What is the level of assessment?  |  |  |  |  |  |  |
| Code assessment Impact assessment (requires public notification)   |  |  |  |  |  |  |
| d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):  |  |  |  |  |  |  |
| <ul> <li>e) Relevant plans</li> <li>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <u>DA Forms Guide:</u><br/><u>Relevant plans</u>.</li> </ul>   |  |  |  |  |  |  |
| 6.3) Additional aspects of development   |  |  |  |  |  |  |
| <ul> <li>Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application</li> <li>Not required</li> </ul> |  |  |  |  |  |  |

#### Section 2 – Further development details

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

#### Division 1 – Material change of use

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

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

#### Division 2 – Reconfiguring a lot

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

| 9.1) What is the total number of existing lots making up the premises?          |  |  |  |  |  |
|---|--|--|--|--|--|
| Two (2)   |  |  |  |  |  |
| 9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes) |  |  |  |  |  |
| X Subdivision (complete 10))  | Dividing land into parts by agreement (complete 11))   |  |  |  |  |
| Boundary realignment (complete 12))   | Creating or changing an easement giving access to a lot from a constructed road (complete 13)) |  |  |  |  |

| 10) Subdivision   |             |                      |            |   |  |  |
|---|-------------|----------------------|------------|---|--|--|
| 10.1) For this development, how many lots are being created and what is the intended use of those lots: |             |                      |            |   |  |  |
| Intended use of lots created  | Residential | Commercial           | Industrial | Other, please specify:                          |  |  |
|   |             |                      |            |   |  |  |
| Number of lots created  | 98          |                      |            | New Road; New Reserve;<br>and Drainage Reserves |  |  |
| 10.2) Will the subdivision be staged?   |             |                      |            |   |  |  |
| X Yes – provide additional details below  |             |                      |            |   |  |  |
| No  |             |                      |            |   |  |  |
| How many stages will the works  | include?    | Two – (Stages 4 & 5) |            |   |  |  |
| What stage(s) will this developm apply to?  | Both        |                      |            |   |  |  |

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

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

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

#### Division 3 – Operational work

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

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

## PART 4 – ASSESSMENT MANAGER DETAILS

| 15) Identify the assessment manager(s) who will be assessing this development application                            |
|--|
| Douglas Shire Council  |
| 16) Has the local government agreed to apply a superseded planning scheme for this development application?          |
| Yes – a copy of the decision notice is attached to this development application                                      |
| The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached |
| X 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 X Infrastructure-related referrals – state transport infrastructure ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels Infrastructure-related referrals – near a state-controlled road intersection Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas Koala habitat in SEQ region – key resource areas Ports – Brisbane core port land – near a State transport corridor or future State transport corridor Ports – Brisbane core port land – environmentally relevant activity (ERA) Ports – Brisbane core port land – tidal works or work in a coastal management district Ports – Brisbane core port land – hazardous chemical facility Ports – Brisbane core port land – taking or interfering with water Ports – Brisbane core port land – referable dams Ports – Brisbane core port land – fisheries Ports – Land within Port of Brisbane's port limits (below high-water mark) SEQ development area SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity SEQ regional landscape and rural production area or SEQ rural living area – community activity SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation SEQ regional landscape and rural production area or SEQ rural living area – urban activity SEQ regional landscape and rural production area or SEQ rural living area – combined use Tidal works or works in a coastal management district Reconfiguring a lot in a coastal management district or for a canal Erosion prone area in a coastal management district Urban design Water-related development – taking or interfering with water Water-related development – removing quarry material (from a watercourse or lake) Water-related development – referable dams Water-related development –levees (category 3 levees only) Wetland protection area Matters requiring referral to the local government: Airport land Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)

Heritage places – Local heritage places

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

Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Infrastructure-related referrals - Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

Ports – Brisbane core port land

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

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

Ports – Strategic port land

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

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

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

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

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

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

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

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

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

Yes – referral response(s) received and listed below are attached to this development application

| 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

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

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

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

 that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties

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

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

## PART 7 – FURTHER DETAILS

| 20) Are there any associated development applications or current approvals? (e.g. a preliminary approval) |                  |            |                       |  |
|---|------------------|------------|-----------------------|--|
| X Yes – provide details below or include details in a schedule to this development application No         |                  |            |                       |  |
| List of approval/development application references   | Reference number | Date       | Assessment<br>manager |  |
| X Approval Development application  | ROL 125/2014     | 4 Nov 2014 | Jenny Elphinstone     |  |
| Approval     Development application  |                  |            |                       |  |

| <ol> <li>Has the portable long service leave levy been paid? (only applicable to development applications involving building work or<br/>operational work)</li> </ol>  |  |  |  |  |
|--|--|--|--|--|
| 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 leave leave 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 |  |  |  |  |
| X Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)  |  |  |  |  |
| Amount paid         Date paid (dd/mm/yy)         QLeave levy number (A, B or E)  |  |  |  |  |
| \$   |  |  |  |  |

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

Yes – show cause or enforcement notice is attached

X No

#### 23) Further legislative requirements

Environmentally relevant activities

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

| Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below  |      |  |  |  |  |
|---|------|--|--|--|--|
| X No  | X No |  |  |  |  |
| <b>Note</b> : Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at <u>www.qld.gov.au</u> . An ERA requires an environmental authority to operate. See <u>www.business.qld.gov.au</u> for further information. |      |  |  |  |  |
| Proposed ERA number: Proposed ERA threshold:  |      |  |  |  |  |
| Proposed ERA name:  |      |  |  |  |  |

| Multiple ERAs are applica  | ble to this development application and the details have been attached in a schedule to |
|----------------------------|---|
| this development applicati | on.   |

#### Hazardous chemical facilities

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

Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

X No

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

| Clearing native vegetation   |
|--|
| 23.3) Does this development application involve <b>clearing native vegetation</b> that requires written confirmation that the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?  |
| Yes – this development application includes written confirmation from the chief executive of the Vegetation<br>Management Act 1999 (s22A determination)  |
| <ul> <li>X No</li> <li>Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.</li> <li>2. See <u>https://www.qld.gov.au/environment/land/vegetation/applying</u> for further information on how to obtain a s22A determination.</li> </ul> |
| Environmental offsets  |
| 23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a <b>prescribed environmental matter</b> under the <i>Environmental Offsets Act 2014</i> ?  |
| Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as<br>having a significant residual impact on a prescribed environmental matter   |
| X NO<br><b>Note</b> : The environmental offset section of the Queensland Government's website can be accessed at <u>www.gld.gov.au</u> for further information on<br>environmental offsets.  |
| Koala habitat in SEQ Region  |
| 23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?  |
| <ul> <li>Yes – the development application involves premises in the koala habitat area in the koala priority area</li> <li>Yes – the development application involves premises in the koala habitat area outside the koala priority area</li> <li>X No</li> </ul>  |
| <b>Note</b> : 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 <u>www.des.qld.gov.au</u> 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   |
| X NO<br>Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.gld.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 watersame, lake a consistent complete DA Form 1 Template 2   |
| <ul> <li>Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2</li> <li>Taking overland flow water: complete DA Form 1 Template 3.</li> </ul>   |
| <u>Waterway barrier works</u><br>23.7) Does this application involve waterway barrier works?   |
| Yes – the relevant template is completed and attached to this development application  |
| X No<br>DA templates are available from <u>https://planning.dsdmip.qld.gov.au/</u> . For a development application involving waterway barrier works, complete<br>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>  |
| X INO <b>Note</b> : See guidance materials at <u>www.daf.gld.gov.au</u> for further information.   |

| Quarry materials from a watercourse or lake   |  |   |  |  |  |
|---|--|---|--|--|--|
| 23.9) Does this development under the <i>Water Act 2000?</i>  | 23.9) Does this development application involve the <b>removal of quarry materials from a watercourse or lake</b> under the <i>Water Act 2000?</i> |   |  |  |  |
| Yes – I acknowledge that a X No   | <ul> <li>Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development</li> <li>X No</li> </ul>    |   |  |  |  |
| <b>Note</b> : Contact the Department of National information.   | ural Resources, Mines and Energy   | at <u>www.dnrme.qld.gov.au</u> and <u>www.l</u>                               | <u>business.qld.gov.au</u> for further |  |  |
| Quarry materials from land  | under tidal waters   |   |  |  |  |
| 23.10) Does this developmen under the <i>Coastal Protection</i>   | t application involve the <b>rem</b><br>and Management Act 1995?   | oval of quarry materials from   | m land under tidal water               |  |  |
| Yes – I acknowledge that a X No   | a quarry material allocation n   | otice must be obtained prior t  | o commencing development               |  |  |
| Note: Contact the Department of En  | vironment and Science at <u>www.des.</u>   | <u>qld.gov.au</u> for further information.                                    |  |  |  |
| Referable dams  |  |   |  |  |  |
| 23.11) Does this developmen section 343 of the <i>Water Sup</i>   | t application involve a <b>refera</b><br>ply (Safety and Reliability) A  | <b>ble dam</b> required to be failure<br><i>ct 2008</i> (the Water Supply Act | e impact assessed under<br>t)?         |  |  |
| Yes – the 'Notice Acceptin<br>Supply Act is attached to t   | g a Failure Impact Assessme<br>his development application   | ent' from the chief executive a   | idministering the Water                |  |  |
| Note: See auidance materials at www   | w.dnrme.ald.gov.au for further inforr  | mation.   |  |  |  |
| Tidal work or development   | within a coastal manageme  | ent district  |  |  |  |
| 23.12) Does this developmen   | t application involve <b>tidal wo</b>  | ork or development in a coas  | stal management district?              |  |  |
| <ul> <li>Yes – the following is included Evidence the proposition involves proposition involves proposition for the A certificate of title</li> </ul>                                   | ded with this development a<br>sal meets the code for assess<br>escribed tidal work)   | pplication:<br>sable development that is pre                                  | scribed tidal work (only required      |  |  |
| X No  |  |   |  |  |  |
| Note: See guidance materials at www   | <u>w.des.qld.gov.au</u> for further informat   | tion.   |  |  |  |
| 23.13) Does this developmen   | t application propose develop  | oment on or adjoining a place   | entered in the <b>Queensland</b>       |  |  |
| $\Box$ Yes – details of the heritage  | te place are provided in the t   | able below  |  |  |  |
| X No  |  |   |  |  |  |
| Note: See guidance materials at www   | <u>w.des.qld.gov.au</u> for information req  | uirements regarding development of  | Queensland heritage places.            |  |  |
| Name of the heritage place:   |  | Place ID:   |  |  |  |
| Brothels  |  |   |  |  |  |
| 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> |  |   |  |  |  |
|   |  |   |  |  |  |
| 23 15) Does this development application involve new or changed access to a state-controlled road?  |  |   |  |  |  |
| $\Box$ Yes – this application will be taken to be an application for a decision under section 62 of the Transport   |  |   |  |  |  |
| Infrastructure Act 1994 (subject to the conditions in section 75 of the Transport Infrastructure Act 1994 being satisfied)<br>X 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?

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

🗌 No

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

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

#### 25) Applicant declaration

- X By making this development application, I declare that all information in this development application is true and correct
- X 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.

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# 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 assess  | ment manager                  |         |  |  |
| Name of chosen as  | ssessment manager             |         |  |  |
| Date chosen asses  | ssment manager engaged        |         |  |  |
| Contact number of chosen assessment manager                  |                               |         |  |  |
| Relevant licence n   | umber(s) of chosen assessment |         |  |  |

manager

| QLeave notification and pay<br>Note: For completion by assessment | ment<br>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                              |                                  |                      |  |

CURRENT TITLE SEARCH QUEENSLAND TITLES REGISTRY PTY LTD Request No: 45246915 Search Date: 02/08/2023 17:19 Title Reference: 50087926 Date Created: 05/09/1995 Previous Title: 20899062 REGISTERED OWNER Interest Dealing No: 722444903 02/05/2023 AS GULL MOSSMAN GORGE PTY LTD A.C.N. 652 139 332 1/3 TRUSTEE UNDER INSTRUMENT 722444903 CS GULL MOSSMAN GORGE PTY LTD A.C.N. 652 139 216 TRUSTEE 1/3 UNDER INSTRUMENT 722444903 SJ GULL MOSSMAN GORGE PTY LTD A.C.N. 652 139 403 TRUSTEE 1/3 UNDER INSTRUMENT 722444903 AS TENANTS IN COMMON ESTATE AND LAND Estate in Fee Simple LOT 10 REGISTERED PLAN 887362 Local Government: DOUGLAS EASEMENTS, ENCUMBRANCES AND INTERESTS 1. Rights and interests reserved to the Crown by Deed of Grant No. 20261164 (POR 2) ADMINISTRATIVE ADVICES - NIL UNREGISTERED DEALINGS - NIL \*\* End of Current Title Search \*\* COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2023] Requested By: D-ENQ INFOTRACK PTY LIMITED

CURRENT TITLE SEARCH QUEENSLAND TITLES REGISTRY PTY LTD Request No: 45247022 Search Date: 02/08/2023 17:29 Title Reference: 50568647 Date Created: 18/08/2005 Previous Title: 50177928 REGISTERED OWNER Interest Dealing No: 722444903 02/05/2023 AS GULL MOSSMAN GORGE PTY LTD A.C.N. 652 139 332 1/3 TRUSTEE UNDER INSTRUMENT 722444903 CS GULL MOSSMAN GORGE PTY LTD A.C.N. 652 139 216 TRUSTEE 1/3 UNDER INSTRUMENT 722444903 SJ GULL MOSSMAN GORGE PTY LTD A.C.N. 652 139 403 TRUSTEE 1/3 UNDER INSTRUMENT 722444903 AS TENANTS IN COMMON ESTATE AND LAND Estate in Fee Simple LOT 45 SURVEY PLAN 183690 Local Government: DOUGLAS EASEMENTS, ENCUMBRANCES AND INTERESTS 1. Rights and interests reserved to the Crown by Deed of Grant No. 20261164 (POR 2) ADMINISTRATIVE ADVICES - NIL UNREGISTERED DEALINGS - NIL \*\* End of Current Title Search \*\* COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2023] Requested By: D-ENQ INFOTRACK PTY LIMITED



#### Notes

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- creek identification survey All dimensions and areas are subject to survey and final
- computations
- Further investigation and changes may be required for fire buffers, vegetation retention and removal, site access and • egress, and aboriginal and cultural heritage. Wetland / Drainage areas are approximate only and subject to
- detailed engineering design and may be subject to change
- Access/egress to the site is subject to Council / Department of State Development, Infrastructure and Planning approval .
- ٠ Road pavement is indicative only and subject to engineering All public open space areas are conceptual only and subject to
- change during the precinct structure plan preparation process Arc dimensions shown are the length of arc (not chord)
- •



\* Indicates inclusion in NDA







- Notes
   This plan is indicative only and is intended for discussion purposes only This plan is subject to change during the Council- subject to
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- .





# Stormwater Management Plan 52-80 Coral Sea Drive

JUNE 20, 2023

# PREPARED FOR BEVERIDGE WILLIANS

DRYSIDE ENGINEERING (AUST) PTY



Macque

## Contents

| 1. Introduction                                   |
|---|
| 2. Site and Surrounds                             |
| 3. Proposed Development                           |
| 4. Proposed Discharge Points                      |
| 5. External Catchments                            |
| 6. Water Quality                                  |
| 6.1. MUSIC Modelling                              |
| 6.2. Stormwater Treatment Measures12              |
| 6.3. MUSIC modelling results                      |
| 7. On-Site Detention                              |
| 7.1. Detention Sizing                             |
| 8. Internal Culvert Sizing – External Catchment A |
| 9. Tributary of Parker Creek Flood Modelling      |
| 10. Stormwater Management Summary                 |

### Appendix A - Proposed Development Plan

# Appendix B – RORB Modelling and Flood Impact Assessment Report – Separate Document
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### **Project Information**

Client: Beveridge Williams Project: 52-80 Coral Sea Drive SWMP Version: V01 Date: 20<sup>th</sup> of June 2023

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# 1. Introduction

This report has been prepared by Dryside Engineering (DSE) on behalf of Beveridge Williams to assess stormwater management requirements for the proposed subdivision of 52-80 Coral Sea Drive, Mossman. The report will form part of a development application to Douglas Shire Council

The assessment has been conducted by experienced engineers from DSE with consideration to the existing conditions, proposed site usage and layout, surrounding drainage scheme and relevant feedback/advice from catchment management authorities.

The report considers the following elements of stormwater management relevant to development of the site:

- Stormwater Catchments and Hydrology
- Stormwater Quantity & Quality Management
- Proposed Drainage Network and Hydraulics

# 2. Site and Surrounds

The site is situated in the southern part of Mossman on the north side of a tributary of Parker Creek. The site is currently agricultural land and is largely cleared of vegetation.

The 15.034ha site has three main catchments which grade easterly towards Parker Creek.



Figure 2-1 Site Location

# 3. Proposed Development

The proposal for the site is for it to be divided into 98 residential lots with an average size of 1,042m<sup>2</sup>.

Figure 3-1 shows the proposed subdivision layout. Appendix A contains full layout plans.



Figure 3-1 Proposed Development Layout

# 4. Proposed Discharge Points

Figure 4-1 shows the three main discharge points for the proposed development. These are generally in line with the existing topography. Two external inflows are also shown flowing into the subject site from the west.



Figure 4-1 Main Discharge locations



# 5. External Catchments

There are two external catchments that will flow through the site. Flows for the catchments have been modelled using RORB and the Mannings Equation used to size the drainage easements required. Table 5-1 summaries the external catchments and required easements.

#### Table 5-1 External Catchment Details

| External<br>Catchment | 1% AEP Peak Flow | Channel<br>Dimensions | Freeboard | Easement Width |
|-----------------------|------------------|-----------------------|-----------|----------------|
| А                     | 2.03m³/s         | Refer to Figure 5-2   | 340mm     | 7.5m           |
| В                     | 0.8m³/s          | Refer to Figure 5-3   | 400mm     | 5.5m           |



**Figure 5-1 External Catchments** 

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Figure 5-2 External Catchment A Dimensions



Figure 5-3 External Catchment B Dimensions



# 6. Water Quality

The FNQROC DEVELOPMENT MANUAL, Design Manual D5, *Stormwater Quality Management* states the following water quality reequipments in Section D5.07:

- 80 per cent retention of typical urban annual suspended solids load
- 60 per cent retention of typical urban annual total phosphorus load
- 40 per cent retention of typical urban annual total nitrogen load\*
- 70 per cent reduction of typical urban annual litter load

### 6.1. MUSIC Modelling

The MUSIC model (Model for Urban Stormwater Improvement Conceptualisation) Version 6.3.0 has been used to design and size the treatment train required to meet the targets outlined in section 6.1. The following parameters have been used in the model:

- **Rainfall and Evaporation** Rainfall and evaporation data for Port Douglas (Station 31204 REEF) 6 Minute Intervals was used in the model. The data range used was 1996 to 2010 as this was the most complete.
- **Rainfall Runoff Parameters –** The appropriate rainfall-runoff parameters associated with urban source nodes split as follows:
  - 100% imperviousness was used to represent the house roofs
  - 40% imperviousness was used to represent the remainder of the lots
- Catchment Sizes (Figure 6-1):
  - A 3.4ha
  - B- 2.9ha
  - C- 7.4ha
- Set Up Refer to Figure 6-2



Figure 6-1 MUSIC Model (and Detention) Catchments





#### Figure 6-2 MUSIC Model Layout

#### 6.2. Stormwater Treatment Measures

The following Treatment Train is proposed:

- Rainwater Tanks on each house to capture roof water and mitigate an increase in minor event runoff. Rainwater Tanks have been modelled with 100L/day reuse.
- Bioretention Basins as end of line treatments

Table 6-1 describes the water quality treatment implemented for each catchment

| Catchment | Treatment Train                       |  |
|-----------|---------------------------------------|--|
| A- 3.4ha  | 2KI Rainwater Tanks                   |  |
|           | 300m <sup>2</sup> Bioretention Basins |  |
| B – 2.9ha | 2KI Rainwater Tanks                   |  |
|           | 300m <sup>2</sup> Bioretention Basins |  |
| C – 7.4ha | 2KI Rainwater Tanks                   |  |
|           | 650m <sup>2</sup> Bioretention Basins |  |

The Bioretention Basin parameters are as flows:

- 0.3m Extended Detention
- 0.5m Filter Depth
- 180mm/hr Hydraulic Conductivity
- 100L/s High flow bypass

### 6.3. MUSIC modelling results

The MUSIC modelling results for the proposed development are presented in Table 6-2 below.

### Table 6-2 MUSIC Model Results

|                                | Sources | <b>Residual Load</b> | % Reduction |
|--------------------------------|---------|----------------------|-------------|
| Flow (ML/yr)                   | 184     | 178                  | 3.6         |
| Total Suspended Solids (kg/yr) | 35300   | 2820                 | 92          |
| Total Phosphorus (kg/yr)       | 74.5    | 29.1                 | 61          |
| Total Nitrogen (kg/yr)         | 518     | 176                  | 66          |
| Gross Pollutants (kg/yr)       | 2850    | 16.5                 | 99.4        |

# 7. On-Site Detention

Detention has been based on the permit requirements to detain peak 1% AEP flows back to existing.

### 7.1. Detention Sizing

RORB was used to size storages at each of the proposed basin locations. The aim of the RORB modelling was first to establish critical peak flows under existing conditions and then model post-developed conditions and test storage requirements within the model to ensure no net increase in peak flow at each of the storage locations.

The RORB model was run for:

- Pre-Developed Conditions
- Post-Developed Conditions (undetained)
- Post-Developed Mitigated Conditions (detained)

A summary of the design flows and critical durations under each scenario is shown in Table 7-1. The results show that at each basin outflow the post-developed, detained flow is lower than under existing conditions.

#### Table 7-1 1% AEP Design Flow Summary

| Basin/Location   | Existing 1% AEP Flow (m3/s) (critical duration, hrs) | Post-Developed (detained) 1%<br>AEP Flow (m3/s) (critical<br>duration, hrs) |
|------------------|--|---|
| Basin A Outflow  | 1.11 (1.5 hrs)                                       | 1.08 (1 hr)   |
| Basin B Outflow  | 0.82 (1.5 hrs)                                       | 0.82 (1 hr)   |
| Basin C Outflow  | 2.55 (1.5 hrs)                                       | 2.53 (1.5 hrs)  |
| Total Site Flow* | 4.48 m³/s  | 4.43 m³/s   |

\* Note: represents combined critical duration flows across the three catchment outlets, not a true combined flow from a single storm event.



#### Figure 7-1 RORB Model Under Developed Conditions with Basin Locations Marked and Labelled

The key features of the three basins are provided below in Table 7-2.

| Basin Attributes   | Basin A   | Basin B                           | Basin C*                           |
|--|-----------|-----------------------------------|------------------------------------|
| Peak 1% AEP RB<br>Outflow (m³/s)                         | 1.08 m³/s | 0.82 m³/s                         | 2.53 m³/s                          |
| Peak 1% AEP storage<br>(m³)                              | 853 m³    | 1220 m <sup>3</sup>               | 4370 m <sup>3</sup>                |
| Peak Depth (m) 0.68 metres                               |           | 0.79 metres                       | 1.46 metres                        |
| Embankment Height TBC based on required<br>(m) freeboard |           | TBC based on required freeboard   | TBC based on required freeboard    |
| Freeboard Above 1%<br>Peak Level (mm)                    |           | TBC                               | ТВС                                |
| Surface Area (Ha) 0.125 Ha                               |           | 0.154 Ha                          | 0.299 Ha                           |
| Outlet Configuration 3 x 600mm pipe<br>IL at 15 mAHD     |           | 2 x 450mm pipe<br>IL at 13.4 mAHD | 1 x 1125mm pipe<br>IL at 12.5 mAHD |

#### Table 7-2 Retarding Basin Requirements

# 8. Internal Culvert Sizing – External Catchment A

Where External Catchment A Drainage Reserve crosses the internal roads, culverts have been sized using HY-8.

First Road Crossing - 1800mm (w) x 750mm (h) culverts were modelled with the results shown below indicating that the culverts will convey the 1% AEP event (2.05m<sup>3</sup>/s) with the depth at the inlet rising to 0.85m.

Downstream of Basin B Road Crossing - 1800mm (w) x 900mm (h) culverts were modelled with the results shown below indicating that the culverts will convey the 1% AEP event (2.3m<sup>3</sup>/s) with the depth at the inlet rising to 0.92m. This culvert allows for the addition of the 20% AEP flows from catchment A.



Figure 8-1 External Catchment A Culvert Crossing Upstream

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Figure 8-2 External Catchment A Culvert Crossing Downstream



# 9. Tributary of Parker Creek Flood Modelling

Flood modelling has been undertaken for the tributary of Parker Creek to confirm flood impacts, flood extent and floor level requirements for the proposed development. The key findings of the modelling are summarised below:

- The proposed building footprints for the lots adjoining the waterway are flood-free (see Figure 9-1 below)
- The proposed development results in no off-site flood impacts (see Figure 9-1 below).
- Minimum flood levels have been proposed for all lots which adjoin the waterway assuming a required freeboard of 300mm above the applicable 1% AEP flood level (See Table 9.1 below)



The full flood impact assessment report is provided in Appendix B.

Figure 9-1 Developed Conditions Flood Extent & Depth (1% AEP Event)





#### Figure 9-21% AEP Afflux associated with the proposed development

#### Table 9-1 Proposed Minimum Floor Level

| Lot | Applicable 1% AEP Flood Level<br>(mAHD) | Proposed Minimum Floor Level (mAHD) |
|-----|---|-------------------------------------|
| 428 | 18.19                                   | 18.49                               |
| 429 | 17.69                                   | 17.99                               |
| 430 | 17.22                                   | 17.52                               |
| 431 | 16.44                                   | 16.74                               |
| 432 | 15.85                                   | 16.15                               |
| 433 | 15.27                                   | 15.57                               |
| 434 | 15.03                                   | 15.33                               |
| 435 | 14.60                                   | 14.90                               |
| 537 | 20.08                                   | 20.38                               |
| 538 | 19.04                                   | 19.34                               |
| 539 | 18.77                                   | 19.07                               |
| 540 | 18.58                                   | 18.88                               |
| 541 | 18.38                                   | 18.68                               |

# 10. Stormwater Management Summary

This stormwater management plan outlines the measures that will be implemented by the subdivision at 52-80 Coral Sea Drive to manage drainage and water quality for the site. The measures are summarized below.



### Water Quality

The proposed water quality management is as follows:

| Catchment | Treatment Train                       |  |
|-----------|---------------------------------------|--|
| A– 2.9ha  | 2KI Rainwater Tanks                   |  |
|           | 300m <sup>2</sup> Bioretention Basins |  |
| B – 4.2ha | 2KI Rainwater Tanks                   |  |
|           | 300m <sup>2</sup> Bioretention Basins |  |
| C – 6.6ha | 2KI Rainwater Tanks                   |  |
|           | 650m <sup>2</sup> Bioretention Basins |  |



### **Detention**

Detention of peak flows will be managed as follows:

| Basin Attributes   | Basin A                         | Basin B                           | Basin C                            |
|--|---------------------------------|-----------------------------------|------------------------------------|
| Peak 1% AEP RB Outflow<br>(m <sup>3</sup> /s) 1.08 m <sup>3</sup> /s |                                 | 0.82 m³/s                         | 2.53 m³/s                          |
| Peak 1% AEP storage<br>(m <sup>3</sup> ) 853 m <sup>3</sup>          |                                 | 1220 m <sup>3</sup>               | 4370 m <sup>3</sup>                |
| Peak Depth (m) 0.68 metres   |                                 | 0.79 metres                       | 1.46 metres                        |
| Embankment Height (m) TBC based on required freeboard                |                                 | TBC based on required freeboard   | TBC based on required freeboard    |
| Freeboard Above 1%<br>Peak Level (mm)                                |                                 | ТВС                               | TBC                                |
| Surface Area (Ha) 0.125 Ha   |                                 | 0.154 Ha                          | 0.299 Ha                           |
| Outlet Configuration   | 3 x 600mm pipe<br>IL at 15 mAHD | 2 x 450mm pipe<br>IL at 13.4 mAHD | 1 x 1125mm pipe<br>IL at 12.5 mAHD |

### External Catchment Management

The two external catchments will be converyed through the site as follows:

| External<br>Catchment | 1% AEP Peak<br>Flow | Easement Width | Channel<br>Freeboard | Culverts                                   |
|-----------------------|---------------------|----------------|----------------------|--|
| A                     | 2.03m³/s            | 7.5m           | 340mm                | U/S 1500 x 750 RCBC<br>D/S 1500 x 900 RCBC |
| В                     | 0.8m³/s             | 5.5m           | 400mm                | N/A – Connection to<br>piped drainage      |

### Creek Flood Levels

The key findings of Flood modelling undertaken for the tributary of Parker Creek were:

- The proposed building footprints for the lots adjoining the waterway are flood-free
- The proposed development results in no off-site flood impacts
- Minimum flood levels have been proposed for all lots which adjoin the waterway assuming a required freeboard of 300mm above the applicable 1% AEP flood level

# APPENDIX A PROPOSED DEVELOPMENT PLAN



#### Notes

- This plan is indicative only and is intended for discussion ٠ This plan is subject to change during the Council- subject to
- creek identification survey All dimensions and areas are subject to survey and final
- computations
- Further investigation and changes may be required for fire buffers, vegetation retention and removal, site access and • egress, and aboriginal and cultural heritage. Wetland / Drainage areas are approximate only and subject to
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- •



\* Indicates inclusion in NDA





# **APPENDIX B - SEPARATE DOCUMENT**

# **RORB Modelling and Flood Impact Assessment Report** (Cumulus Engineering)





# Coral Sea Drive, Mossman

# Flood Impact Assessment

Client: Beveridge Williams

Date: 31 May 2023



# Table of Contents

| 1. Introduction                   | 4  |
|-----------------------------------|----|
| 1.1. Background                   | 4  |
| 2. Hydrological Analysis          | 5  |
| 2.1. Hydrological Modelling       | 5  |
| 2.2. RORB Input Parameters        | 6  |
| 2.3. External Design Flows        | 6  |
| 2.4. Site Storage Design          | 6  |
| 3. Hydraulics                     | 7  |
| 3.1. Context                      | 7  |
| 3.2. Hydraulic Modelling          | 7  |
| 3.2.1. Modelling Scenarios        | 7  |
| 3.2.2. Hydraulic Model            | 8  |
| 3.3. Results                      | 8  |
| 3.3.1. Existing Conditions        | 8  |
| 3.3.2. Developed Conditions       | 9  |
| 3.3.3. Minimum Floor Levels       |    |
| 4. Summary and Recommendations    | 11 |
| APPENDIX A – RORB Model Summary   |    |
| APPENDIX B – TUFLOW Model Summary |    |
| APPENDIX C - Flood Maps           |    |



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### **Project Information**

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# **1. Introduction**

## 1.1. Background

Cumulus Engineering has undertaken a flood impact assessment and retarding basin concept design for a proposed residential development at Coral Sea Drive, Mossman, Queensland. The proposed development (herein referred to as the 'Subject Site') consists of approximately 98 lots (~800m<sup>2</sup>) and is located 2 km southwest of the central township of Mossman. Basin sizing has been undertaken to inform the stormwater management plan for the site.

This report summarises the modelling methodology and presents the key findings of the investigation including the flood impacts of the development as well as concept design for three retarding basins. The analysis involved developing a new hydrological model of the site and broader catchment to determine design flows for the site and external catchments. This model was then utilised to evaluate a range of retarding basin alternatives through extensive testing and determine flood behaviour for the Parker Creek tributary which flows along the southern boundary of the site..



The location of the subject site is shown in Figure 1-1.

Figure 1-1

Subject Site with Site Layout Plan Overlaid



The existing land use for the site is farmland. The site lies across three difference catchments all of which ultimately drain into the South Mossman River.

# 2. Hydrological Analysis

In order to assess both flood impacts and stormwater quantity a new RORB model was developed of the site and external catchments upstream of the site to determine 1% AEP design flows under pre- and post-developed conditions. The model was then used to determine storage capacities of proposed retarding basins required to retard the post-developed runoff back to pre-developed rates.

## 2.1. Hydrological Modelling

The analysis was undertaken using the current version of RORB (Version 6.51), RORB is an industry-standard software utilised widely in Australia for modelling of rainfall and runoff and design flood hydrologic modelling.

The key features of the RORB model are presented below and further details regarding the model schematisation is provided in Appendix A.

The catchment was delineated within ArcGIS software to determine the routing and areas of flow accumulation, with hydrologic modelling undertaken in RORB to determine design hydrographs for the site.



Figure 2-1

RORB Model under Developed Conditions with Basin Locations Marked and Labelled



## 2.2. RORB Input Parameters

Model inputs were obtained from the ARR2019 datahub with adopted values based on the centroid of the catchment. Further details regarding inputs and assumptions for the RORB modelling can be found in Appendix A.

## 2.3. External Design Flows

The adopted design flows, based on a partial ensemble analysis undertaken in RORB, are shown in Table 2-1 below.

| Table 2-1 External Design Flow Summary | Table 2-1 | <b>External Design Flow Summary</b> |
|--|-----------|-------------------------------------|
|--|-----------|-------------------------------------|

| Location               | 1% AEP Flow (m <sup>3</sup> /s) | Critical Duration (hours) |
|------------------------|---------------------------------|---------------------------|
| External Catchment A   | 2.03                            | 6                         |
| External Catchment B   | 0.80                            | 1.5                       |
| Parker Creek Tributary | 4.99                            | 1.5                       |

## 2.4. Site Storage Design

RORB was used to size storages at each of the proposed basin locations within the development site. The aim of the site RORB modelling was first to establish critical peak flows under existing conditions and then model post-developed conditions and test storage requirements within the model to ensure no net increase in peak flow at each of the catchment outlets.

The RORB model was run for:

- Pre-Developed Conditions
- Post-Developed Conditions (detained)

A summary of the design flows and critical durations under each scenario is shown in Table 2-1 below. The results show that at each basin outflow the post-developed, detained flow is equivalent or lower than pre-developed conditions

| Basin/Location   | Existing 1% AEP Flow (m3/s) (critical duration, hrs) | Post-Developed (detained) 1%<br>AEP Flow (m3/s) (critical duration,<br>hrs) |
|------------------|--|---|
| Basin A Outflow  | 1.11 (1.5 hrs)                                       | 1.08 (1 hr)   |
| Basin B Outflow  | 0.82 (1.5 hrs)                                       | 0.82 (1 hr)   |
| Basin C Outflow  | 2.55 (1.5 hrs)                                       | 2.53 (1.5 hrs)  |
| Total Site Flow* | 4.48 m <sup>3</sup> /s                               | 4.43 m³/s   |

#### Table 2-2 Site Catchments Design Flow Summary

\* Note: represents combined critical duration flows across the three catchment outlets, not a true combined flow from a single storm event. The key features of the three basins are provided below in Table 2-3.



|  |                                 |                                    | - · · · ·                          |
|--|---------------------------------|------------------------------------|------------------------------------|
| Basin Attributes                           | Basın A                         | Basin B                            | Basin C*                           |
| Peak 1% AEP RB Outflow (m <sup>3</sup> /s) | 1.08 m³/s                       | 0.82 m³/s                          | 2.53 m³/s                          |
| Peak 1% AEP storage (m <sup>3</sup> )      | 853 m <sup>3</sup>              | 1220 m <sup>3</sup>                | 4370 m <sup>3</sup>                |
| Peak Depth (m)                             | 0.68 metres                     | 0.79 metres                        | 1.46 metres                        |
| Embankment Height (m)                      | TBC based on required freeboard | TBC based on required<br>freeboard | TBC based on required freeboard    |
| Freeboard Above 1% Peak<br>Level (mm)      | ТВС                             | ТВС                                | ТВС                                |
| Surface Area (Ha)                          | 0.125 Ha                        | 0.154 Ha                           | 0.299 Ha                           |
| Outlet Configuration                       | 3 x 600mm pipe<br>IL at 15 mAHD | 2 x 450mm pipe<br>IL at 13.4 mAHD  | 1 x 1125mm pipe<br>IL at 12.5 mAHD |

Table 2-3 Retarding Basin Requirements

# **3. Hydraulics**

## 3.1. Context

Hydraulic modelling was undertaken to determine the impacts on flood behaviour of the proposed development. The following key floodplain management principles were considered in undertaking the assessment:

- Protect human life and health and provide safety from flood hazard.
- Minimise flood damage to property and associate infrastructure.
- Reduce reliance on emergency services during flood events.
- Maintain free passage and temporary storage of floodwaters.
- Protect and enhance the environmental features of waterways and floodplains.

These principles have been used to assess the impacts and therefore suitability of the proposed development from a floodplain management perspective.

## 3.2. Hydraulic Modelling

### 3.2.1. Modelling Scenarios

Two modelling scenarios were utilised to understand the prevailing flood behaviour for the southern external catchment, Catchment C, which is a tributary of Parkers Creek.

The two scenarios are described below:

• EX01 – The existing conditions, reflecting the two upstream external catchments and the internal catchment within the subject site. The natural topography and land use has been represented.



• DEV01 – The developed conditions, detailing the two upstream external catchments, and the developed internal catchment within the subject site, representing the retarded outflows. Utilising the inflow hydrographs for the developed case described in Section 2.

### 3.2.2. Hydraulic Model

A new TUFLOW model has been developed to assess the impact of the development. TUFLOW is a 1D/2D hydraulic modelling package used widely in Australia for flooding and drainage studies and is considered an industry standard for flood impact analysis.

The hydraulic model covers the Parks Creek tributary that Basin C discharges into, up to 400 metres downstream to ensure any impacts of the development are examined. The model schematics are illustrated in Figure 3-1, expanded further in Appendix B.



Figure 3-1 TUFLOW Model Schematisation

## 3.3. Results

The full range of flood maps for the existing and developed conditions can be found in Appendix C.

### 3.3.1. Existing Conditions

The existing conditions modelled represent the upstream catchment, and the natural topography and farmland of the subject site.



The existing condition results show that flooding from the waterway is largely contained to the waterway corridor with a small area of shallow inundation breaking out across the floodplain in the area where Basin C is to be located. Other than that breakout there is minimal additional overbank flooding which presents a constraint to the development site.

#### 3.3.2. Developed Conditions

The developed conditions depict the planned development, with proposed buildings footprints raised and an increase in impervious surfaces in the hydrological model.

The developed conditions results show that the developed 1% AEP flood extent and behaviour is very similar to existing corridors with a relatively flood extent and minimal breakouts from the waterway corridor. As a result of the raised topography there is no longer inundation in the area around Basin C and the adjacent lots. A comparison of flood levels between developed and existing demonstrates that there are no increased flood levels on other properties as a result of the proposed development. Furthermore, safe access is achieved to and from all lots within the development.

1% AEP flood depths under development conditions is shown in Figure 3-2 below. A comparison between the existing and developed results is illustrated in Figure 3-3.



Figure 3-2

1% AEP Depths with Layout Plan underlaid







#### 3.3.3. Minimum Floor Levels

Based on the applicable 1% AEP flood level at each proposed lot, minimum floor levels are proposed for each lot which borders the waterway. The proposed floor level is based on a freeboard of 300mm and detailed in Table 3-1.

| Lot | Applicable 1% AEP Flood Level<br>(mAHD) | Proposed Minimum Floor Level (mAHD) |
|-----|---|-------------------------------------|
| 428 | 18.19                                   | 18.49                               |
| 429 | 17.69                                   | 17.99                               |
| 430 | 17.22                                   | 17.52                               |
| 431 | 16.44                                   | 16.74                               |
| 432 | 15.85                                   | 16.15                               |
| 433 | 15.27                                   | 15.57                               |
| 434 | 15.03                                   | 15.33                               |
| 435 | 14.60                                   | 14.90                               |
| 537 | 20.08                                   | 20.38                               |
| 538 | 19.04                                   | 19.34                               |
| 539 | 18.77                                   | 19.07                               |
| 540 | 18.58                                   | 18.88                               |
| 541 | 18.38                                   | 18.68                               |

#### Table 3-1 Proposed Minimum Floor Level



# 4. Summary and Recommendations

Cumulus Engineering has undertaken a flood impact assessment and site RORB modelling of a proposed development at Coral Sea Drive in Mossman, Queensland. New RORB hydrological and TUFLOW hydraulic models were developed of the site and surrounds to undertaken the assessment. The modelling has been undertaken in line with Australian Rainfall and Runoff 2019.

The investigation has shown that:

- Developed 1% AEP flows are lower than pre-developed 1% AEP flows at all three outlet locations from the proposed development based on the basin concept designs presented.
- There are no adverse flood impacts to adjacent properties as a result of the proposed development.
- The proposed building footprints are flood-free in the 1% AEP event. Minimum floor levels have been propose for those lots adjacent to the waterway to the south of the development based on a freeboard of 300mm above the applicable 1% AEP flood level.

Yours sincerely,

Julian Skipworth Director | Principal Engineer



# **APPENDIX A – RORB Model Summary**

## Model Summary

A summary of the RORB Model is presented below as well as a map showing the model schematisation.

## **Catchment Delineation**

The 1m LiDAR owned by Department of Environment was captured 9<sup>th</sup> of November 2019 was utilised for the catchment delineation, sourced from Elvis Elevation and Depth (ICSM, 2023)



Figure A-1 Digital Elevation Model

The delineated catchment for the upstream catchments, existing and developed RORB hydrologic models are displayed within Figures A-2 to A-4, respectively.





Figure A-2 RORB Schematisation – Upstream Catchments





Figure A-4 RORB Schematisation – Developed Conditions



## **Routing Parameters**

The RORB routing parameter (Kc) varied between each of the three catchments modelled and are displayed within Table A-2. Kc values were derived using the Pearse (2002) equation Kc = 1.14\*Dav (Pearse et. al., 2002). The routing parameter m was unchanged from the default of 0.8.

| Interstation Location              | Kc (Ex/Dev) | М   |
|------------------------------------|-------------|-----|
| External Catchment A               | 0.24        |     |
| External Catchment B               | 0.8         |     |
| Internal Catchment A               | 0.21/73     |     |
| Internal Catchment B               | 0.19/0.171  | 0.8 |
| Internal Catchment C –<br>Internal | 0.31/0.31   |     |
| Internal Catchment C –<br>Upstream | 0.17        |     |

## **Rainfall Losses**

Initial and continuing losses sourced from the ARR2019 Data Hub and adopted for the catchment are summarised within Table A-3.

### Table A-3 Catchment Losses

| Initial Loss (mm) | Continuing Loss (mm/h) |
|-------------------|------------------------|
| 61.0              | 4.0                    |

## **Rainfall Depths**

Rainfall data was collected from different sources, the ARR2019 Data Hub was used to extracted rainfall depths. Bureau of Meteorology (BoM) online IFD tool was utilised to source the Intensity-Frequency-Duration (IFD) depths.

## **Partial Ensemble Analysis**

ARR2019 recommends considering the variability of storm events and testing various durations and temporal patterns. In compliance with ARR2019, Temporal Patterns by Jordan et al. (2005) were used for a given storm frequency and duration, with the median of these storms utilised in accordance with industry standards.


## **APPENDIX B – TUFLOW Model Summary**

### Model Summary

A summary of the TUFLOW Model is presented below as well as a map showing the model schematisation.

| Table A-0-1 Summary of TUF           | LOW Model Build   |
|--------------------------------------|---|
| Modelling Component /<br>Assumptions | Comment   |
| Model Engine                         | TUFLOW Classic  |
| Model Build                          | 2023-03-AA-iSP-w64  |
| 1D / 2D Timesteps                    | 0.25s / 0.5s  |
| 2D Topography                        | 1m LiDAR, illustrated in Figure A-1, owned by the QLD<br>Department of Resources captured in 2019 |
| 2D Grid Size                         | 1 metre   |
| Structures                           | N/A   |
| Boundaries                           | Inflow – Source Area Polygons, 2D Outflow – HQ (water-discharge<br>boundaries)                    |
| Roughness                            | Standard ARR2019 values applied   |
| 2D Outputs                           | Water levels, depths, velocity, hazard (AEMI)   |

## **Boundary Conditions**

#### Inflow

The primary 1% AEP design inflow was adopted from the hydrologic modelling actioned in Section 2, applied to the model through a source-area polygon.

#### Outflow

The downstream boundary is a hydraulic slope boundary set to 1% slope, calculated from LiDAR reflecting the existing conditions.



# **APPENDIX C – Flood Maps**















Cumulus Engineering

Job ID: J0023 Client: Beveridge Williams Title: 1% AEP Flood Height Comparison

| 0 | 100      | 200            | 300 m |
|---|----------|----------------|-------|
|   | Ν        | <i>N</i> etres |       |
|   | GDA 2020 | MGA Zone 55    |       |

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

| Performance outcomes   | Acceptable outcomes  | Applicant response  |
|--|--|---|
| For assessable development   |  |   |
| <b>PO1</b><br>The extent and location of potential or actual acid sulfate soils is accurately identified.  | <ul> <li>AO1.1</li> <li>No excavation or filling occurs on the site.</li> <li>or</li> <li>AO1.2</li> <li>An acid sulfate soils investigation is undertaken.</li> </ul>   | <b>R1.1 and R1.2 Alternative Outcome</b><br>Excavation and filling works will be required to<br>facilitate the construction of the reconfiguration<br>including for new roads and other services.<br>Construction is not expected to disturb acid<br>sulfate soils, given the location and nature of the<br>proposed development. It is noted that  |
|  | Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.   | constitute assessable development over the site will<br>constitute assessable development, which will<br>require a separate development approval. Council<br>will be able to assess and condition Operational<br>Works at this later stage of the development.  |
| PO2<br>Development avoids disturbing potential acid sulfate<br>soils or actual acid sulfate soils, or is managed to avoid<br>or minimise the release of acid and metal contaminants. | <ul> <li>AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: <ul> <li>(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; <li>(c) not undertaking filling that results in: <ul> <li>(i) actual acid sulfate soils being moved below the water table;</li> <li>(ii) previously saturated acid sulfate soils being aerated.</li> </ul> </li> </li></ul></li></ul> | <b>R2.1 and R2.2 Alternative Outcome</b><br>Excavation and filling works will be required to<br>facilitate the construction of the reconfiguration<br>including for new roads and other services. At this<br>stage, given the nature of the development it is<br>not considered likely that the development will<br>impact on Acid Sulfate Soils. If Council has<br>concerns with respect to the potential<br>disturbance of Acid Sulfate Soils, it may be<br>appropriate to assess and condition at the<br>Operational Works phase of the development. |

| Performance outcomes  | Acceptable outcomes  | Applicant response   |
|---|--|--|
|   | <ul> <li>AO2.2</li> <li>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: <ul> <li>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> <li>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>(c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</li> <li>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</li> <li>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</li> </ul> </li> <li>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils</li> </ul> |  |
| <b>PO3</b><br>No environmental harm is caused as a result of<br>exposure to potential acid sulfate soils or actual acid<br>sulfate soils. | AO3<br>No acceptable outcomes are prescribed.  | R3 Alternative Outcome (No Acceptable<br>Outcome Prescribed)<br>Excavation and filling works will be required to<br>facilitate the construction of the reconfiguration<br>including for new roads and other services. At this<br>stage, given the nature of the development it is<br>not considered likely that the development will<br>impact on Acid Sulfate Soils. If Council has<br>concerns with respect to the potential<br>disturbance of Acid Sulfate Soils, it may be |

| Performance outcomes | Acceptable outcomes | Applicant response   |
|----------------------|---------------------|--|
|                      |                     | appropriate to assess and condition at the Operational Works phase of the development. |

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

| Performance outcomes   | Acceptable outcomes  | Applicant response  |  |
|--|--|---|--|
| For self-assessable and assessable development   |  |   |  |
| Compatible development   |  |   |  |
| <ul> <li>PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances. Note - See the end of this code for examples of vulnerable uses.</li></ul> | <ul> <li>AO1 Vulnerable uses are not established or expanded. Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer subcategory, Council may supply a letter exempting the need for a Bushfire Management Plan. Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan. Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.</li></ul> | R1 Alternative Outcome (Acceptable outcome<br>not provided)<br>The subject site is mapped as containing only<br>potential impact buffer areas near the western<br>boundary. |  |
| <b>PO2</b><br>Emergency services and uses providing community<br>support services are able to function effectively during<br>and immediately after a bushfire hazard event.  | AO2<br>Emergency Services and uses providing community support<br>services are not located in a bushfire hazard sub-category<br>and have direct access to low hazard evacuation routes.  | R2 Not Applicable   |  |
| <b>PO3</b><br>Development involving hazardous materials<br>manufactured or stored in bulk is not located in bushfire<br>hazard sub-category.   | AO3<br>The manufacture or storage of hazardous material in bulk<br>does not occur within bushfire hazard sub-category.   | R3 Not Applicable   |  |

| Performance outcomes   | Acceptable outcomes   | Applicant response   |  |
|--|---|--|--|
| Development design and separation from bushfire hazard – reconfiguration of lots   |   |  |  |
| <ul> <li>PO4.1</li> <li>Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m2 at the edge of the proposed lot(s).</li> <li>Note - "Urban purposes" and "urban area" are defined in the Sustainable Planning Regulations 2009.</li> <li>Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m2 and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m2 or less.</li> <li>Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.</li> </ul> | <ul> <li>AO4.1 No new lots are created within a bushfire hazard subcategory.</li> <li>or</li> <li>AO4.2 Lots are separated from hazardous vegetation by a distance that: <ul> <li>(a) achieves radiant heat flux level of 29kW/m2 at all boundaries; and</li> <li>(b) is contained wholly within the development site.</li> </ul> </li> <li>Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</li> </ul> | <b>R4.1 Complies</b><br>The proposed development proposes new lots in<br>a Potential Impact Buffer.                |  |
| <b>PO4.2</b><br>Where reconfiguration is undertaken for other<br>purposes, a building envelope of reasonable dimensions<br>is provided on each lot which achieves radiant heat flux<br>level of 29kW/m2 at any point.  | For staged developments, temporary separation distances,<br>perimeter roads or fire trails may be absorbed as part of<br>subsequent stages.<br>Note - The achievement of a cleared separation distance<br>may not be achievable where other provisions within the<br>planning scheme require protection of certain ecological,<br>slope, visual or character features or functions.   |  |  |
| <b>PO5</b><br>Where reconfiguration is undertaken in an urban area<br>or is for urban purposes, a constructed perimeter road<br>with reticulated water supply is established between   | <ul> <li>AO5.1</li> <li>Lot boundaries are separated from hazardous vegetation by a public road which:</li> <li>(a) has a two lane sealed carriageway;</li> <li>(b) contains a reticulated water supply;</li> </ul>   | <b>R5.1 Complies</b><br>The development is separated from hazardous<br>bushfire sub-categories by Coral Sea Drive. |  |

| Performance outcomes  | Acceptable outcomes  | Applicant response   |
|---|--|--|
| the lots and the hazardous vegetation and is readily<br>accessible at all times for urban fire fighting vehicles.<br>The access is available for both fire fighting and<br>maintenance/defensive works.   | <ul> <li>(c) is connected to other public roads at both ends and at intervals of no more than 500m;</li> <li>(d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(e) has a minimum of 4.8m vertical clearance above the road;</li> <li>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</li> <li>(g) incorporates roll-over kerbing.</li> </ul>  |  |
|   | <ul> <li>AO5.2</li> <li>Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</li> <li>Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.</li> </ul>   | <b>R5.1 Will Comply</b><br>The development will incorporate any<br>requirement for fire hydrants as part of the<br>Operational Works stage of the application. |
| <ul> <li>PO6</li> <li>Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</li> <li>The access is available for both fire fighting and maintenance/hazard reduction works.</li> </ul> | <ul> <li>AO6</li> <li>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</li> <li>(a) a reserve or easement width of at least 20m;</li> <li>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</li> <li>(d) a minimum of 4.8m vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency</li> </ul> | <b>R6 Not Applicable</b><br>The proposed reconfiguration is not for a smaller<br>scale rural residential purpose.  |

| Performance outcomes   | Acceptable outcomes   | Applicant response  |
|--|---|---|
|  | <ul> <li>Services' Fire Hydrant and Vehicle Access<br/>Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance<br/>with the standards prescribed in a planning scheme<br/>policy;</li> <li>(i) vehicular access at each end which is connected to<br/>the public road network at intervals of no more than<br/>500m;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised<br/>by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is granted<br/>in favour of Council and Queensland Fire and<br/>Emergency Services.</li> </ul>                             |   |
| <ul> <li>PO7</li> <li>Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</li> <li>However, a fire trail will not be required where it would not serve a practical fire management purpose.</li> </ul> | <ul> <li>AO7</li> <li>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: <ul> <li>(a) a reserve or easement width of at least 20m;</li> <li>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</li> <li>(d) a minimum of 4.8m vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> </ul> </li> </ul> | <b>R7 Complies</b><br>The development is separated from hazardous<br>bushfire sub-categories by Coral Sea Drive |

| Performance outcomes   | Acceptable outcomes  | Applicant response  |
|--|--|---|
|  | <ul> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>(i) vehicular access at each end which is connected to the public road network;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</li> </ul>  |   |
| <b>PO8</b><br>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people. | <ul> <li>AO8 The lot layout: <ul> <li>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</li> <li>(b) avoids the creation of potential bottle-neck points in the movement network;</li> <li>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</li> <li>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</li> </ul> Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan.</li></ul> | <b>R8 Complies</b><br>The proposed development is highly accessible<br>and ensures an efficient road network. |

| Performance outcomes  | Acceptable outcomes  | Applicant response  |
|---|--|---|
|   | Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate  |   |
| <b>PO9</b><br>Critical infrastructure does not increase the potential<br>bushfire hazard. | <b>AO9</b><br>Critical or potentially hazardous infrastructure such as<br>water supply, electricity, gas and telecommunications are<br>placed underground. | <b>R9 Will Comply</b><br>The development will be serviced by<br>underground infrastructure. |

| Performance outcomes  | Acceptable outcomes   | Applicant response  |  |
|---|---|---|--|
| Development design and separation from bushfire hazard – material change of use   |   |   |  |
| <ul> <li>PO10</li> <li>Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of:</li> <li>(a) 10kW/m2 where involving a vulnerable use; or</li> <li>(b) 29kW/m2 otherwise.</li> </ul>   | <ul> <li>AO10</li> <li>Buildings or building envelopes are separated from hazardous vegetation by a distance that:</li> <li>(a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m2 for a vulnerable use or 29kW/m2 otherwise; and</li> <li>(b) is contained wholly within the development site.</li> </ul>   | R10 Not Applicable<br>The proposed development is for Reconfiguring a<br>Lot. |  |
| The radiant heat flux level is achieved by separation<br>unless this is not practically achievable.<br>Note - The radiant heat levels and separation distances  | Note - Where a separation distance is proposed to be<br>achieved by utilising existing cleared developed areas<br>external to the site, certainty must be established (through<br>tenure or other means) that the land will remain cleared of   |   |  |
| are to be established in accordance with method 2 set<br>out in AS3959-2009.  | <ul> <li>hazardous vegetation.</li> <li>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</li> <li>Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</li> </ul>   |   |  |
| PO11<br>A formed, all weather fire trail is provided between the<br>hazardous vegetation and the site boundary or building<br>envelope, and is readily accessible at all times for the<br>type of fire fighting vehicles servicing the area.<br>However, a fire trail will not be required where it would<br>not serve a practical fire management purpose. | <ul> <li>AO11</li> <li>Development sites are separated from hazardous vegetation by a public road or fire trail which has:</li> <li>(a) a reserve or easement width of at least 20m;</li> <li>(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;</li> <li>(d) a minimum of 4.8m vertical clearance;</li> </ul> | R11 Not Applicable<br>Refer response R10 above.                               |  |

| Performance outcomes  | Acceptable outcomes   | Applicant response   |
|---|---|--|
| Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha  | <ul> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>(i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.</li> </ul> |  |
| All development   |   |  |
| PO12<br>All premises are provided with vehicular access that<br>enables safe evacuation for occupants and easy access<br>by fire fighting appliances. | <ul> <li>AO12</li> <li>Private driveways: <ul> <li>(a) do not exceed a length of 60m from the street to the building;</li> <li>(b) do not exceed a gradient of 12.5%;</li> <li>(c) have a minimum width of 3.5m;</li> <li>(d) have a minimum of 4.8m vertical clearance;</li> <li>(e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</li> <li>(f) serve no more than 3 dwellings or buildings.</li> </ul> </li> </ul>  | R12 Complies<br>All lots are accessed directly off sealed road<br>designed to FNQROC standard. The proposed<br>development is appropriately accessible by fire<br>fighting appliances. The proposed layout complies<br>AO12. |

| Performance outcomes  | Acceptable outcomes   | Applicant response  |
|---|---|---|
| PO13<br>Development outside reticulated water supply areas<br>includes a dedicated static supply that is available solely<br>for fire fighting purposes and can be accessed by fire<br>fighting appliances. | <ul> <li>AO13</li> <li>A water tank is provided within 10m of each building (other than a class 10 building) which: <ul> <li>(a) is either below ground level or of non-flammable construction;</li> </ul> </li> <li>(b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul> <li>(i) 10,000l for residential buildings</li> </ul> </li> <li>Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams.</li> <li>(ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings;</li> <li>(c) includes shielding of tanks and pumps in accordance with the relevant standards;</li> <li>(d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;</li> <li>(e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and</li> <li>(f) is clearly identified by directional signage provided at the street frontage.</li> </ul> | R13 Not Applicable<br>The site has access to Council's reticulated water<br>supply network.   |
| PO14<br>Landscaping does not increase the potential bushfire<br>risk.   | AO14<br>Landscaping uses species that are less likely to exacerbate a<br>bushfire event, and does not increase fuel loads within<br>separation areas.   | R14 Alternative Outcome<br>The landscaping design for the development has<br>not been prepared at this stage. A separate<br>Landscaping Plan will be submitted to Council for<br>assessment with or following the Development<br>Application for Operational Works. |

| Performance outcomes                                       | Acceptable outcomes   | Applicant response                             |
|--|---|--|
| PO15   | AO15  | R15 Not Applicable                             |
| The risk of bushfire and the need to mitigate that risk is | Bushfire risk mitigation treatments do not have a significant | No risk mitigation measures are proposed which |
| balanced against other factors (such as but not limited    | impact on the natural environment or landscape character      | would impact on the natural environment or     |
| to, biodiversity or scenic amenity).                       | of the locality where this has value.                         | landscape character.                           |

#### Table 9.4.4.3.a – Filling and Excavation Code

| Performance outcome  | Acceptable outcomes   | Applicant response   |
|--|---|--|
| Filling and Excavation - General   |   |  |
| <b>PO1</b><br>All filling and excavation work does not create a<br>detrimental impact on the slope stability, erosion<br>potential or visual amenity of the Site or the<br>surrounding area. | AO1.1<br>The height of cut and/or fill, whether retained or not, does<br>not exceed 2 metres in height.<br>AND<br>Cuts in excess of those stated in A1.1 above are separated<br>by benches/terraces with a minimum width of 1.2 metres<br>that incorporate drainage provisions and screen planting. | <b>R1 Will Comply</b><br>The final design of the required earthworks will<br>be confirmed at the Operational Works stage of<br>the development. However, given the topography<br>of the site, extensive earthworks are not<br>expected to be required. |
|  | AO1.2<br>Cuts are supported by batters, retaining or rock walls and<br>associated benches/terraces are capable of supporting<br>mature vegetation.  |  |
|  | AO1.3<br>Cuts are screened from view by the siting of the<br>Building/structure, wherever possible.   |  |
|  | <b>AO1.4</b><br>Topsoil from the Site is retained from cuttings and reused<br>on benches/terraces.  |  |
|  | <b>AO1.5</b><br>No crest of any cut or toe of any fill, or any part of any<br>retaining wall or structure, is located closer than 600 mm to<br>any boundary of the property, unless the prior written<br>approval of the adjoining landowner and the Council, has<br>been obtained.                 |  |
|  | A01.6   |  |

| Performance outcome   | Acceptable outcomes  | Applicant response   |
|---|--|--|
|   | Non-retained cut and/or fill on slopes are stabilised and<br>protected against scour and erosion by suitable measures,<br>such as grassing, Landscaping or other protective/aesthetic<br>measures.   |  |
| Visual Impact and Site Stability  |  |  |
| <b>PO2</b><br>Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.                      | AO2.1<br>The extent of filling or excavation does not exceed 40% of<br>the Site area or 500 m2 whichever is the lesser.<br>EXCEPT THAT<br>A2.1 does not apply to reconfiguration of 5 lots or more.  | <b>R2.1 Not Applicable</b><br>The proposed development seeks to facilitate the<br>establishment of 98 lots.  |
|   | <b>AO2.2</b><br>Filling and excavation does not occur within 2 metres of the Site boundary.  | <b>R2.2 Will comply</b><br>It is improbable that works will be required within<br>2 metres of a site boundary.   |
| Flooding and Drainage   |  |  |
| <b>PO3</b><br>Filling and excavation does not result in a change to the<br>run off characteristics of a Site which then have a<br>detrimental impact upon the Site or nearby land or<br>adjacent Road reserves. | <ul> <li>AO3.1</li> <li>Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.</li> <li>AO3.2</li> <li>Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.</li> <li>AO3.3</li> </ul> | <ul> <li>R3.1 – R3.4 Complies</li> <li>Beverage Williams has undertaken flood<br/>modelling of the site to ensure the development<br/>does not generate an impact on surrounding land.</li> <li>Please refer to the attached Drainage Plan for<br/>details.</li> </ul> |
|   | Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.   |  |

| Performance outcome  | Acceptable outcomes  | Applicant response  |
|--|--|---|
|  | Filling and excavation complies with the specifications set<br>out in the Planning Scheme Policy No 6 – FNQROC<br>Development Manual.                |   |
| Water Quality  |  |   |
| <b>PO4</b><br>Filling and excavation does not result in a reduction of<br>the water quality of receiving waters. | AO4.1<br>Water quality is maintained to comply with the<br>specifications set out in the Planning Scheme Policy No 6 –<br>FNQROC Development Manual. | <b>R4 Able to Comply</b><br>Appropriate control measures will be<br>implemented at the Operational Works stage of<br>the development. |
| Infrastructure   |  |   |
| <b>PO5</b><br>Excavation and filling does not impact on Public Utilities.  | <b>AO5</b><br>Excavation and filling is clear of the zone of influence of public utilities.  | R5 Not Applicable   |

#### Table 8.2.5.3.a – Hillslopes overlay code –assessable development

| Performance outcomes   | Acceptable outcomes   | Applicant response  |
|--|---|---|
| For self-assessable development  |   | •   |
| <b>PO1</b><br>The landscape character and visual amenity quality of<br>hillslopes areas is retained to protect the scenic<br>backdrop to the region. | <b>AO1.1</b><br>Development is located on parts of the site that are not<br>within the Hillslopes constraint sub-category as shown on<br>the Hillslopes overlay Maps contained in schedule 2.   | R1 Not Applicable   |
| For assessable development   |   |   |
| PO2<br>The landscape character and visual amenity quality of<br>hillslopes areas is retained to protect the scenic<br>backdrop to the region.        | <ul> <li>AO2.1<br/>Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or</li> <li>AO2.2<br/>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.</li> <li>AO2.3<br/>Access ways and driveways are: <ul> <li>(a) constructed with surface materials that blend with the surrounding environment;</li> <li>(b) landscaped with dense planting to minimise the visual impact of the construction;</li> <li>(c) provided with erosion control measures immediately after construction.</li> </ul> </li> </ul> | <ul> <li>R2.1 Does not Comply</li> <li>The development proposes some lots at the western boundary that appear to exceed a 16.6% gradient.</li> <li>R2.2 – 2.10 Will Comply</li> <li>The development will ensure that the requirements are met as part of the Operational Works stage of the application.</li> </ul> |

| Performance outcomes | Acceptable outcomes  | Applicant response |
|----------------------|--|--------------------|
|                      | <ul> <li>AO2.4</li> <li>The clearing or disturbance of vegetation is limited to clearing and disturbance that:</li> <li>(a) is necessary for the construction of driveways;</li> <li>(b) is necessary to contain the proposed development;</li> <li>(c) minimises canopy clearing or disturbance;</li> <li>(d) minimises riparian clearing or disturbance.</li> </ul>  |                    |
|                      | AO2.5<br>On land with slopes greater than 1 in 6 (16.6%) or greater,<br>alternative construction methods to concrete slab on<br>ground are utilised (i.e. split level or post and beam<br>constructed buildings that minimise modification to the<br>natural terrain of the land).<br>AO2.6  |                    |
|                      | <ul> <li>Development does not alter the sky line.</li> <li>AO2.7</li> <li>Buildings and structures: <ul> <li>(a) are finished predominantly in the following exterior colours or surfaces:</li> <li>(b) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or</li> <li>(c) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;</li> <li>(d) are not finished in the following exterior colours or surfaces:</li> <li>(e) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and</li> </ul> </li> </ul> |                    |

| Performance outcomes  | Acceptable outcomes  | Applicant response  |
|---|--|---|
|   | <ul> <li>(f) reflective surfaces.</li> <li>AO2.8</li> <li>Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features</li> <li>AO2.9</li> <li>Areas between the first floor (including outdoor deck areas) and ground level are screened from view.</li> <li>AO2.10</li> <li>Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: <ul> <li>(a) with a gradient of 1 in 6 (16.6%) or more;</li> <li>(b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks</li> </ul> </li> </ul> |   |
| <ul> <li>PO3</li> <li>Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: <ul> <li>(a) loss of privacy;</li> <li>(b) loss of access to sunlight;</li> <li>(c) intrusion of visual or overbearing impacts;</li> <li>(d) complex engineering solutions.</li> </ul> </li> </ul> | <ul> <li>AO3</li> <li>Excavation or fill: <ul> <li>(a) is not more than 1.2 metres in height for each batter or retaining wall;</li> <li>(b) is setback a minimum of 2 metres from property boundaries;</li> <li>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;</li> <li>(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.</li> </ul> </li> </ul>   | <b>R3 Will Comply</b><br>The development will ensure that the<br>requirements are met as part of the Operational<br>Works stage of the application. |

| Performance outcomes   | Acceptable outcomes  | Applicant response  |  |
|--|--|---|--|
| Lot reconfiguration  | Lot reconfiguration  |   |  |
| <b>PO4</b><br>For development that involves reconfiguring a lot, lot<br>layout and design is responsive to the natural<br>constraints of the land and each lot is capable of being<br>used for its intended purpose. | <ul> <li>AO4.1</li> <li>The frontage and depth of all lots is of sufficient width to:</li> <li>(a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%);</li> <li>(b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve.</li> </ul>   | <b>R4 Will Comply</b><br>The development will ensure that the<br>requirements are met as part of the Operational<br>Works stage of the application. |  |
|  | AO4.2<br>Development does not create new lots containing land of<br>greater than 1 in 6 (16.6%), except where a rectangular<br>area of land of lesser grade is contained within the new lots<br>to accommodate the intended land use, with the balance<br>left in its natural state to the greatest extent possible.<br>Note – The size of rectangular areas is outlined within each<br>zone code. |   |  |
|  | <ul> <li>AO4.3</li> <li>Development does not alter ridgelines.</li> <li>AO4.4</li> <li>Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.</li> </ul>  |   |  |

#### Table 9.4.5.3.a – Infrastructure works code

| Performance outcome  | Acceptable outcome  | Applicant response  |
|--|---|---|
| Works on a local government road   |   |   |
| <b>PO1</b><br>Works on a local government road do not<br>adversely impact on footpaths or existing<br>infrastructure within the road verge and maintain<br>the flow, safety and efficiency of pedestrians,<br>cyclists and vehicles. | AO1.1<br>Footpaths/pathways are located in the road verge<br>and are provided for the hierarchy of the road and<br>located and designed and constructed in<br>accordance with Planning scheme policy SC5 –<br>FNQROC Regional Development Manual.   | R1.1 – R1.4 Will Comply<br>The final design of the required earthworks will be<br>confirmed at the Operational Works stage of the<br>development. |
|  | AO1.2<br>Kerb ramp crossovers are constructed in<br>accordance with Planning scheme policy SC 5 –<br>FNQROC Regional Development Manual.  |   |
|  | AO1.3<br>New pipes, cables, conduits or other similar<br>infrastructure required to cross existing footpaths:<br>(a) are installed via trenchless methods; or<br>(b) where footpath infrastructure is removed to<br>install infrastructure, the new section of<br>footpath is installed to the standard detailed in the<br>Planning scheme policy SC5 – FNQROC Regional<br>Development Manual, and is not less than a 1.2<br>metre section. |   |
|  | AO1.4<br>Where existing footpaths are damaged as a result<br>of development, footpaths are reinstated<br>ensuring:<br>(a) similar surface finishes are used;  |   |

| Performance outcome  | Acceptable outcome   | Applicant response  |
|--|--|---|
|  | <ul><li>(b) there is no change in level at joins of new and existing sections;</li><li>(c) new sections are matched to existing in terms of dimension and reinforcement.</li></ul>   |   |
|  | Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes.   |   |
|  | AO1.5<br>Decks, verandahs, stairs, posts and other<br>structures located in the road reserve do not<br>restrict or impede pedestrian movement on<br>footpaths or change the level of the road verges.  | <b>R1.5 Not Applicable</b><br>Decks, verandahs, stairs, posts and other structures<br>are not proposed.                             |
| Accessibility structures   |  |   |
| <ul> <li>PO2</li> <li>Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths.</li> <li>Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts</li> </ul> | <ul> <li>AO2.1</li> <li>Accessibility structures are not located within the road reserve.</li> <li>AO2.2</li> <li>Accessibility structures are designed in accordance with AS1428.3.</li> <li>AO2.3</li> <li>When retrofitting accessibility features in existing</li> </ul> | <b>R2.1 Will comply</b><br>The design of the road and accessibility structures<br>will be confirmed at the Operational Works phase. |
| 1113.  | buildings, all structures and changes in grade are<br>contained within the boundaries of the lot and not<br>within the road reserve.   |   |
| Water supply   |  |   |
| <b>PO3</b><br>An adequate, safe and reliable supply of potable,<br>fire fighting and general use water is provided.  | <b>AO3.1</b><br>The premises is connected to Council's reticulated<br>water supply system in accordance with the Design<br>Guidelines set out in Section D6 of the Planning  | <b>R3.1 Will Comply</b><br>It is proposed that the development will connect<br>into existing water infrastructure in Wabul Street.  |

| Performance outcome   | Acceptable outcome   | Applicant response  |
|---|--|---|
|   | scheme policy SC5 – FNQROC Regional<br>Development Manual;<br>or<br><b>AO3.2</b><br>Where a reticulated water supply system is not   | Details will be confirmed at the Operational Work stage.  |
|   | available to the premises, on site water storage<br>tank/s with a minimum capacity of 10,000 litres of<br>stored water, with a minimum 7,500 litre tank,<br>with the balance from other sources (e.g.<br>accessible swimming pool, dam etc.) and access to<br>the tank/s for fire trucks is provided for each new<br>house or other development. Tank/s are to be<br>fitted with a 50mm ball valve with a camlock fitting<br>and installed and connected prior to occupation of<br>the house and sited to be visually unobtrusive. | R3.2 Not Applicable   |
| Treatment and disposal of effluent  |  |   |
| <b>PO4</b><br>Provision is made for the treatment and disposal<br>of effluent to ensure that there are no adverse<br>impacts on water quality and no adverse ecological<br>impacts as a result of the system or as a result of<br>increasing the cumulative effect of systems in the<br>locality. | AO4<br>The site is connected to Council's sewerage<br>system and the extension of or connection to the<br>sewerage system is designed and constructed in<br>accordance with the Design Guidelines set out in<br>Section D7 of the Planning scheme policy SC5 –<br>FNQROC Regional Development Manual;<br>or  | <b>R4.1 Will Comply</b><br>The development will be serviced by a new<br>sewerage pump station, located and designed to<br>serve the ultimate development. Details will be<br>confirmed at the Operational Work stage. |
|   | AO4.2<br>Where not in a sewerage scheme area, the<br>proposed disposal system meets the requirements<br>of Section 33 of the Environmental Protection<br>Policy (Water) 1997 and the proposed on site<br>effluent disposal system is designed in accordance<br>with the Plumbing and Drainage Act (2002).  | R4.2 Not Applicable   |

| Performance outcome   | Acceptable outcome   | Applicant response   |  |  |
|---|--|--|--|--|
| Stormwater quality  |  |  |  |  |
| <ul> <li>PO5</li> <li>Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by:</li> <li>(c) achieving stormwater quality objectives;</li> <li>(d) protecting water environmental values;</li> <li>(e) maintaining waterway hydrology.</li> </ul> | <ul> <li>AO5.1 <ul> <li>A connection is provided from the premises to Council's drainage system;</li> </ul> </li> <li>or <ul> <li>AO5.2</li> <li>An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</li> </ul></li></ul>   | R5.1 Will Comply<br>The stormwater drainage design will be further<br>confirmed at the Operational Work stage.<br>Stormwater generated by the development will be<br>discharged to a lawful point of discharge.<br>R5.2 Not Applicable |  |  |
|   | <ul> <li>AO5.3</li> <li>A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed b, reflecting land use constraints, such as: <ul> <li>(a) erosive, dispersive and/or saline soil types;</li> <li>(b) landscape features (including landform);</li> <li>(c) acid sulfate soil and management of nutrients of concern;</li> <li>(d) rainfall erosivity.</li> </ul> </li> <li>AO5.4 Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan. </li> </ul> | <b>R5.3 – R5.5 Will Comply</b><br>The stormwater drainage design will be further<br>confirmed at the Operational Work stage.   |  |  |
|   | A05.5  |  |  |  |

| Performance outcome  | Acceptable outcome  | Applicant response  |  |  |
|--|---|---|--|--|
|  | Development incorporates stormwater flow<br>control measures to achieve the design objectives<br>set out in Table 9.4.5.3.b and Table<br>9.4.5.3.c, including management of frequent<br>flows, peak flows, and construction phase<br>hydrological impacts, including management of<br>frequent flows, peak flows, and construction phase<br>hydrological impacts.<br>Note – Planning scheme policy SC5 – FNQROC<br>Regional Development Manual provides guidance<br>on soil and water control measures to meet the<br>requirements of the Environmental Protection Act<br>1994.<br>Note – During construction phases of<br>development, contractors and builders are to have<br>consideration in their work methods and site<br>preparation for their environmental duty to<br>protect stormwater quality |   |  |  |
| Non-tidal artificial waterways   |   |   |  |  |
| <ul> <li>PO6</li> <li>Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: <ul> <li>(a) protect water environmental values;</li> <li>(b) be compatible with the land use constraints for the site for protecting water environmental values;</li> <li>(c) be compatible with existing tidal and non-tidal waterways;</li> <li>(d) perform a function in addition to stormwater management;</li> </ul> </li> </ul> | <ul> <li>AO6.1</li> <li>Development involving non-tidal artificial waterways ensures: <ul> <li>(a) environmental values in downstream waterways are protected;</li> <li>(b) any ground water recharge areas are not affected;</li> <li>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</li> <li>(d) existing areas of ponded water are included.</li> </ul> </li> </ul>   | <b>R6.1 – R6.7 Not Applicable</b><br>The proposed development does not involve a non-<br>tidal artificial waterway. |  |  |

| Performance outcome                   | Acceptable outcome  | Applicant response |
|---------------------------------------|---|--------------------|
| (e) achieve water quality objectives. | <ul> <li>AO6.2</li> <li>Non-tidal artificial waterways are located:</li> <li>(e) outside natural wetlands and any associated buffer areas;</li> <li>(f) to minimise disturbing soils or sediments;</li> <li>(g) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</li> </ul>   |                    |
|                                       | AO6.3<br>Non-tidal artificial waterways located adjacent to,<br>or connected to a tidal waterway by means of a<br>weir, lock, pumping system or similar ensures:<br>(a) there is sufficient flushing or a tidal range of<br>>0.3 m; or<br>(b) any tidal flow alteration does not adversely<br>impact on the tidal waterway; or<br>(c) there is no introduction of salt water into<br>freshwater environments. |                    |
|                                       | AO6.4<br>Non-tidal artificial waterways are designed and<br>managed for any of the following end-use<br>purposes:<br>(a) amenity (including aesthetics), landscaping or<br>recreation; or<br>(b) flood management, in accordance with a<br>drainage catchment management plan; or<br>(c) stormwater harvesting plan as part of an<br>integrated water cycle management plan; or<br>(d) aquatic habitat.       |                    |
|                                       | AO6.5<br>The end-use purpose of the non-tidal artificial  |                    |
| Performance outcome  | Acceptable outcome   | Applicant response   |
|--|--|--|
|  | waterway is designed and operated in a way that protects water environmental values.   |  |
|  | AO6.6<br>Monitoring and maintenance programs adaptively<br>manage water quality to achieve relevant water<br>quality objectives downstream of the waterway.<br>AO6.7<br>Aquatic weeds are managed to achieve a low<br>percentage of coverage of the water surface area,<br>and pests and vectors are managed through design<br>and maintenance.  |  |
| Wastewater discharge   |  |  |
| <ul> <li>PO7</li> <li>Discharge of wastewater to waterways, or off site: <ul> <li>(a) meets best practice environmental management;</li> <li>(b) is treated to:</li> <li>(i) meet water quality objectives for its receiving waters;</li> <li>(ii) avoid adverse impact on ecosystem health or waterway health;</li> <li>(iii) maintain ecological processes, riparian vegetation and waterway integrity;</li> <li>(iv) offset impacts on high ecological value waters.</li> </ul> </li> </ul> | <ul> <li>AO7.1</li> <li>A wastewater management plan is prepared and addresses: <ul> <li>(a) wastewater type;</li> <li>(b) climatic conditions;</li> <li>(c) water quality objectives;</li> <li>(d) best practice environmental management.</li> </ul> </li> <li>AO7.2 The wastewater management plan is managed in accordance with a waste management hierarchy that: <ul> <li>(a) avoids wastewater discharge to waterways; or</li> <li>(b) if wastewater discharge to waterways; or</li> <li>(b) if wastewater discharge to sustewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water. </li> </ul></li></ul> | <b>R7.1 – R7.2 Not Applicable</b><br>The development will be connected to Council<br>reticulated sewer infrastructure. |

| Performance outcome  | Acceptable outcome   | Applicant response  |
|--|--|---|
|  | <ul> <li>AO7.3</li> <li>Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.</li> <li>AO7.4</li> <li>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: <ul> <li>(a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;</li> <li>(b) manages wastewater so that:</li> <li>(i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals;</li> <li>(ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release;</li> <li>(iii) visible iron floc is not present in any discharge;</li> <li>(iv) precipitated iron floc is contained and disposed of;</li> <li>(v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.</li> </ul> </li> </ul> |   |
| Electricity Supply   |  |   |
| <b>PO8</b><br>Development is provided with a source of power<br>that will meet its energy needs. | <b>AO8.1</b><br>A connection is provided from the premises to the electricity distribution network;  | <b>R8 Will Comply</b><br>Underground electricity will be reticulated through<br>the development and each residential lot will be<br>provided with a connection. |

| Performance outcome  | Acceptable outcome  | Applicant response  |
|--|---|---|
|  | or<br><b>AO8.2</b><br>The premises is connected to the electricity<br>distribution network in accordance with the Design<br>Guidelines set out in Section D8 of the Planning<br>scheme policy SC5 – FNQROC Regional<br>Development Manual.<br>Note - Areas north of the Daintree River have a<br>different standard.  |   |
| <b>PO9</b><br>Development incorporating pad-mount electricity<br>infrastructure does not cause an adverse impact<br>on amenity.                | <ul> <li>AO9.1</li> <li>Pad-mount electricity infrastructure is: <ul> <li>(a) not located in land for open space or sport and recreation purposes;</li> <li>(b) screened from view by landscaping or fencing;</li> <li>(c) accessible for maintenance.</li> </ul> </li> <li>AO9.2 <ul> <li>Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage.</li> </ul> </li> </ul> | <b>R9.1 Will Comply</b><br>The location of required padmount infrastructure<br>will be selected upon electrical design. It is<br>requested that any specific Council requirements are<br>confirmed in development conditions.<br><b>R9.2 Not Applicable</b>   |
|  | Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.  |   |
| Telecommunications   |   |   |
| <b>PO10</b><br>Development is connected to a<br>telecommunications service approved by the<br>relevant telecommunication regulatory authority. | <b>AO10</b><br>The development is connected to<br>telecommunications infrastructure in accordance<br>with the standards of the relevant regulatory<br>authority.  | <b>R10 Will Comply</b><br>Telecommunication infrastructure will be provided<br>throughout the development in accordance with the<br>relevant standards. It is requested that any specific<br>Council requirements are confirmed in development<br>conditions. |

| Performance outcome   | Acceptable outcome  | Applicant response  |
|---|---|---|
| <b>PO11</b><br>Provision is made for future telecommunications services (e.g. fibre optic cable).   | AO11<br>Conduits are provided in accordance with Planning<br>scheme policy SC5 – FNQROC Regional<br>Development Manual.   | <b>R10 Will Comply</b><br>Telecommunication infrastructure will be provided<br>throughout the development. It is requested that<br>any specific Council requirements are confirmed in<br>development conditions.  |
| Road construction   |   |   |
| <ul> <li>PO12</li> <li>The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: <ul> <li>(a) pedestrians and cyclists to and from the site;</li> <li>(b) pedestrians and cyclists adjacent to the site;</li> <li>(c) vehicles on the road adjacent to the site;</li> <li>(d) vehicles to and from the site;</li> <li>(e) emergency vehicles.</li> </ul> </li> </ul> | <ul> <li>AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy. </li> <li>AO12.2 There is existing road, kerb and channel for the full road frontage of the site. AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.</li></ul> | <b>R12 Will Comply</b><br>The internal road design will be further confirmed<br>at the Operational Works stage of the development.<br>The road design and layout will be designed and<br>constructed to satisfy the FNQROC standards and<br>the requirements of the Local Government<br>Infrastructure Plan future infrastructure.  |
| Alterations and repairs to public utility services  |   |   |
| <b>PO13</b><br>Infrastructure is integrated with, and efficiently extends, existing networks.   | <b>A013</b><br>Development is designed to allow for efficient<br>connection to existing infrastructure networks.  | <b>R13 Will Comply</b><br>The development will result in the extension of<br>The Shepherd Valley Estate Stages 1, 2 & 3 existing<br>infrastructure. Further, extension of wastewater<br>infrastructure is required to service the initial<br>development. The detailed design and integration<br>with existing infrastructure networks will be<br>confirmed at the Operational Works stage of the<br>development. |

| Performance outcome  | Acceptable outcome  | Applicant response  |
|--|---|---|
| <b>P014</b><br>Development and works do not affect the efficient<br>functioning of public utility mains, services or<br>installations. | <ul> <li>AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; </li> <li>or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.</li></ul> | <b>R14.1 – R14.2 Will Comply</b><br>The development will result in the extension of The<br>Shepherd Valley Estate Stages 1, 2 & 3 existing<br>infrastructure. Further, extension of wastewater<br>infrastructure is required to service the initial<br>development. The detailed design and integration<br>with existing infrastructure networks will be<br>confirmed at the Operational Works stage of the<br>development. |
| Construction management  |   | •   |
| <b>P015</b><br>Work is undertaken in a manner which minimises<br>adverse impacts on vegetation that is to be<br>retained.              | <ul> <li>AO15</li> <li>Works include, at a minimum: <ul> <li>(a) installation of protective fencing around retained vegetation during construction;</li> <li>(b) erection of advisory signage;</li> <li>(c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation;</li> <li>(d) removal from the site of all declared noxious weeds.</li> </ul> </li> </ul> | <b>R15 Will Comply</b><br>Construction management details will be provided<br>at the Operational Works stage of the development.  |
| <b>PO16</b><br>Existing infrastructure is not damaged by construction activities.  | AO16<br>Construction, alterations and any repairs to<br>infrastructure is undertaken in accordance with<br>the Planning scheme policy SC5 – FNQROC<br>Regional Development Manual.  | R16 Will Comply   |

| Performance outcome   | Acceptable outcome  | Applicant response  |
|---|---|---|
|   | Note - Construction, alterations and any repairs to<br>State-controlled roads and rail corridors are<br>undertaken in accordance with the Transport<br>Infrastructure Act 1994.   |   |
| High speed telecommunication infrastructure   |   |   |
| <b>PO17</b><br>Development provides infrastructure to facilitate<br>the roll out of high speed telecommunications<br>infrastructure.  | AO17<br>No acceptable outcomes are prescribed.  | R17 Alternative Outcome (No Acceptable<br>Outcome is Provided)<br>A connection to telecommunications infrastructure<br>will be provided to proposed lots as part of future<br>works associated with the proposed development. |
| Trade waste   |   |   |
| <ul> <li>PO18</li> <li>Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</li> <li>(a) off-site releases of contaminants do not occur;</li> <li>(b) the health and safety of people and the environment are protected;</li> <li>(c) the performance of the wastewater system is not put at risk.</li> </ul> | AO18<br>No acceptable outcomes are prescribed.  | R18 Not Applicable  |
| Fire services in developments accessed by common p  | private title   |   |
| <b>PO19</b><br>Hydrants are located in positions that will enable<br>fire services to access water safely, effectively and<br>efficiently.  | AO19.1<br>Residential streets and common access ways<br>within a common private title places hydrants at<br>intervals of no more than 120 metres and at each<br>intersection. Hydrants may have a single outlet<br>and be situated above or below ground.<br>AO19.2<br>Commercial and industrial streets and access<br>ways within a common private title serving | <b>R19 Not Applicable</b><br>The proposed development does not involve<br>development that is accessed by common private<br>title.  |

| Performance outcome   | Acceptable outcome   | Applicant response   |
|---|--|--|
|   | commercial properties such as factories and<br>warehouses and offices are provided with above<br>or below ground fire hydrants located at not more<br>than 90 metre intervals and at each intersection.<br>Above ground fire hydrants have dual-valved<br>outlets. |  |
| <ul> <li>PO20</li> <li>Hydrants are suitable identified so that fire services can locate them at all hours.</li> <li>Note – Hydrants are identified as specified in the Department of Transport and Main Roads</li> <li>Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.</li> </ul> | AO20<br>No acceptable outcomes are prescribed.   | <b>R20 Alternative Outcome (No Acceptable Outcome is Provided)</b><br>The location of hydrants will be provided at the Operational Works stage of the development. |

#### Table 9.4.5.3.a – Infrastructure works code

| Performance criteria   | Acceptable solutions   | Applicant response  |
|--|--|---|
| Landscape Design   |  |   |
| <ul> <li>PO1</li> <li>Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by: <ul> <li>(a) promoting the Shire's character as a tropical environment;</li> <li>(b) softening the built form of development;</li> <li>(c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape;</li> <li>(d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development;</li> <li>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</li> <li>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</li> <li>(g) ensuring private outdoor recreation space is useable;</li> <li>(h) providing long term soil erosion protection;</li> <li>(i) providing a safe environment;</li> <li>(j) integrating existing vegetation and other natural features of the premises into the development;</li> <li>(k) not adversely affecting vehicular and pedestrian sightlines and road safety.</li> </ul> </li> </ul> | <ul> <li>A1.1</li> <li>Development provides landscaping: <ul> <li>(a) in accordance with the minimum area,</li> <li>dimensions and other requirements of applicable development codes;</li> <li>(b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping;</li> <li>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping.</li> </ul> </li> <li>Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in accordance with the Planning policy is one way to achieve this outcome.</li> </ul> | <b>R1 Will Comply</b><br>The development incorporates a local park on the<br>northern side of the new road entering the estate.<br>The park will comprise a total area of 3235m2.<br>This will soften the entry to the estate as well as<br>serve as a local park. Street trees will be<br>incorporated in the construction of the new road.<br>Further landscaping details will be confirmed at the<br>Operational Works stage of the development. |
| PO2  | A02.1  | R2.1 Will comply  |

| Performance criteria  | Acceptable solutions  | Applicant response   |
|---|---|--|
| Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.   | No acceptable outcomes are specified.<br>Note - Landscaping is in accordance with the<br>requirements specified in Planning scheme policy<br>SC6.7 – Landscaping.   | Landscaping details will be confirmed at the Operational Works stage of the development.   |
|   | AO2.2<br>Tropical urbanism is incorporated into building<br>design.<br>Note – 'Tropical urbanism' includes many things<br>such as green walls, green roofs, podium<br>planting and vegetation incorporated into the<br>design of a building | <b>R2.2 Not Applicable</b><br>Buildings are not proposed.  |
| <b>PO3</b><br>Development provides landscaping that is , as far as<br>practical, consistent with the existing desirable<br>landscape character of the area and protects trees,<br>vegetation and other features of ecological,<br>recreational, aesthetic and cultural value. | <b>AO3.1</b><br>Existing vegetation on site is retained and incorporated into the site design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.               | <b>R3 Complies</b><br>The site, which is currently utilised for rural<br>purposes, is largely cleared of existing mature<br>vegetation. The development will be appropriately<br>landscaped with details to be confirmed in at the<br>Operational Works stage. |
|   | <b>AO3.2</b><br>Mature vegetation on the site that is removed or<br>damaged during development is replaced with<br>advanced species.  |  |
|   | AO3.3<br>Where there is an existing landscape character in<br>a street or locality which results from existing<br>vegetation, similar species are incorporated into<br>new development.   |  |
|   | AO3.4   |  |

| Performance criteria   | Acceptable solutions   | Applicant response  |
|--|--|---|
|  | Street trees are species which enhance the<br>landscape character of the streetscape, with<br>species chosen from the Planning scheme policy<br>SC6.7 – Landscaping.   |   |
| <b>PO4</b><br>Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area. | AO4<br>Species are selected in accordance with Planning<br>scheme policy SC6.7 – Landscaping.  | <b>R4 Will Comply</b><br>The development will be appropriately landscaped<br>with details to be confirmed in at the Operational<br>Works stage.                         |
| <b>PO5</b><br>Shade planting is provided in car parking areas where<br>uncovered or open, and adjacent to driveways and<br>internal roadways.                              | AO5<br>Species are selected in accordance with Planning<br>scheme policy SC6.7 – Landscaping.  | <b>R5 Complies</b><br>The development will be appropriately landscaped<br>with details to be confirmed in at the Operational<br>Works stage.                            |
| <b>PO6</b><br>Landscaped areas are designed in order to allow for<br>efficient maintenance.  | <ul> <li>AO6.1 <ul> <li>A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 – Landscaping.</li> </ul> </li> <li>AO6.2 <ul> <li>Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE).</li> </ul> </li> <li>Note – It may be more appropriate to replace trees with a SULE of less than 20 years (as an example), and replant with younger healthy species.</li> </ul> | <b>R6 Will Comply</b><br>The development will be appropriately landscaped<br>with details, including maintenance, to be confirmed<br>in at the Operational Works stage. |
| <b>PO7</b><br>Podium planting is provided with appropriate species<br>for long term survival and ease of maintenance, with<br>beds capable of proper drainage.             | AO7.1<br>Podium planting beds are provided with<br>irrigation and are connected to stormwater<br>infrastructure to permit flush out.<br>AO7.2  | <b>R7.1 – R7.2 Not Applicable</b><br>Podium planting is not proposed.   |

| Performance criteria   | Acceptable solutions  | Applicant response  |
|--|---|---|
|  | Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.  |   |
| <b>PO8</b><br>Development provides for the removal of all weed and<br>invasive species and implement on-going measures to<br>ensure that weeds and invasive species do not reinfest<br>the site and nearby premises. | AO8<br>Weed and invasive species detected on a<br>development site are removed in accordance<br>with a management plan prepared by an<br>appropriately qualified person.                        | <b>R8 Will Comply</b><br>Weeds will be appropriately treated at the time of<br>Operational Works. It is anticipated that Council will<br>condition any specific requirements. |
| <b>PO9</b><br>The landscape design enhances personal safety and reduces the potential for crime and vandalism.   | AO9<br>No acceptable outcomes are specified.<br>Note - Planning scheme policy SC6.3 – Crime<br>prevention through environmental design<br>(CPTED) provides guidance on meeting this<br>outcome. | <b>R9 Will Comply</b><br>The development will be appropriately landscaped<br>with details to be confirmed in at the Operational<br>Works stage.                               |
| <b>PO10</b><br>The location and type of plant species does not<br>adversely affect the function and accessibility of<br>services and facilities and service areas.   | AO10<br>Species are selected in accordance with Planning<br>scheme policy SC6.7 – Landscaping.  | <b>R10 Complies</b><br>The development will be appropriately landscaped<br>with details to be confirmed in at the Operational<br>Works stage.                                 |

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

| Performance outcomes  | Acceptable outcomes  | Applicant response   |
|---|--|--|
| For self-assessable and assessable development  |  |  |
| <b>PO1</b><br>The height of all buildings and structures must be in<br>keeping with the residential character of the area.  | AO1<br>Buildings and structures are not more than 8.5 metres and<br>two storeys in height.<br>Note – Height is inclusive of the roof height. | <b>R1 Not Applicable</b><br>No buildings or structures are proposed as part of<br>the Development Application.   |
| For assessable development  |  |  |
| <b>PO2</b><br>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.  | <b>AO2</b><br>Uses identified in Table 6.2.6.3.b are not established in the<br>Low density residential zone.                                 | <b>R2 Complies</b><br>The proposed development does not seek to<br>establish land uses identified in Table 6.2.6.3.b.  |
| <ul> <li>PO3</li> <li>The setback of buildings and structures: <ul> <li>(a) maintains the amenity of adjoining lots and the residential character of the area;</li> <li>(b) achieves separation from neighbouring buildings and frontages.</li> </ul> </li> </ul>   | AO3<br>No acceptable outcomes are prescribed.  | <b>R3 Not Applicable</b><br>No buildings or structures are proposed as part of<br>the Development Application.   |
| <ul> <li>PO4</li> <li>Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds.</li> <li>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.</li> </ul> | AO4<br>No acceptable outcomes are prescribed.  | R4 Alternative Outcome (No Acceptable<br>Outcome Prescribed)<br>The development provides for the logical and<br>sequential residential expansion to the existing<br>residential estate to the north. Access to the<br>proposed development will be achieved via an<br>extension to Forest Glen Drive.<br>The site is presently vacant. |

| Performance outcomes   | Acceptable outcomes                            | Applicant response   |
|--|--|--|
| <b>PO5</b><br>Development does not adversely affect the residential<br>character and amenity of the area in terms of traffic,<br>noise, dust, odour, lighting or other physical or<br>environmental impacts. | AO5<br>No acceptable outcomes are prescribed.  | R5 Alternative Outcome (No Acceptable<br>Outcome Prescribed)<br>The proposed development is considered to<br>provide a level of residential amenity that is<br>consistent with the surrounding residential land<br>uses.   |
| PO6<br>New lots contain a minimum area of :<br>(a) 600m2 (in sewered areas);<br>(b) 1000m2 (in unsewered areas).   | AO6<br>No acceptable outcomes are prescribed.  | R6 Alternative Outcome (No Acceptable<br>Outcome Prescribed)<br>The proposed development comprises a range of<br>lot sizes between 775m2 and 2,760m2, compliant<br>with the minimum lot size of 600m2 under the<br>Low Density Residential Zone Code.<br>The proposed lot layout includes lots of<br>appropriate size and dimension to allow a<br>prospective purchaser locate a Dwelling House on<br>the lot within the limits of the Queensland<br>Development Code. |
| <b>PO7</b><br>New lots have a minimum road frontage of 15 metres.  | AO7<br>No acceptable outcomes are prescribed.  | R7 Complies  |
| <b>PO8</b><br>New lots contain a 20m x 15m rectangle.  | AO10<br>No acceptable outcomes are prescribed. | R8 Complies  |

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

| Performance outcomes   | Acceptable outcomes   | Applicant response   |
|--|---|--|
| For self-assessable and assessable development   |   |  |
| <b>PO1</b><br>Building and structures complement the height of surrounding development | AO1<br>Buildings and structures are not more than 8.5 metres in<br>height, except where included in the Industry zone where<br>buildings and structures are not more than 10 metres in<br>height. | <b>R1 Will Comply</b><br>Buildings and structures details will be confirmed<br>at the Operational Works stage of the<br>development. |

| Performance outcomes   | Acceptable outcomes   | Applicant response   |
|--|---|--|
| For assessable development   |   |  |
| Development in the Mossman local plan area generally   |   |  |
| <b>PO1</b><br>Development retains and enhances key landscape<br>elements including character trees and areas of<br>significant vegetation contributing to the character and<br>quality of the local plan area and significant views and<br>vistas and other landmarks important to the context of<br>Mossman (as identified on the Mossman Townscape<br>Plan map contained in Schedule 2). | <ul> <li>AO1.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: <ul> <li>(a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent;</li> <li>(b) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek;</li> <li>(c) the avenue of planting in the town centre in Front Street;</li> <li>(d) the Raintrees in Foxton Avenue;</li> <li>(e) the trees on the eastern side of the Mossman River;</li> </ul></li></ul> | <b>R1.1 - 1.3 Not Applicable</b><br>Trees and character vegetation are not proposed<br>as part of the development. Views, vistas and<br>landmarks are not intruded upon. |

| Performance outcomes   | Acceptable outcomes  | Applicant response   |
|--|--|--|
|  | <ul> <li>(f) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive;</li> <li>(g) Mossman sugar mill site.</li> <li>A01.2 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: <ul> <li>(a) Mount Demi (Manjal Dimbi);</li> <li>(b) Mossman Bluff;</li> <li>(c) Mount Beaufort;</li> <li>(d) Shannonvale Valley.</li> </ul> A01.3 Important landmarks, memorials and monuments are retained, including, but not limited to: <ul> <li>(a) the cane tram line running east west through the town at Mill Street;</li> <li>(b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxton Avenue and Junction Road </li> </ul></li></ul> |  |
| <b>PO2</b><br>Development contributes to the protection,<br>reinforcement and where necessary enhancement of<br>gateways and key intersections identified on the<br>Mossman local plan maps contained in Schedule 2. | AO2<br>Development adjacent to the gateways and key<br>intersections as identified on the Mossman local plan maps<br>contained in Schedule 2 incorporates architectural features<br>and landscaping treatments and design elements that<br>enhance the sense of arrival and way finding within the<br>town.  | <b>R2 Not Applicable</b><br>The development is not adjacent to gateways<br>and/or key intersections.                 |
| <b>PO3</b><br>Landscaping of development sites complements the existing tropical character of Mossman.   | <b>AO3</b><br>Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.   | <b>R3 Will Comply</b><br>Landscaping details will be confirmed at the<br>Operational Works stage of the development. |
| P04  | A04  | R4 Not Applicable  |

| Performance outcomes  | Acceptable outcomes   | Applicant response  |
|---|---|---|
| Development does not compromise the safety and efficiency of the State-controlled Road network. | Direct access is not provided to a State-controlled Road<br>where legal and practical access from another road is<br>available. | The development does not have direct access to a State-controlled Road. |

| Performance outcomes  | Acceptable outcomes  | Applicant response  |
|---|--|---|
| For assessable development  |  |   |
| Additional requirements for Precinct 2 – Foxton Avenue p  | recinct  |   |
| <b>PO5</b><br>Development takes into account the opportunities and constraints with particular attention paid to flooding and vegetation.   | AO5<br>Buildings and structures are located outside areas subject<br>to flooding. Development is undertaken in accordance with<br>the recommendations of a Drainage/Flood Study which<br>outlines the necessary improvements to be undertaken on<br>the site to make it suitable for development and avoid<br>impacts on adjoining land. | <b>R5 Not Applicable</b><br>The development is not in Precinct 2. |
| <b>PO6</b><br>Development is adequately separated from and protects<br>the existing cane railway track along the southern<br>boundary of the land.  | <ul> <li>PO6.1</li> <li>Buildings and structures are setback a minimum of 10 metres from the cane railway.</li> <li>PO6.2</li> <li>Pedestrian access to the cane railway is restricted.</li> </ul>   | <b>R6 Not Applicable</b><br>The development is not in Precinct 2. |
| Additional requirements for Precinct 3 – Junction Road res  | sidential precinct   |   |
| <b>PO7</b><br>Land within the Junction Road residential precinct is<br>developed taking into account of the opportunities and<br>constraints with particular attention paid to flooding<br>and vegetation. Any form of urban development is to be<br>free from flood inundation and will not impact on<br>current drainage regimes. | <b>A07</b><br>Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for residential development and avoid impacts on adjoining land.   | <b>R7 Not Applicable</b><br>The development is not in Precinct 3. |

| Performance outcomes   | Acceptable outcomes   | Applicant response   |
|--|---|--|
| <b>PO8</b><br>Development in the form of lot reconfiguration consists<br>of lot sizes and shapes that match the character and<br>configuration of surrounding lots.  | <ul><li>AO8.1</li><li>Lots have a minimum area of 800m2.</li><li>AO8.2</li><li>Lots have a minimum frontage of 20m.</li></ul>   | <b>R8 Not Applicable</b><br>The development is not in Precinct 3.  |
| <b>PO9</b><br>Development on the site does not impact on the<br>environmental values of the North Mossman River, with<br>any land dedication along the creek provided with<br>access to, at minimum, a partial esplanade road<br>frontage. | <ul> <li>AO9.1</li> <li>Subject to any greater width requirement as a consequence of the studies required to satisfy AO8, a minimum riparian width of 30 metres is dedicated as open space along the frontage to the Mossman River.</li> <li>AO9.2</li> <li>Practical road access is available to the minimum riparian width of 30 metres along the frontage to the Mossman River.</li> </ul> | <b>R9 Not Applicable</b><br>The development is not in Precinct 3.  |
| Additional requirements for Precinct 4 – Junction Road inc   | lustry precinct   |  |
| <b>PO10</b><br>Residential areas on the western side of Junction Road<br>are protected from any industrial use, including<br>industrial lot reconfiguration, by a dense screen of<br>vegetation.   | <ul> <li>AO10.1</li> <li>A dense screen of vegetation of at least 10 metres depth separates any industrial use, including any lot reconfiguration, along the full frontage of Junction Road except where road access is required.</li> <li>AO10.2</li> <li>No individual lots will have direct access to Junction Road across the 10 metre dense screen of vegetation.</li> </ul>             | <b>R10 Not Applicable</b><br>The development is not in Precinct 4. |
| Additional requirements for Precinct 5 – Town Centre precinct  |   |  |
| <b>PO11</b><br>Buildings in the precinct are designed and sited to<br>complement the existing distinctive and cohesive<br>character of the retail and business area, including:  | AO11<br>With respect to Front Street, Foxton Avenue, Mill Street<br>and Johnston Road, development incorporates buildings<br>that front the street designed with non-transparent<br>awnings that:   | <b>R11 Not Applicable</b><br>The development is not in Precinct 5. |

| Performance outcomes   | Acceptable outcomes   | Applicant response  |
|--|---|---|
| <ul> <li>(a) buildings built to the frontage to reinforce the existing built-form character;</li> <li>(b) buildings that address the street;</li> <li>(c) development that incorporates awnings and verandahs providing weather protection for pedestrians.</li> </ul> | <ul> <li>(a) provide for pedestrian shelter that are consistent with the character and setting of the town centre;</li> <li>(b) are a minimum of 3.2 metres and a maximum of 3.5 metres above the finished footpath level;</li> <li>(c) extend and cover the adjoining footpath with a 1.5 metre setback to the kerb;</li> <li>(d) are continuous across the frontage of the site;</li> <li>(e) are cantilevered from the main building and where posts are used, posts are non-load bearing;</li> <li>(f) include under awning lighting</li> </ul>   |   |
| P012<br>Development in the precinct contributes positively to<br>the character of the town and is complementary in scale<br>to surrounding development.  | <ul> <li>AO12</li> <li>Development incorporates the following design features: <ul> <li>(a) built up to the front' alignment addressing the street frontage and continuing the scale of the existing built form and where necessary providing car parking spaces at the rear of the site;*</li> <li>(b) appropriate built form and roofing material;</li> <li>(c) appropriate fenestration in combination with roof form;</li> <li>(d) appropriate window openings, screens or eaves shading 80% of window openings;</li> <li>(e) minimum of 700mm eaves;</li> <li>(f) orientation of the building to address the street/s;</li> <li>(g) sheltered pedestrian access by enclosed covered common area walkway of 1.5 metres in width from the car park area/s to the development;</li> <li>(h) ground level façades facing streets consist of windows, wall openings or shop fronts;</li> <li>(i) vertical architectural elements a minimum of 3 metres along the length of the ground level façade;</li> <li>(j) inclusion of windows and balconies on the upper levels facing the street façade;</li> <li>(j) provision of lattice, battens or privacy screens;</li> </ul> </li> </ul> | R12 Not Applicable<br>The development is not in Precinct 5. |

| Performance outcomes  | Acceptable outcomes  | Applicant response   |
|---|--|--|
|   | <ul> <li>(k) the overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres;</li> <li>(I) Any air conditioning plant is screened from the street frontage and public view by use of architectural features.</li> <li>*Note - access to car parking must not adversely impact on 'built up to the front' alignment continuity.</li> </ul> |  |
| <ul> <li>PO13</li> <li>Site coverage of all buildings: <ul> <li>(a) does not result in a built form that is bulky or visually intrusive to the streetscape;</li> <li>(b) respects the individual character of the town centre.</li> </ul> </li> </ul>   | AO13<br>Site cover does not exceed 60%.  | <b>R13 Not Applicable</b><br>The development is not in Precinct 5. |
| <ul> <li>PO14</li> <li>Side and rear setbacks: <ul> <li>(a) are appropriate for the scale of the development and the character of the town centre;</li> <li>(b) provide adequate daylight for habitable rooms on adjoining sites;</li> <li>(c) adequate separation between residential and non-residential uses.</li> </ul> </li> </ul> | <ul> <li>AO14.1</li> <li>For side boundary setbacks, no acceptable measures are specified.</li> <li>AO14.2</li> <li>Buildings are setback a minimum of 6 metres from rear boundaries.</li> <li>Note: Building code requirements must be satisfied.</li> </ul>  | <b>R14 Not Applicable</b><br>The development is not in Precinct 5. |
| <b>PO15</b><br>Development in the precinct is predominantly retail or<br>office based in nature or has a service delivery function.   | AO15<br>Development at street level is limited to retail, office or<br>restaurant/cafe based activities or personal services, with<br>residential development limited to minor ancillary<br>residential uses or to tourist accommodation located above<br>ground level, or to the rear of the site at ground level.  | <b>R15 Not Applicable</b><br>The development is not in Precinct 5. |

| Performance outcomes   | Acceptable outcomes                            | Applicant response  |
|--|--|---|
| Additional requirements for Precinct 6 – Front Street prec   | inct   |   |
| <ul> <li>PO16</li> <li>Vehicular access is limited to:</li> <li>(a) the existing access from Front Street opposite the Harper Street intersection;</li> <li>(b) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.</li> </ul> | AO16<br>No acceptable outcomes are prescribed. | <b>R16 Not Applicable</b><br>The development is not in Precinct 6.  |
| <b>PO17</b><br>Any expansion complements the existing development<br>in scale, height, roof alignment and colour.  | AO17<br>No acceptable outcomes are prescribed. | <b>R17 Not Applicable</b><br>The development is not in Precinct 6.  |
| <b>PO18</b><br>Any expansion is integrated with existing development<br>such that the final development functions as one<br>shopping/commercial development.   | AO18<br>No acceptable outcomes are prescribed. | <b>R18 Not Applicable</b><br>The development is not in Precinct 6.  |
| <b>PO19</b><br>Any expansion takes into account adjacent residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.  | AO19<br>No acceptable outcomes are prescribed. | <b>R19 Not Applicable</b><br>The development is not in Precinct 6.  |
| Additional requirements for Precinct 7 – Emerging Community precinct   |  |   |
| <b>PO20</b><br>Development provides road connections, pedestrian<br>and cycling links and open space to establish integrated,<br>connected communities with adjoining land.  | AO20<br>No acceptable outcomes are prescribed. | R20 Alternative Outcome (No Acceptable<br>Outcome is Provided)<br>The development will provide an integrated<br>network for vehicles, cyclists and pedestrians,<br>and incorporates open space to ensure a<br>connected community. The design details will be<br>realised as part of the Operational Works stage<br>of the development. |

| Performance outcomes  | Acceptable outcomes  | Applicant response   |
|---|--|--|
| Additional requirements for Precinct 8 – Mossman South  | industry   |  |
| <b>PO21</b><br>Low impact industry uses are the predominant form of industry.   | AO21<br>Development for industrial purposes consists of service<br>industry or low impact industry uses.   | <b>R21 Not Applicable</b><br>The development is not in Precinct 8. |
| <b>PO22</b><br>No uses that compete with the commercial and retail<br>primacy of the Mossman town centre are established. | <ul> <li>AO22</li> <li>Office or retail uses: <ul> <li>(a) are ancillary to an industrial use; or</li> <li>(b) directly service the needs of the surrounding industrial precinct;</li> <li>(c) do not rely on passing trade from Alchera Drive.</li> </ul> </li> </ul> | <b>R22 Not Applicable</b><br>The development is not in Precinct 8. |
| <b>PO23</b><br>Development protects the amenity of adjacent and nearby residential land uses.                             | AO23<br>No acceptable outcomes are prescribed.   | <b>R23 Not Applicable</b><br>The development is not in Precinct 8. |
| Additional requirements for Precinct 9 – Mossman Gorge Community  |  |  |
| <b>PO24</b><br>No uses that compete with commercial and retail activities in Mossman town centre are established.         | AO24<br>No acceptable outcomes are prescribed.   | <b>R24 Not Applicable</b><br>The development is not in Precinct 9. |

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

| Performance outcomes  | Acceptable outcomes   | Applicant response  |  |
|---|---|---|--|
| Protection of matters of environmental significance   |   |   |  |
| <b>PO1</b><br>Development protects matters of environmental significance.   | <b>A01.1</b><br>Development avoids significant impact on the relevant environmental values.   | <b>R1 Complies</b><br>The lots and relevant building envelopes will be<br>designed to avoid the removal of relevant<br>vegetation and impact on the creek environs. |  |
|   | or  |   |  |
|   | <b>AO1.2</b><br>A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.  |   |  |
|   | or  |   |  |
|   | AO1.3<br>Development is located, designed and operated to mitigate<br>significant impacts on environmental values. For example, a<br>report certified by an appropriately qualified person<br>demonstrating to the satisfaction of the assessment<br>manager, how the proposed development mitigates<br>impacts, including on water quality, hydrology and<br>biological processes. |   |  |
| <b>PO2</b><br>Development is located, designed and constructed to<br>avoid significant impacts on matters of environmental<br>significance. | <ul> <li>AO2</li> <li>The design and layout of development minimises adverse impacts on ecologically important areas by:</li> <li>(a) focusing development in cleared areas to protect existing habitat;</li> </ul>   | <b>R2 Complies</b><br>The lots and relevant building envelopes will be<br>designed to avoid the removal of relevant<br>vegetation and impact on the creek environs. |  |

| Performance outcomes  | Acceptable outcomes  | Applicant response  |
|---|--|---|
|   | <ul> <li>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</li> <li>(c) aligning new property boundaries to maintain ecologically important areas;</li> <li>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</li> <li>(e) ensuring that significant fauna habitats are protected in their environmental context; and</li> <li>(f) incorporating measures that allow for the safe movement of fauna through the site.</li> </ul> |   |
| <b>PO3</b><br>An adequate buffer to areas of state environmental significance is provided and maintained. | <ul> <li>AO3.1</li> <li>A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:</li> <li>(a) 100 metres where the area is located outside Urban areas; or</li> <li>(b) 50 metres where the area is located within a Urban areas.</li> </ul>   | <b>R3.1 Not Applicable</b><br>The site is not in a wetland protection area.   |
|   | <b>AO3.2</b><br>A buffer for an area of state environmental significance is<br>applied and maintained, the width of which is supported by<br>an evaluation of environmental values, including the<br>function and threats to matters of environmental<br>significance.   | <b>R3.2</b><br>The lots and relevant building envelopes will be<br>designed to avoid the removal of relevant<br>vegetation and impact on the creek environs. The<br>existing trees aligning the creek at the southern<br>boundary of the site will remain and provide a<br>natural buffer to the creek. |
| <b>PO4</b><br>Wetland and wetland buffer areas are maintained,<br>protected and restored.                 | AO4.1<br>Native vegetation within wetlands and wetland buffer<br>areas is retained.  | <b>R4.1 Complies</b><br>The lots and relevant building envelopes will be<br>designed to avoid the removal of relevant   |

| Performance outcomes  | Acceptable outcomes  | Applicant response   |
|---|--|--|
|   |  | vegetation and impact on the creek environs. The<br>existing trees aligning the creek at the southern<br>boundary of the site will remain and provide a<br>natural buffer to the creek.                |
|   | <b>AO4.2</b><br>Degraded sections of wetlands and wetland buffer areas<br>are revegetated with endemic native plants in patterns and<br>densities which emulate the relevant regional ecosystem.   | R4.2 Not Applicable  |
| <b>PO5</b><br>Development avoids the introduction of non-native pest<br>species (plant or animal), that pose a risk to ecological<br>integrity. | <b>AO5.1</b><br>Development avoids the introduction of non-native pest species.  | <b>R5.1 Will Comply</b><br>The development will include a Landscape Plan<br>that will identify appropriate planting species as<br>part of the Operational Works stage of the<br>application.           |
|   | <b>AO5.2</b><br>The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.  | <b>R5.1 Will Comply</b><br>The development will ensure appropriate pest<br>management practices are incorporated via a<br>Landscape Plan as part of the Operational Works<br>stage of the application. |
| Ecological connectivity   |  |  |
| PO6<br>Development protects and enhances ecological<br>connectivity and/or habitat extent.  | <ul> <li>AO6.1</li> <li>Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.</li> <li>and</li> <li>AO6.2</li> <li>Development within an ecological corridor rehabilitates native vegetation.</li> </ul> | <b>R6.1 – 6.3 Complies</b><br>The development does not propose to remove<br>any native vegetation.   |

| Performance outcomes  | Acceptable outcomes  | Applicant response   |
|---|--|--|
|   | and<br>AO6.3<br>Development within a conservation corridor mitigates<br>adverse impacts on native fauna, feeding, nesting, breeding<br>and roosting sites and native fauna movements.  |  |
| <b>PO7</b><br>Development minimises disturbance to matters of state<br>environmental significance (including existing ecological<br>corridors).   | AO7.1<br>Development avoids shading of vegetation by setting back<br>buildings by a distance equivalent to the height of the<br>native vegetation.<br>and  | <b>R7.1 Complies</b><br>The lots and relevant building envelopes will be<br>designed to avoid the removal of relevant<br>vegetation and impact on the creek environs.  |
|   | AO7.2<br>Development does not encroach within 10 metres of<br>existing riparian vegetation and watercourses.   | <b>R7.2 Complies</b><br>The lots and relevant building envelopes will be<br>designed accordingly.  |
| Waterways in a non-urban area   |  |  |
| PO8         Development is set back from waterways to protect and maintain:         (a) water quality;         (b) hydrological functions;         (c) ecological processes;         (d) biodiversity values;         (e) riparian and in-stream habitat values and connectivity;         (f) in-stream migration | <ul> <li>AO8.1</li> <li>Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;</li> <li>or</li> <li>AO8.2</li> <li>Development does not occur on the part of the site affected by the waterway corridor.</li> </ul> | <ul> <li><b>R8.1 Not Applicable</b></li> <li>The waterway is not within an easement or reserve.</li> <li><b>R8.2</b></li> <li>The lots and relevant building envelopes will be designed to avoid the removal of relevant vegetation and impact on the creek environs.</li> </ul> |
| Waterways in a non-urban area   |  |  |

| Performance outcomes  | Acceptable outcomes  | Applicant response   |
|---|--|--|
| PO9Development is set back from waterways to protect and<br>maintain:(a)water quality;(b)hydrological functions;(c)ecological processes;(d)biodiversity values;(e)riparian and in-stream habitat values and<br>connectivity;(f)in-stream migration. | AO9<br>Development does not occur on that part of the site<br>affected by a waterway corridor. | <b>R9 Not Applicable</b><br>The site is not in a non-urban area. |

# Table 8.2.9.20a – Potential landslide hazard overlay code – assessable development

| Performance outcomes   | Acceptable outcomes  | Applicant response  |
|--|--|---|
| For self-assessable and assessable development   |  |   |
| <ul> <li>PO1</li> <li>The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through:</li> <li>(a) building design;</li> <li>(b) increased slope;</li> <li>(c) remeval of uppetting.</li> </ul> | AO1.1<br>Development is located on that part of the site not affected<br>by the Potential landslide hazard overlay.<br>or<br>AO1.2   | R1.1 Complies<br>The development includes a 20 metre non-<br>developable area at the relevant western<br>interface. |
| <ul> <li>(d) stability of soil;</li> <li>(e) earthworks;</li> <li>(f) alteration of existing ground water or surface water paths;</li> <li>(g) waste disposal areas.</li> </ul>  | Development is on an existing stable, benched site and requires no further earthworks or   |   |
|  | <ul> <li>AO1.3</li> <li>A competent person certifies that:</li> <li>(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;</li> </ul> |   |
|  | <ul> <li>(b) development of the site will not increase the risk of<br/>landslide hazard activity on other land, including<br/>land above the site;</li> <li>(c) the site is not subject to the risk of landslide activity<br/>on other land:</li> </ul>                          |   |
|  | <ul> <li>(d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;</li> <li>(e) development does not concentrate existing ground water and surface water paths;</li> </ul>                         |   |

| Performance outcomes  | Acceptable outcomes  | Applicant response   |
|---|--|--|
|   | (f) development does not incorporate on-site waste water disposal.   |  |
|   | Note – Planning scheme policy SC6.9 – Natural hazards<br>provides guidance on preparing a site specific geo-technical<br>assessment.<br>Note – Development may alter the conditions of ground<br>water and surface water paths in accordance with a site-<br>specific geotechnical report, but should ensure that its final<br>disbursement is as-per pre-developed conditions.<br>Consideration for location, velocity, volume and quality<br>should be given   |  |
| <b>PO2</b><br>The siting and design of necessary retaining structures<br>does not cause an adverse visual impact on landscape<br>character or scenic amenity quality of the area.   | <ul> <li>AO2</li> <li>Excavation or fill: <ul> <li>(a) is not more than 1.2 metres in height for each batter or retaining wall;</li> <li>(b) is setback a minimum of 2 metres from property boundaries;</li> <li>(c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping;</li> <li>(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.</li> </ul> </li> </ul> | <b>R2 Will comply</b><br>The development will comply with the relevant<br>requirements as part of the operational works<br>stage of the application. |
| Additional requirements for Community infrastructure  |  |  |
| <ul> <li>PO3</li> <li>Development for community infrastructure: <ul> <li>(a) is not at risk from the potential landslide hazard areas;</li> </ul> </li> <li>(b) will function without impediment from a landslide;</li> </ul> | <b>AO3</b><br>Development is designed in accordance with the<br>recommendations of a site-specific geotechnical<br>assessment which makes reference to the community<br>infrastructure and its needs and function.   | <b>R3 Will comply</b><br>The development will comply with the relevant<br>requirements as part of the operational works<br>stage of the application. |

| Perfo      | rmance outcomes  | Acceptable outcomes   | Applicant response |
|------------|--|---|--------------------|
| (c)<br>(d) | provides access to the infrastructure without<br>impediment from the effects of a landslide;<br>does not contribute to an elevated risk of a<br>landslide to adjoining properties. | Note - A site specific geotechnical assessment will detail<br>requirements that will address the Acceptable Outcomes of<br>this Performance Outcome. Planning scheme policy SC6.9 –<br>Natural hazards provides guidance on preparing a site<br>specific geotechnical assessment. |                    |

### Table 9.4.7.3.a – Reconfiguring a Lot Code

| Performance criteria   | Acceptable solutions   | Applicant response  |
|--|--|---|
| General Lot and Design Standards   |  |   |
| <b>PO1</b><br>Lots comply with the lot reconfiguration outcomes of<br>the applicable Zone code in Part 5.              | A1.1<br>No acceptable outcomes are prescribed.   | R1 Alternative Outcome (no Acceptable Outcome<br>Provided)The proposed development provides for lots ranging<br>from 775m2 to 3,865m2.The proposed lot layout includes lots of appropriate<br>size and dimension to allow a prospective purchaser<br>locate a Dwelling House on the lot within the limits<br>of the Queensland Development Code.The proposed layout responsibly recognises and<br>compliments the prevailing residential character,<br>particularly with regard to Stages 1, 2 & 3 of<br>Shepherds Valley Estate (to the east). |
| <b>PO2</b><br>New lots are generally rectangular in shape with<br>functional areas for land uses intended by the zone. | AO2<br>Boundary angles are not less than 45 degrees.   | <b>R2 Complies</b><br>The proposed lots are all regular shaped and exceed<br>the minimum 45 degrees.  |
| <b>PO3</b><br>Lots have legal and practical access to a public road.   | AO3<br>Each lot is provided with:<br>(a) direct access to a gazetted road reserve; or<br>(b) access to a gazetted road via a formal access<br>arrangement registered on the title. | <b>R3 Complies</b><br>Direct gazetted road access is afforded to each lot.  |
| <b>PO4</b><br>Development responds appropriately to its local context, natural systems and site features.              | AO4<br>Existing site features such as:<br>(a) significant vegetation and trees;<br>(b) waterways and drainage paths;   | <b>R4 Able to Comply</b><br>The proposed development does not result in the<br>disturbance of existing natural systems or features.   |

| Performance criteria  | Acceptable solutions   | Applicant response   |
|---|--|--|
|   | (c) vistas and vantage points are retained and/or<br>are incorporated into open space, road reserves,<br>near to lot boundaries or as common property.   | The lots will be designed to not encroach on the vegetation aligning the creek on the southern boundary.   |
| <b>PO5</b><br>New lots which have the capability of being further<br>reconfigured into smaller lots at a later date are<br>designed to not compromise ultimate development<br>outcomes permitted in the relevant zone.  | AO5<br>The ability to further reconfigure land at a later<br>date is demonstrated by submitting a concept<br>plan that meets the planning scheme<br>requirements for the applicable Zone.  | <b>R5 Complies</b><br>The proposed development includes a balance<br>parcel, which is intended for development at a later<br>stage, subject to Council approval. |
| <ul> <li>PO6</li> <li>Where existing buildings or structures are to be retained, development results in: <ul> <li>(a) boundaries that offer regular lot shapes and usable spaces;</li> <li>(b) existing improvements complying with current building and amenity standards in relation to boundary setbacks.</li> </ul> </li> <li>Note - This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.</li> </ul> | AO6<br>Development ensures setbacks between existing<br>buildings or structures and proposed boundaries<br>satisfy relevant building standards or zone code<br>requirements, whichever is the greater.   | R6 Not Applicable  |
| <ul> <li>PO7</li> <li>Where rear lots are proposed, development: <ul> <li>(a) provides a high standard of amenity for residents and other users of the site and adjoining properties;</li> <li>(b) positively contributes to the character of adjoining properties and the area;</li> <li>(c) does not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul> </li> </ul>   | <ul> <li>AO7.1</li> <li>Where rear lots are to be established: <ul> <li>(a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles;</li> <li>(b) no more than 6 lots directly adjoin the rear lot;</li> <li>(c) no more than one rear lot occurs behind the road frontage lot;</li> <li>(d) no more than two access strips to rear lots directly adjoin each other;</li> <li>(e) access strips are located only on one side of the road frontage lot.</li> </ul> </li> </ul> | <b>R7.1-7.3 Not Applicable</b><br>No rear lots are proposed.   |

| Performance criteria   | Acceptable solutions  | Applicant response   |
|--|---|--|
|  | <ul> <li>AO7.2</li> <li>Access strips to the rear lot have a minimum width dimension of: <ul> <li>(a) 4.0 metres in Residential Zones.</li> <li>(b) 8.0 metres in Industrial Zones category.</li> <li>(c) 5.0 metres in all other Zones.</li> </ul> </li> <li>Note - Rear lots a generally not appropriate in non- Residential or non-Rural zones.</li> <li>AO7.3 <ul> <li>Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than:</li> <li>(a) 3.0 metres in Residential Zone.</li> <li>(b) 6.0 metres in an Industrial Zone.</li> <li>(c) 3.5 metres in any other Zone.</li> </ul> </li> </ul> |  |
| Structure Plans<br>Additional requirements for:<br>(d) a site which is more than 5,000m2 in any of the Residential zones; or within these zones, and<br>(e) creates 10 or more lots; or<br>(f) involves the creation of new roads and/or public use land.<br>or<br>(g) For a material change of use involving:<br>(iv) preliminary approval to vary the effect of the planning scheme;<br>(v) establishing alternative Zones to the planning scheme.<br>Note - This part is to be read in conjunction with the other parts of the code |   |  |
| <b>PO8</b><br>A structure plan is prepared to ensure that<br>neighbourhood design, block and lot layout, street<br>network and the location and provision on any open<br>space recognises previous planning for the area and   | AO8.1<br>Neighbourhood design, lot and street layout, and<br>open space provides for, and integrates with,<br>any:<br>(a) approved structure plan;  | <b>R8.1 – R8.2 Complies</b><br>The development seeks approval for Stages 4 & 5 of<br>the Shepherd Valley Estate. The stages will reflect<br>the balance of the estate and has been designed at a<br>high level to demonstrate the intended progression |

| Performance criteria  | Acceptable solutions   | Applicant response   |
|---|--|--|
| its surroundings, and integrates appropriately into its surroundings.   | <ul> <li>(b) the surrounding pattern of existing or<br/>approved<br/>subdivision.</li> <li>Note - Planning scheme policy SC14– Structure<br/>planning provides guidance on meeting the<br/>performance outcomes.</li> <li>AO8.2</li> <li>Neighbourhood design, lot and street layouts<br/>enable future connection and integration with<br/>adjoining undeveloped land.</li> </ul>   | of the development. The overall layout<br>demonstrates the development is appropriately<br>integrated with the surrounding area and will<br>provide for a high level of vehicular and pedestrian<br>connectivity.  |
| PO9<br>Neighbourhood design results in a connected network<br>of walkable streets providing an easy choice of routes<br>within and surrounding the neighbourhood. | <ul> <li>AO9.1 Development does not establish cul-de-sac streets unless: <ul> <li>(a) cul-de-sacs are a feature of the existing pattern of development in the area;</li> <li>(b) there is a physical feature or incompatible zone change that dictates the need to use a cul- de-sac streets.</li> </ul> </li> <li>AO9.2 Where a cul-de-sac street is used, it: <ul> <li>(a) is designed to be no longer than 150 metres in length;</li> <li>(b) is designed so that the end of the cul-de-sac is visible from its entrance;</li> <li>(c) provides connections from the top of the cul- de-sac to other streets for pedestrians and cyclists, where appropriate.</li> </ul> </li> <li>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.</li> </ul> | <b>R9.1 – 9.3 Complies</b><br>The development incorporates three cu-de-sacs as part of the proposal. It is noted that there are physical features that dictate the need to use cul-de-sacs and that they are an existing feature of the Shepherd Valley Estate Stage 1, 2 & 3.<br>No cul-de-sacs are longer than 150 metres; all ends are visible from the entrance; none currently appear appropriate for pedestrian connection to other streets; and none have more than 6 lots to the turning circle. |

| Performance criteria  | Acceptable solutions  | Applicant response  |
|---|---|---|
| <b>PO10</b><br>Neighbourhood design supports diverse housing<br>choices through block sizes and lot design. In<br>developing areas, significant changes in lot size and<br>frontage occur at the rear of lots rather than on<br>opposite sides of a street.   | PO10<br>No acceptable outcomes are prescribed.  | <ul> <li>R10 - Complies</li> <li>The proposed development provides for lots ranging from 775m2 to 3865m2.</li> <li>The proposed lot layout includes lots of appropriate size and dimension to allow a prospective purchaser locate a Dwelling House on the lot within the limits of the Queensland Development Code.</li> <li>The proposed layout responsibly recognises and compliments the prevailing residential character, particularly with regard to Stages 1, 2 &amp; 3 of Shepherds Valley Estate (to the east).</li> </ul> |
| <ul> <li>PO11</li> <li>Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land.</li> <li>Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.</li> </ul> | <ul> <li>AO11.1</li> <li>New development adjoins adjacent existing or approved urban development.</li> <li>AO11.2</li> <li>New development is not established beyond the identified Local government infrastructure plan area.</li> </ul> | <b>R11.1 – R11.2 Complies</b><br>The proposed development will include the<br>construction of infrastructure identified in the Local<br>Government Infrastructure Plan. Refer to discussion<br>in the Planning Report for further detail.   |
| Urban parkland and environmental open space   |   |   |
| <b>PO12</b><br>Where appropriate development maintains and<br>enhances public access and use of natural areas,<br>rivers, dams, creeks and the foreshore.   | AO12<br>No acceptable outcomes are prescribed.  | <b>R12 Not Applicable</b><br>The site does not include urban parkland or publicly<br>accessible natural areas.  |
| <ul><li>PO13</li><li>Development provides land to:</li><li>(a) meet the recreation needs of the community;</li><li>(b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the</li></ul>  | AO13<br>No acceptable outcomes are prescribed.<br>Note - Part 4 – Priority infrastructure plan and<br>Planning scheme policy SC14 – Structure Plans   | <b>R13 Complies</b><br>The development includes a 3235m2 local reserve,<br>which is intended to soften the entry to the estate<br>and enhance residential amenity and pedestrian<br>connectivity within the estate.   |

| Performance criteria   | Acceptable solutions   | Applicant response  |  |
|--|--|---|--|
| vicinity; and adjacent to open space areas;<br>(c) provide for green corridors and linkages.   | provides guidance in providing open space and recreation land.   | Two separate drainage reserve are also proposed.  |  |
| AO14<br>Lot size, dimensions, frontage and orientation permits<br>buildings to be established that will facilitate casual<br>surveillance to urban parkland and environmental<br>open space. | <ul> <li>AO14.1<br/>Urban parkland is regular in shape.</li> <li>AO14.2<br/>At least 75% of the urban parkland's frontage is provided as road.</li> <li>AO14.3<br/>Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development.</li> <li>AO14.4<br/>Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.</li> <li>AO14.5<br/>The number of lots that back onto, or are side-orientated to the urban parkland and environmental open space is minimised.</li> </ul> | <b>R14.1 – R14.5 Complies</b><br>The design and positioning of the proposed park in is<br>appropriate to facilitate casual vehicle, pedestrian<br>and residential surveillance. |  |
| Private subdivisions (gated communities)   |  |   |  |
| <b>PO15</b><br>Private subdivisions (gated communities) do not<br>compromise the establishment of connected and<br>integrated infrastructure and open space networks.                        | <b>PO15</b><br>No acceptable outcomes are prescribed.  | <b>R15 Not Applicable</b><br>A gated community is not proposed.   |  |
| Additional requirements for reconfiguration involving the creation of public streets or roads  |  |   |  |
| <b>PO16</b><br>The function of new roads is clearly identified and legible and provides integration, safety and  | AO16<br>No acceptable outcomes are prescribed.   | R16 Alternative outcome (No Acceptable Outcome<br>Provided)   |  |

| Performance criteria   | Acceptable solutions  | Applicant response   |  |
|--|---|--|--|
| convenience for all users.   | Note - The design and construction standards are<br>set out in Planning scheme policy SC5 – FNQROC<br>Regional Development Manual, with reference to<br>the specifications set out in Sections D1 and D3. | The proposal plan details the layout and function of<br>the road network, as well as for adjoining areas of<br>the overall estate.   |  |
| <ul> <li>PO17</li> <li>Street design supports an urban form that creates walkable neighbourhoods. Street design:</li> <li>(d) is appropriate to the function(s) of the street;</li> <li>(e) meets the needs of users and gives priority to the needs of vulnerable users.</li> </ul> | AO17<br>No acceptable outcomes are prescribed.  | R17 Alternative outcome (No Acceptable Outcome<br>Provided)<br>The proposal plan details the layout and function of<br>the street design, as well as for adjoining areas of<br>the overall estate. |  |
| Public transport network   |   |  |  |
| <b>PO18</b><br>Development provides a street pattern that caters for<br>the extension of public transport routes and<br>infrastructure including safe pedestrian pick-up and<br>set-down up facilities.  | AO18<br>No acceptable outcomes are prescribed.  | R18 Alternative outcome (No Acceptable Outcome<br>Provided)<br>The development is not expected to generate the<br>demand for public transport infrastructure.                                      |  |
| Pest plants  |   |  |  |
| <b>PO19</b><br>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.   | AO19<br>Pest plants detected on a development site are<br>removed in accordance with a management plan<br>prepared by an appropriately qualified person<br>prior to earthworks commencing.                | <b>R19 Will Comply</b><br>Any present pest species may be confirmed at the<br>Operational Works stage of the development and<br>are expected to be removed from site.                              |  |
| Editor's note - This does not remove or replace all<br>land owner's obligations or responsibilities under the<br>Land Protection (Pest and Stock Route Management)<br>Act 2002.  | Note - A declaration from an appropriately<br>qualified person validates the land being free<br>from pest plants. Declared pest plants include<br>locally declared and State declared pest plants.        |  |  |
### Criteria for assessment

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

| Performance outcomes   | Acceptable outcomes   | Applicant response   |
|--|---|--|
| For assessable development   |   |  |
| <ul> <li>PO1</li> <li>Development supports the road hierarchy for the region.</li> <li>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.</li> </ul>                  | <ul> <li>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.</li> <li>AO1.2 Development does not compromise the safety and efficiency of the transport network.</li> <li>AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.</li> </ul> | <b>R1.1 – R1.3 Complies</b><br>The proposal includes an orderly extension of<br>Forest Glen Drive.   |
| <ul> <li>PO2</li> <li>Transport infrastructure is provided in an integrated and timely manner.</li> <li>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.</li> </ul> | <ul> <li>AO2         Development provides infrastructure (including improvements to existing infrastructure) in accordance with:         <ul> <li>(a) the Transport network overlay maps contained in Schedule 2;</li> <li>(b) any relevant Local Plan.</li> </ul> </li> <li>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</li> </ul>                                   | <b>R2 Complies</b><br>The proposed development will facilitate an<br>orderly extension of Forest Glen Drive which is<br>identified as a Main Road Connection in the<br>Mossman Local Plan. |
| <b>PO3</b><br>Development involving sensitive land uses within a<br>major transport corridor buffer area is located, designed  | AO3<br>No acceptable outcomes are prescribed.   | R3 Not Applicable  |

| Performance outcomes  | Acceptable outcomes  | Applicant response |
|---|--|--------------------|
| and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.  | Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.   |                    |
| <ul> <li>PO4</li> <li>Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</li> <li>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.</li> </ul> | <ul> <li>AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors.</li> <li>AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</li> <li>AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: <ul> <li>(a) the Transport network overlay maps contained in Schedule 2; and</li> <li>(b) any relevant Local Plan.</li> </ul> </li> <li>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.</li> </ul> | R4 Not Applicable  |
| <b>PO5</b><br>Development retains and enhances existing vegetation<br>between a development and a major transport corridor,<br>so as to provide screening to potential noise, dust,<br>odour and visual impacts emanating from the corridor.  | AO5<br>No acceptable outcomes are prescribed.  | R5 Not Applicable  |
| Pedestrian and cycle network  |  |                    |
| PO6   | A06.1  | R6 Not Applicable  |

| Performance outcomes  | Acceptable outcomes  | Applicant response |
|---|--|--------------------|
| Lot reconfiguration assists in the implementation of the<br>pedestrian and cycle movement network to achieve<br>safe, attractive and efficient pedestrian and cycle<br>networks | Where a lot is subject to, or adjacent to an element of the<br>pedestrian and cycle Movement network (identified on the<br>Transport network overlay maps contained in Schedule 2)<br>the specific location of this element of the pedestrian and<br>cycle network is incorporated in the design of the lot<br>layout. |                    |
|   | AO6.2<br>The element of the pedestrian and cycle network is<br>constructed in accordance with the Design Guidelines set<br>out in Sections D4 and D5 of the Planning scheme policy<br>SC6.5 – FNQROC Regional Development Manual.  |                    |

#### State Code 16: Native vegetation clearing

Table 16.1: Relevant code provisions for each type of development

| Clearing purpose   | Relevant provisions        |  |
|--|----------------------------|--|
| Material change of use and / or reconfiguring a lot and / or operational work        |                            |  |
| Public safety, relevant infrastructure activities and / or consequential development | Table 16.2 and Table 16.3  |  |
| of IPA approval  |                            |  |
| Extractive industry  | Table 16.2 and Table 16.4  |  |
| Coordinated project (agriculture)  | Table 16.2 and Table 16.5  |  |
| Coordinated project (extractive industry)  | Table 16.2 and Table 16.6  |  |
| Coordinated project (all other purposes)   | Table 16.2 and Table 16.7  |  |
| Material change of use and / or reconfiguring a lot for all other purposes           | Table 16.2 and Table 16.8  |  |
| Material change of use and / or reconfiguring a lot for which there will be no       | Table 16.9                 |  |
| clearing as a result of the material change of use or reconfiguring a lot            |                            |  |
| Material change of use and / or reconfiguring a lot for which clearing is limited to | Table 16.2 and Table 16.10 |  |
| clearing that could be done as exempt clearing work for the purpose of the           |                            |  |
| development prior to the material change of use or reconfiguring a lot application   |                            |  |
| being approved   |                            |  |
| Operational work   |                            |  |
| Necessary environmental clearing   | Table 16.2 and Table 16.11 |  |
| Control non-native plants or declared pests  | Table 16.2 and Table 16.12 |  |
| Encroachment   | Table 16.2 and Table 16.13 |  |
| Fodder harvesting  | Table 16.2 and Table 16.14 |  |
| Managing thickened vegetation  | Table 16.2 and Table 16.15 |  |

## Table 16.9: Material change of use and / or reconfiguring a lot for which there will be no clearing as a result of the material change of use or reconfiguring a lot.

| Performance outcome   | Acceptable outcome                   | Applicant response                                    |
|---|--------------------------------------|---|
| PO93  | PO93                                 | R93 Alternative Outcome (No Acceptable                |
| Clearing as a result of a material change of use or         | No acceptable outcome is prescribed. | Outcome is Provided)                                  |
| clearing as a result of reconfiguring a lot does not occur. |                                      | There will be no clearing as part of the development, |
|   |                                      | including at the material change of use stage.        |

## Planning Regulation 2017 – Schedule 12A

# Schedule 12A – Assessment benchmarks for particular reconfiguring a lot

| Assessment Benchmark   | Applicant response  |
|--|---|
| 4. Connectivity  |   |
| The reconfiguration provides connectivity for pedestrians by—  | Complies  |
| (a) ensuring that any roads constructed or extended in association with the reconfiguration are connected in a grid-like pattern that is responsive to topography and other physical constraints; and                              | The proposal ensures all roads and footpaths<br>are connected in a grid-like pattern wherever<br>possible and are responsive to the |
| (b) ensuring that, to the extent topography and other physical constraints reasonably permit, any roads constructed or extended in association with the reconfiguration, or footpaths provided in relation to the reconfiguration— | topography. The roads and footpaths can be<br>connected to the surrounding network.   |
| (i) connect to roads and footpaths in surrounding areas; or  |   |
| (ii) allow for connection to future roads and footpaths in surrounding areas.  |   |
| 5. Maximum length of particular blocks   |   |
| (1) The reconfiguration provides for convenient pedestrian movement by ensuring the length of each boundary of a block for the reconfiguration does not exceed the lesser of —   | <b>Complies</b><br>The proposal ensures that the boundary   |
| (a) a maximum length for a boundary of a block stated in a local assessment benchmark for the reconfiguration; or  | length of particular blocks do not exceed local   |
| (b) 250m.  |   |
| (2) Subsection (1) does not apply in relation to a block for the reconfiguration that the development application for the reconfiguration states will be subdivided as part of a future stage of development.                      |   |
| 6. Street trees  |   |
| The reconfiguration provides shade for comfortable walking by—   | Will Comply<br>Streat trace will be incorporated in the   |
| (a) if a local assessment benchmark for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road—complying with the local assessment benchmark; or   | construction of the new road. Landscaping<br>details will be confirmed at the Operational   |
| (b) otherwise—ensuring at least 1 tree is planted per 15m on each side of a new road.  | works stage of the development.   |
| 7. Footpaths   | 1   |

| Assessment Benchmark   | Applicant response   |
|--|--|
| The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring—   | Will Comply<br>Exact footpath details will be confirmed at the   |
| <ul> <li>(a) for a new road used mainly for providing direct access to a created lot—a footpath is constructed—</li> <li>(i) if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road—on both sides of the road; or</li> </ul>  | Operational Works stage of the development.  |
| (ii) otherwise—on at least 1 side of the new road; or  |  |
| (b) for another new road—a footpath is constructed on both sides of the road.  |  |
| 8. Parks and other areas of open space   |  |
| <ul> <li>(1) The reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public.</li> <li>(2) In this section—</li> </ul> | Will Comply<br>The development incorporates a local park on<br>the northern side of the new road entering<br>the estate. The park will comprise a total area<br>of 3235m2.           |
| "park" includes—<br>(a) an existing park; and<br>(b) a park, to be provided under a development approval, if development of the park has started; and<br>(c) land identified as a park in a local planning instrument; and<br>(d) land identified in an LGIP for public park infrastructure.   | This will soften the entry to the estate as well<br>as serve as a local park. Further landscaping<br>details will be confirmed at the Operational<br>Works stage of the development. |
|  |  |