



# DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Gordon Rasmussen
Contact name (only applicable for companies)	As above
Postal address (P.O. Box or street address)	PO Box 222
Suburb	Mt Molloy
State	Queensland
Postcode	4871
Country	Australia
Contact number	0429941218
Email address (non-mandatory)	gwrassy@gmail.com
Mobile number (non-mandatory)	0429941218
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application <input checked="" type="checkbox"/> No – proceed to 3)	

## PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

Street address AND lot on plan (all lots must be listed), **or**

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			<b>Rasmussen Road</b>	<b>Julatten</b>
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	<b>4871</b>	<b>264</b>	<b>Lot 264 DA430</b>	<b>Mareeba Shire Council</b>
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

Additional premises are relevant to this development application and their details have been attached in a schedule to this application

**Not required**

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

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

Name of water body, watercourse or aquifer:	<b>Bushy Creek/Rifle Creek</b>
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?  
*Note – Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.*

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

No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

Material change of use       Reconfiguring a lot       Operational work       Building work

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

Development permit       Preliminary approval       Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment       Impact assessment *(requires public notification)*

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

Reconfiguration 1 Lot into 3 Lots

e) Relevant plans  
*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

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

Material change of use       Reconfiguring a lot       Operational work       Building work

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

Development permit       Preliminary approval       Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment       Impact assessment *(requires public notification)*

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

e) Relevant plans  
*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application  
**X Not required**

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use  Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot **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 units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

<input type="checkbox"/> Yes		
<input type="checkbox"/> No		

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?

**One**

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

<b>X Subdivision (complete 10))</b>	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction 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:
				<b>RURAL</b>
Number of lots created				<b>3 (two new)</b>

10.2) Will the subdivision be staged?

<input type="checkbox"/> Yes – provide additional details below
<b>X No</b>
How many stages will the works include?
What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### 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?

- |  |                                     |  |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work                     | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure  |
| <input type="checkbox"/> Drainage work                 | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping                   | <input type="checkbox"/> Signage    | <input type="checkbox"/> Clearing vegetation   |
| <input type="checkbox"/> 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 lots: \_\_\_\_\_
- No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$ \_\_\_\_\_

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

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
- Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

## PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017

**X 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 Regulation 2017:

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- 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 – construction of new levees or modification of existing 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 have been devolved to local government*)
- Local heritage places

<b>Matters requiring referral to the chief executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Electricity infrastructure
<b>Matters requiring referral to:</b> <ul style="list-style-type: none"> <li>• The <b>Chief executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Oil and gas infrastructure
<b>Matters requiring referral to the Brisbane City Council:</b> <input type="checkbox"/> Brisbane core port land
<b>Matters requiring referral to the Minister under the <i>Transport Infrastructure Act 1994</i>:</b> <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
<b>Matters requiring referral to the relevant port operator:</b> <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
<b>Matters requiring referral to the Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Land within limits of another port (below high-water mark)
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
<b>Matters requiring referral to the Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works marina ( <i>more than six vessel berths</i> )

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

Yes – referral response(s) received and listed below are attached to this development application  
 No Not Applicable

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 the development application the subject of this form, or include details in a schedule to this development application (*if applicable*).

## PART 6 – INFORMATION REQUEST

**19) Information request under Part 3 of the DA Rules**

**I agree to receive an information request if determined necessary for this development application**  
 I do not agree to accept an information request for this development application

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the DA Forms Guide.

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

Yes – provide details below or include details in a schedule to this development application  
**X No**

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

Yes – a copy of the receipted QLeave form is attached to this development application  
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid  
**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
\$		

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**

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

Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.	

**Hazardous chemical facilities**

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

Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application  
**X No**

*Note: See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.*



### Clearing native vegetation

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

Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

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

### Environmental offsets

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

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

*Note: The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.*

### Koala conservation

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

Yes

No

*Note: See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.*

### Water resources

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

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

No

*Note: Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.*

*DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:*

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### Waterway barrier works

23.7) Does this application involve waterway barrier works?

Yes – the relevant template is completed and attached to this development application

No

*DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.*

### Marine activities

23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

*Note: See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.*

**Quarry materials from a watercourse or lake**

23 9) Does this development application involve the removal of quarry materials from a watercourse or lake under the *Water Act 2000*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

**X No**

*Note: Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.*

**Quarry materials from land under tidal waters**

23 10) Does this development application involve the removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

**X No**

*Note: Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.*

**Referable dams**

23 11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

**X No**

*Note: See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.*

**Tidal work or development within a coastal management district**

23 12) Does this development application involve tidal work or development in a coastal management district?

Yes – the following is included with this development application:

- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
- A certificate of title

**X No**

*Note: See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.*

**Queensland and local heritage places**

23 13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's *Local Heritage Register*?

Yes – details of the heritage place are provided in the table below

**X No**

*Note: See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:		Place ID:	
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**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 *Prostitution Regulation 2014*

**X No**

**Decision under section 62 of the *Transport Infrastructure Act 1994***

23 15) Does this development application involve new or changed access to a state-controlled road?

Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

**X No**

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

25) Applicant declaration	
<p><input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct</p> <p><input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i></p> <p><i>Note: It is unlawful to intentionally provide false or misleading information.</i></p>	
<p><b>Privacy</b> – 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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> <li>• such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>• required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>• otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

## PART 9 – FOR OFFICE USE ONLY

Date received:  Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	<input type="text"/>
Name of chosen assessment manager	<input type="text"/>
Date chosen assessment manager engaged	<input type="text"/>

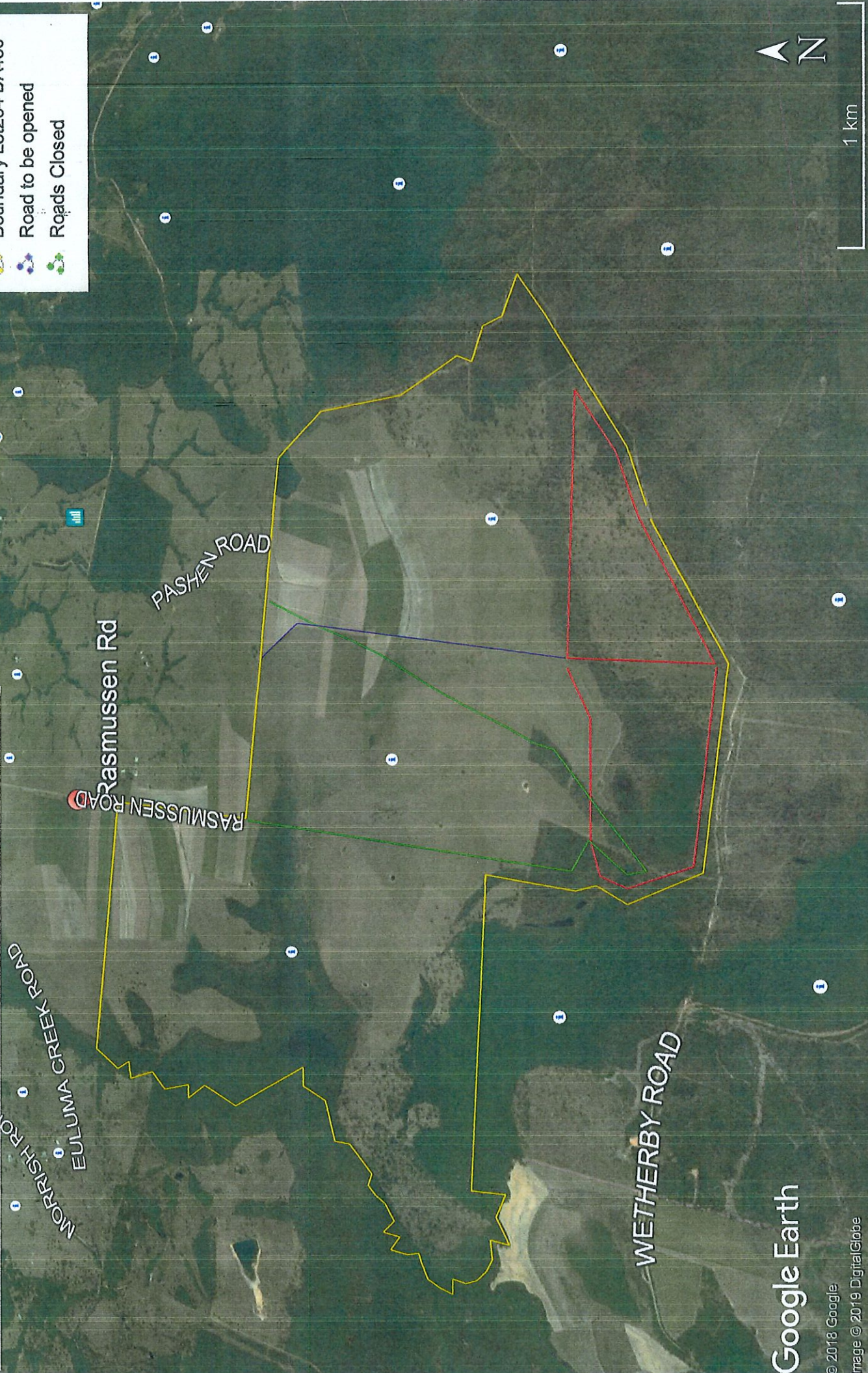
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

<b>QLeave notification and payment</b> <i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	

# Rasmussen - Proposed Subdivision Julatten

## Legend

- Boundaries two new lots
- Boundary Lot264 DA430
- Road to be opened
- Roads Closed



# **Application - Planning Report**

**Proposed Reconfiguration of Lot (Subdivision of  
Lot 264 DA430 Rasmussen Road, Julatten into  
three lots)**

**Applicant/Owner :- Gordon Rasmussen**

**February 2019**

<b>Real Property Descriptions</b>	Lot 264 DA430
<b>Area of Lot</b>	788ha (817.3ha after road opening and closures)
<b>Designation</b>	Rural Zone
<b>Current Use</b>	<p>The Lot is utilised for cattle grazing and breeding, and cane growing. The majority of the area is cleared and serviced by road and electricity services.</p> <p>It has fairly recently been converted from leasehold to freehold tenure, including the closure of some existing road areas and the proposed opening of a new road.</p>
<b>Proposal</b>	To Reconfigure/Subdivide Lot 264 DA430 into three lots.
<b>Development Activity</b>	Reconfiguration of a lot – Code Assessable

## **Preamble**

Lot 264 DA430 has recently been converted from leasehold to freehold tenure and application made for the closure of some existing roads and the opening of a new road.

This action has been undertaken so as to maximise the output of the cleared rural land for the purposes of cane growing and cattle breeding and grazing. It is consistent with the intent of the Planning Scheme in terms of cementing a long term future for agriculture in the area.

The current proposal involves a subdivision to create two new lots of approximately 50 ha along the southern boundary of the larger lot.

The application is compliant with the planning scheme provisions, or by way of the application of reasonable and relevant conditions. While the lot size is around 50ha for the smaller two lots this is consistent with the size of lots in the nearby Julatten area.

Important characteristics of the proposal are:-

- The subdivision creates new opportunities for smaller lot agricultural activities while preserving the majority of the larger lot for cane growing and cattle farming.
- Both of the new lots will gain access to a new road to be constructed as part of the subdivision, if approved.
- The proposed lots have access to electricity and communications services and are in an area where bore water is plentiful and sewerage services can be readily provided.
- No vegetation will be cleared and no earthworks or any form of operational works will be required, other than for the construction of the proposed new road.

## Consideration of Relevant Codes

The relevant codes to be considered are as follows:-

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

### *Rural Zone Code*

**Table 6.2.9.3—Rural zone code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Height</b>	
<b>PO1</b>	<b>AO1.1</b>
Building height takes into consideration and respects the following:	Development, other than buildings used for rural activities, has a maximum building height of:
(a) the height of existing buildings adjoining premises;	(a) 8.5 metres; and
(b) the development potential, with respect to height, on adjoining premises;	(b) 2 storeys above ground level.
(c) the height of buildings in the vicinity of the site;	



<p>the site;</p> <p>(d) access to sunlight and daylight for the site and adjoining sites;</p> <p>(e) privacy and overlooking; and</p> <p>(f) site area and street frontage length.</p>	<p><b>Not Applicable – Application is for subdivision</b></p> <p><b>AO1.2</b> Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.</p> <p><b>Not Applicable – Application is for subdivision</b></p>
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**Siting, where not involving a Dwelling house**

Note—Where for dwelling house, the setbacks of the Queensland Development Code apply.

<p><b>PO2</b> Development is sited in a manner that considers and respects:</p> <p>(a) the siting and use of adjoining premises;</p> <p>(b) access to sunlight and daylight for the site and adjoining sites;</p> <p>(c) privacy and overlooking;</p> <p>(d) air circulation and access to natural breezes;</p> <p>(e) appearance of building bulk; and</p> <p>(f) relationship with road corridors.</p>	<p><b>AO2.1</b> Buildings and structures include a minimum setback of:</p> <p>(a) 40 metres from a frontage to a State-controlled road; and</p> <p>(b) 10 metres from a boundary to an adjoining lot.</p> <p><b>AO2.2</b> Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not State-controlled road.</p> <p><b>Not Applicable – Application is for subdivision</b></p>
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<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	<p><b>AO2.3</b> Buildings and structures, except where a Roadside stall, include a minimum setback of:</p> <p>(a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and</p> <p>(b) 100 metres from a frontage to any other road that is not a State-controlled road;</p> <p><b>Not Applicable – Application is for subdivision</b></p>

<b>Accommodation density</b>	
<p><b>PO3</b> The density of Accommodation activities:</p> <ul style="list-style-type: none"> <li>(a) respects the nature and density of surrounding land use;</li> <li>(b) is complementary and subordinate to the rural and natural landscape values of the area; and</li> <li>(c) is commensurate to the scale and frontage of the site.</li> </ul>	<p><b>AO3.1</b> Residential density does not exceed one dwelling house per lot.</p> <p><b>AO3.2</b> Residential density does not exceed two dwellings per lot and development is for:</p> <ul style="list-style-type: none"> <li>(a) a secondary dwelling; or</li> <li>(b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m<sup>2</sup>; or</li> <li>(c) Rural worker's accommodation.</li> </ul> <p><b>Not Applicable – Application is for subdivision</b></p>
<b>For assessable development</b>	
<b>Site cover</b>	
<p><b>PO4</b> Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of buildings in the surrounding area; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>	<p><b>AO4</b> No acceptable outcome is provided.</p> <p><b>Not Applicable – Application is for subdivision</b></p>
<p><b>PO5</b> Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<p><b>AO5</b> No acceptable outcome is provided.</p> <p><b>Not Applicable – Application is for subdivision</b></p>

Performance outcomes	Acceptable outcomes
<b>A entity</b>	
<p><b>PO6</b> Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO6</b> No acceptable outcome is provided. <b>Not Applicable – Application is for subdivision</b></p>
<p><b>PO7</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided. <b>Not Applicable – Application is for subdivision</b></p>

**Table 8.2.1.3 – Agricultural land overlay code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<p><b>PO1</b> The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> is avoided unless:</p> <ul style="list-style-type: none"> <li>(a) an overriding need exists for the development in terms of public benefit;</li> <li>(b) no suitable alternative site exists; and</li> <li>(c) loss or fragmentation is minimised to the extent possible.</li> </ul>	<p><b>AO1</b> Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> unless they are associated with:</p> <ul style="list-style-type: none"> <li>(a) animal husbandry; or</li> <li>(b) animal keeping; or</li> <li>(c) cropping; or</li> <li>(d) dwelling house; or</li> <li>(e) home based business; or</li> <li>(f) intensive animal industry (only where for feedlotting); or</li> <li>(g) intensive horticulture; or</li> <li>(h) landing; or</li> <li>(i) roadside stalls; or</li> <li>(j) winery.</li> </ul> <p style="color: red;"><b>Only a small section of the western new lot is designated Class A and a house could be built outside this area if required and the area would not be fragmented.</b></p>
<b>For assessable development</b>	
<p><b>PO2</b> Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> are designed and located to:</p> <ul style="list-style-type: none"> <li>(a) avoid land use conflict;</li> <li>(b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;</li> <li>(c) avoid reducing primary production potential; and</li> <li>(d) not adversely affect public health, safety and amenity.</li> </ul>	<p><b>AO2</b> No acceptable outcome is provided.</p> <p style="color: red;"><b>This application is for a subdivision not a sensitive land use</b></p>

<p><b>PO3</b> Development in the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>:</p> <p>(a) ensures that agricultural land is not permanently alienated;</p> <p>(b) ensures that agricultural land is preserved for agricultural purposes; and</p> <p>(c) does not constrain the viability or use of agricultural land.</p>	<p><b>AO3</b> No acceptable outcome is provided.</p> <p><b>The proposed areas of the new lots contain only small parts of Class A land and will not fragment</b></p>
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Performance outcomes	Acceptable outcomes
<b>If for Reconfiguring a lot</b>	
<p><b>PO4</b> The 'Broadhectare rural area' identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p><b>AO4</b> Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>. <b>The land is not mapped as Broadhectare</b></p>
<p><b>PO5</b> Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.</p>	<p><b>AO5</b> No acceptable outcome is provided.</p> <p><b>Not Applicable</b></p>
<p><b>PO6</b> Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>, including boundary realignments, only occurs where it:</p> <p>(a) improves agricultural efficiency;</p> <p>(b) facilitates agricultural activity; or</p> <p>(c) facilitates conservation outcomes; or</p> <p>(d) resolves boundary issues where a structure is built over the boundary line of two lots.</p>	<p><b>AO6</b> No acceptable outcome is provided.</p> <p><b>Only part of the parent lot is in the class A area and only a very small finger protrudes into the proposed two new lots. Accordingly fragmentation does not occur.</b></p>

**Table 8.2.4.3A - Environmental significance overlay code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Regulated vegetation</b>	
<p><b>PO1</b>                   g</p> <p>Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is avoided unless:</p> <p>(a) it is demonstrated that the area does not support regulated vegetation as mapped;</p> <p>(b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided;</p> <p>(c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and</p> <p>(d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO1.1</b></p> <p>No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p> <p><b>No Clearing of any vegetation is proposed</b></p>
<p><b>PO2</b></p> <p>Development on sites adjacent to areas of 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> protects the environmental significance of regulated vegetation and:</p> <p>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</p> <p>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO2</b></p> <p>Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p> <p><b>From the mapping it appears that only a very small section regulated vegetation exists on the south western corner of the proposed western new lot – no interference whatsoever is proposed in this area.</b></p>

Performance outcomes	Acceptable outcomes
<b>Regulated vegetation intersecting a watercourse</b>	
<p><b>PO3</b> Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.1</b> A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p> <p><b>From the mapping it appears that only a very small section regulated vegetation exists on the south western corner of the proposed western new lot – no interference whatsoever is proposed in this area.</b></p> <hr/> <p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.2</b> No clearing of native vegetation is Undertaken within the minimum setback identified at <b>AO3.1</b>.</p> <p><b>From the mapping it appears that only a very small section regulated vegetation exists on the south western corner of the proposed western new lot – no interference whatsoever is proposed in this area.</b></p> <p><b>No clearing is proposed in the vicinity of a waterway</b></p>

**Waterways and wetlands**

**PO4**  
 'High ecological significance wetlands' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** and 'Waterways' on **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** and are protected by:

- (a) maintaining adequate separation distances between waterways/wetlands and development;
- (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;
- (c) maintaining waterway bank stability by minimising bank erosion and slumping;
- (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and
- (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.

Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.

**Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)**  
**AO4.1**  
 A minimum setback in accordance with **Table 8.2.4.3B** is provided between development and the top of the high bank of a 'Waterway' identified on the **Environmental Significance - Waterway Overlay Maps (OM-004p-z)**.  
**From the mapping it appears that only a very small section regulated vegetation exists on the south western corner of the proposed western new lot – no interference whatsoever is proposed in this area.**  
**No clearing is proposed in the vicinity of a waterway**  
**There is no interference with wildlife corridors**

**Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)**  
**AO4.2**  
 A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the **Environmental Significance Overlay Maps (OM-004a-o)**.  
**Not Applicable**  
**From the mapping it appears that only a very small section regulated vegetation exists on the south western corner of the proposed western new lot – no interference whatsoever is proposed in this area.**  
**No clearing is proposed in the vicinity of a waterway**  
**There is no interference with wildlife corridors**



	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b>  <b>AO4.3</b>  No stormwater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p><b>Not Applicable</b>  From the mapping it appears that only a very small section regulated vegetation exists on the south western corner of the proposed western new lot – no interference whatsoever is proposed in this area.</p> <p><b>No clearing is proposed in the vicinity of a waterway</b></p> <p><b>There is no interference with wildlife corridors</b></p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater</p>
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Performance outcomes	Acceptable outcomes
	<p>discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p> <p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b>  <b>AO4.4</b>  No wastewater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p><b>Not Applicable</b></p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>

For assessable development	
<b>Wildlife Habitat</b>	
<p><b>PO5</b> Development within a 'Wildlife habitat' area identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>:</p> <p>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</p> <p>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</p> <p>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</p> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2</p>	<p><b>AO5</b> No acceptable outcome is provided</p> <p><b>Not applicable</b></p> <p><b>From the mapping it appears that only a very small section regulated vegetation exists on the south western corner of the proposed western new lot – no interference whatsoever is proposed in this area.</b></p> <p><b>No clearing is proposed in the vicinity of a waterway</b></p> <p><b>There is no interference with wildlife corridors</b></p>
<b>Performance outcomes</b>	
– Ecological Assessment Reports.	
<b>Legally secured offset areas</b>	
<p><b>PO6</b> Development within a 'Legally secured offset area' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO6</b> No acceptable outcome is provided.</p> <p><b>Not Applicable</b></p>

<b>Protected areas</b>	
<p><b>PO7</b> Development within a 'Protected area' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> <li>(a) supports the inherent ecological and community values of the Protected Area asset;</li> <li>(b) maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>(c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area.</li> </ul> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO7</b> No acceptable outcome is provided</p> <p><b>Not Applicable</b></p>

Performance outcomes	Acceptable outcomes
<b>Ecological corridors and Habitat linkages</b>	
<p><b>PO8</b> Development located:</p> <p>(a) in the Conservation one, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and</p> <p>(b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <p>(a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage';</p> <p>(b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage';</p> <p>(c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</p> <p>(d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>(e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.</p> <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</p>	<p><b>AO8</b> No acceptable outcome is provided</p> <p><b>Not applicable</b></p> <p><b>From the mapping it appears that only a very small section regulated vegetation exists on the south western corner of the proposed western new lot – no interference whatsoever is proposed in this area.</b></p> <p><b>No clearing is proposed in the vicinity of a waterway</b></p> <p><b>There is no interference with wildlife corridors</b></p>

**Table 8.2.4.3B - Setback and buffer distances from waterways**

Stream order	Setback and buffer from waterways
1	10 metres from top of high bank
2-4	25 metres from top of high bank
5 or more	50 metres from top of high bank

Note—The stream order of a 'waterway' is to be determined on a case by case basis.

**Table 8.2.6.3A - Flood hazard overlay code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>All flood hazard areas</b>	
<p><b>PO1</b> Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.</p>	<p><b>AO1</b> The processing or storage of dangerous goods or hazardous materials is: (a) not undertaken in a flood hazard area identified on the <b>Flood hazard overlay maps (OM-006a-o)</b>; or (b) is located above the defined flood level plus 0.3 metre freeboard.</p> <p><b>Not applicable – the application does not involve the storage of processing of such goods – it is for a subdivision</b></p>
<p><b>PO2</b> Essential community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO2</b> Design levels for buildings must comply with the flood immunity standards specified in <b>Table 8.2.6.3.B</b> and <b>Table 8.2.6.3.C</b> where within a flood hazard area identified on the <b>Flood hazard overlay maps (OM-006a-o)</b>.</p> <p><b>Not applicable</b></p>
<b>Extreme flood hazard area</b>	
<p><b>PO3</b> Development, where involving a Material change of use within an 'Extreme flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b>, is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p><b>AO3.1</b> Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on the <b>Flood hazard overlay maps (OM006a-o)</b>: (a) Accommodation activities; (b) Commercial activities; (c) Community activities except where for a Club with a maximum gross floor area of 100m<sup>2</sup>; (d) Industrial activities; (e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.</p> <p><b>Not Applicable – in any case the area is not in an extreme flood hazard area</b></p> <p><b>AO3.2</b> Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for: (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p> <p><b>Not Applicable – not in area</b></p>

Performance outcomes	Acceptable outcomes
<p><b>PO4</b> Development is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) maintain and enhance the flood conveyance capacity of the premises;</li> <li>(b) not increase the number of people calculated to be at risk from flooding;</li> <li>(c) not increase the flood impact on adjoining premises;</li> <li>(d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level;</li> <li>(e) reduce property damage; and</li> <li>(f) provide flood immune access to buildings.</li> </ul> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.</p> <p>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in:</p> <ul style="list-style-type: none"> <li>i. gross floor area; or</li> <li>ii. the number of dwellings or bedrooms on the premises.</li> </ul>	<p><b>AO4.1</b> Buildings, including extensions to existing buildings, are:</p> <ul style="list-style-type: none"> <li>(a) not located within an 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>;</li> <li>or</li> <li>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</li> </ul> <p style="text-align: center;"><b>Not applicable</b></p>
	<p><b>AO4.2</b> All building work must be high set and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p style="text-align: center;"><b>Not applicable</b></p>
	<p><b>AO4.3</b> New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p style="text-align: center;"><b>Not applicable</b></p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the <b>Flood hazard overlay maps (OM006a-o)</b>.</p>
	<p><b>AO4.4</b> Development does not increase the number of lots in the 'Extreme flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> except where for the purposes of public open space.</p> <p style="text-align: center;"><b>None of the area to be subdivided is in the extreme Flood Hazard Area</b></p>

<p><b>PO5</b> Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> <li>(a) flood storage capacity of land;</li> <li>(b) flood conveyance function of land;</li> <li>(c) flood and drainage channels;</li> <li>(d) overland flow paths; and</li> <li>(e) flood warning times.</li> </ul>	<p><b>AO5</b> Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p> <p><b>Not applicable</b></p> <p><b>None of the area to be subdivided is in the extreme Flood Hazard Area</b></p>
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Performance outcomes	Acceptable outcomes
<b>High flood hazard area</b>	
<p><b>PO6</b> Development, where for a Material change of use within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM-006a-o), is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> <li>(a) likelihood and frequency of flooding;</li> <li>(b) flood risk acceptability of development;</li> <li>(c) vulnerability of and safety risk to persons associated with the use;</li> <li>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</li> <li>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</li> </ul>	<p><b>AO6.1</b> Uses within the following activity groups are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <ul style="list-style-type: none"> <li>(a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centrezone;</li> <li>(b) Community activities except where for a Club with a maximum gross floor area of 100m<sup>2</sup>;</li> <li>(c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation.</li> </ul> <p><b>Not applicable</b></p> <p><b>None of the area to be subdivided is in the high Flood Hazard Area</b></p>
	<p><b>AO6.2</b> Sport and recreation activities are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <ul style="list-style-type: none"> <li>(a) Environment facility;</li> <li>(b) Park; or</li> <li>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</li> </ul> <p><b>Not applicable-</b> <b>None of the area to be subdivided is in the high Flood Hazard Area</b></p>

<p><b>PO7</b> Development is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) maintain hydrological function of the premises;</li> <li>(b) not increase the number of people calculated to be at risk from flooding;</li> <li>(c) minimises the flood impact on adjoining premises;</li> <li>(d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level;</li> </ul>	<p><b>AO7.1</b> Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> <li>(a) not located within the 'High flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b>;</li> <li>or</li> <li>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</li> </ul> <p><b>OR Not Applicable – not building work proposed in application</b></p>
<ul style="list-style-type: none"> <li>(e) reduce the carriage of debris in flood waters;</li> <li>(f) reduce property damage; and</li> <li>(g) provide flood immune access to buildings.</li> </ul> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.</p>	<p><b>AO7.2</b> Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood level where for the following components of the use:</p> <ul style="list-style-type: none"> <li>(a) administrative areas; or</li> <li>(b) services, plant and equipment associated with the building.</li> </ul> <p><b>Not applicable</b></p> <p><b>None of the area to be subdivided is in the high Flood Hazard Area</b></p> <p><b>The application does not involve building work</b></p> <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>



Performance outcomes	Acceptable outcomes
	<p><b>AO7.3</b> All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p>
	<p><b>AO7.4</b> New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o).</p>
	<p><b>AO7.5</b> New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note—Building work must be certified by a qualified structural engineer.</p>
	<p><b>AO7.6</b> Dwellings do not exceed four bedrooms.</p>
	<p><b>AO7.7</b> Building work on an existing dwelling does not comprise additional bedrooms. <b>AO7.3 to AO7.7 -The application does not involve building work</b> <b>Not Applicable</b></p>
	<p><b>AO7.8</b> Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling. <b>The application does not involve building work</b> <b>Not Applicable</b></p>
	<p><b>AO7.9</b> Development does not increase the number of lots in the 'High flood hazard area; as identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p> <p><b>Not applicable</b></p> <p><b>None of the area to be subdivided is in the high Flood Hazard Area</b></p>

<p><b>PO8</b> Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> <li>(a) flood storage capacity of land;</li> <li>(b) flood conveyance function of land;</li> <li>(c) flood and drainage channels;</li> <li>(d) overland flow paths; and</li> <li>(e) flood warning times.</li> </ul>	<p><b>AO8</b> Filling above ground level is not undertaken in the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p> <p><b>Not applicable</b></p> <p><b>No filling is proposed</b></p> <p><b>None of the area to be subdivided is in the high Flood Hazard Area</b></p>
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Performance outcomes	Acceptable outcomes
<b>Significant flood hazard rea</b>	
<p><b>PO9</b> Development, involving a Material change of use, within a 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> <li>(a) likelihood and frequency of flooding;</li> <li>(b) flood risk acceptability of development;</li> <li>(c) vulnerability of and safety risk to persons associated with the use;</li> <li>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</li> <li>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</li> </ul>	<p><b>AO9</b> The following uses are not located within a 'Significant flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <ul style="list-style-type: none"> <li>(a) Residential care facility;</li> <li>(b) Retirement facility;</li> <li>(c) Child care centre;</li> <li>(d) Hospital; or</li> <li>(e) Community use.</li> </ul> <p><b>No Applicable</b></p>
<b>Significant flood hazard rea, Low flood hazard area or Potential flood hazard are</b>	
<p><b>PO10</b> Development, where involving a Material change of use or Building work, is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) maintain hydrological function of the premises;</li> <li>(b) not increase the number of people calculated to be at risk from flooding;</li> <li>(c) minimises the flood impact on adjoining premises;</li> <li>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</li> <li>(e) reduce the carriage of debris in flood</li> </ul>	<p><b>AO10.1</b> Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> <li>(a) elevated above the defined flood level; and</li> <li>(b) the defined floodevent does not exceed a depth of 600mm; and</li> <li>(c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling.</li> </ul> <p><b>OR</b></p> <p><b>Not applicable – no works are proposed in flood areas</b></p>

<p>waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p><b>AO10.2</b></p> <p>Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <p>(a) administrative areas; or</p> <p>(b) services, plant and equipment associated with the building.</p> <p><b>Not applicable – no building proposed</b></p> <p>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>
	<p><b>AO10.3</b></p> <p>All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p><b>Not applicable – no building proposed</b></p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO11</b></p> <p>Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <p>(a) flood storage capacity of land;</p> <p>(b) flood conveyance function of land;</p> <p>(c) flood and drainage channels;</p> <p>(d) overland flow paths; and</p> <p>(e) flood warning times.</p>	<p><b>AO11</b></p> <p>Development does not involve in excess of 50m<sup>3</sup> of fill above ground level per 1,000m<sup>2</sup> of site area.</p> <p><b>Not Applicable – no such works proposed</b></p>

<b>For assessable development</b>	
<b>Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.</b>	
<p><b>PO12</b> Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and:</p> <p>(a) indicates the position and path of all safe evacuation routes off the site; and</p> <p>(b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings.</p> <p>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the 'Extreme flood hazard area' identified on the <b>Flood hazard overlay map (OM006a-o)</b> is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	<p><b>AO12</b> No acceptable outcome is provided.</p> <p><b>Not Applicable – each proposed new lot have substantial areas for “building outside any flood area - no such works proposed</b></p>

Performance outcomes	Acceptable outcomes
<b>Significant flood hazard area, Low flood hazard area or Potential flood hazard area</b>	
<p><b>PO13</b> Development, where involving Reconfiguring a lot, is located and designed to:</p> <ul style="list-style-type: none"> <li>(a) maintain hydrological function of the premises;</li> <li>(b) not increase the number of people calculated to be at risk from flooding;</li> <li>(c) minimises the flood impact on adjoining premises;</li> <li>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</li> <li>(e) reduce the carriage of debris in flood waters;</li> <li>(f) reduce property damage; and</li> <li>(g) provide flood immune access to buildings.</li> </ul> <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the <b>Flood hazard overlay maps (OM006a-o)</b> and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p><b>AO13</b> No acceptable outcome is provided.</p> <p><b>Not applicable – no works are proposed that would affect the hydrology of the area</b></p>

**Table 9.4.2.3A—Landscaping code For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<p><b>PO1</b> Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<p><b>AO1</b> Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p style="color: red;"><b>Not Applicable – property is in Rural Zone</b></p> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>
<p><b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<p><b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p> <p style="color: red;"><b>Not Applicable – property is in Rural Zone</b></p>
<p><b>PO3</b> Development includes landscaping and fencing alongside and rear boundaries that:</p> <ul style="list-style-type: none"> <li>(a) screens and buffer landuses;</li> </ul>	<p><b>AO3.1</b> Development provides landscape treatments alongside and rear boundaries in accordance with <b>Table 9.4.2.3B</b>.</p> <p style="color: red;"><b>Not Applicable</b></p>

<p>(b) assists to break up and soften elements of built form;</p> <p>(c) screens areas of limited visual interest;</p> <p>(d) preserves the amenity of sensitive land uses; and</p> <p>(e) includes a range and variety of planting.</p>	<p><b>AO3.2</b> Shrubs and tree provided in landscape strips alongside and rear boundaries:</p> <p>(a) are planted at a maximum spacing of 1 metre;</p> <p>(b) will grow to a height of at least 2 metres;</p> <p>(c) will grow to form a screen of no less than 2 metres in height; and</p> <p>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</p> <p><b>Not Applicable – property is in Rural Zone</b></p>
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Performance outcomes	Acceptable outcomes
	<p><b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p><b>Not Applicable</b></p>
<p><b>PO4</b> Car parking areas are improved with a variety of landscaping that:</p> <p>(a) provides visual interest;</p> <p>(b) provides a source of shade for pedestrians;</p> <p>(c) assists to break up and soften elements; and</p> <p>(d) improves legibility.</p>	<p><b>AO4.1</b> Landscaping is provided in car parking areas which provides:</p> <p>(a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces;</p> <p>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</p> <p>(c) where involving a car parking area in excess of 500m<sup>2</sup>:</p> <p>(i) shade structures are provided for 50% of parking spaces; and</p> <p>(ii) a minimum of 10% of the parking area as landscaping.</p> <p><b>Not Applicable</b></p> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>
	<p><b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p><b>Not Applicable</b></p>

<p><b>PO5</b> Landscaping areas include a range and variety of planting that:</p> <ul style="list-style-type: none"> <li>(a) is suitable for the intended purpose and local conditions;</li> <li>(b) contributes to the natural character of the Shire;</li> <li>(c) includes native species;</li> <li>(d) includes locally endemic species, where practical; and</li> <li>(e) does not include invasive plants or weeds.</li> </ul>	<p><b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species. <b>Not Applicable</b></p>
<p><b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p><b>AO5.2</b> A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch. <b>Not Applicable</b></p> <p><b>AO6.1</b> Tree planting is a minimum of</p> <ul style="list-style-type: none"> <li>(a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</li> <li>(b) 4 metres from any inspection chamber.</li> </ul> <p><b>Not Applicable</b></p>
	<p><b>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity. <b>Not Applicable</b></p>



Performance outcomes	Acceptable outcomes
	<p><b>AO6.3</b> Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <ul style="list-style-type: none"> <li>(a) a height of less than 4 metres; and</li> <li>(b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.</li> </ul> <p><b>Not Applicable</b></p>
<b>For assessable development</b>	
<p><b>PO7</b> Landscaping areas are designed to:</p> <ul style="list-style-type: none"> <li>(a) be easily maintained throughout the ongoing use of the site;</li> <li>(b) allow sufficient area and access to sunlight and water for plant growth;</li> <li>(c) not cause a nuisance to occupants of the site or members of the public; and</li> <li>(d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p> <p><b>Not Applicable</b></p>

**Table 9.4.3.3A—Parking and access code – For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Car parking spaces</b>	
<p><b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> <li>(f) nature of the use;</li> <li>(g) location of the site;</li> <li>(h) proximity of the use to public transport services;</li> <li>(i) availability of active transport infrastructure; and</li> <li>(j) accessibility of the use to all members of the community.</li> </ul>	<p><b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b>.</p> <p><b>Not Applicable</b></p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>

Performance outcomes	Acceptable outcomes
<b>Vehicle crossovers</b>	
<p><b>PO2</b> Vehicle crossovers are provided to:</p> <ul style="list-style-type: none"> <li>(d) ensure safe and efficient access between the road and premises;</li> <li>(e) minimize interference with the function and operation of roads; and</li> <li>(f) minimise pedestrian to vehicle conflict.</li> </ul>	<p><b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p> <p><b>Include requirement in conditions</b></p> <p><b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from:</p> <ul style="list-style-type: none"> <li>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</li> <li>(b) from the lowest order road in all other instances.</li> </ul> <p><b>Not Applicable</b></p> <p><b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b></p> <p><b>Not Applicable.</b></p>
<p><b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <ul style="list-style-type: none"> <li>(d) the intensity of anticipated vehicle movements;</li> <li>(e) the nature of the use that they service; and</li> <li>(f) the character of the surrounding locality.</li> </ul>	<p><b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b>.</p> <p><b>Not Applicable</b></p>
<b>For assessable development</b>	
<b>Parking area location and design</b>	
<p><b>PO4</b> Car parking areas are located and designed to:</p> <ul style="list-style-type: none"> <li>(a) ensure safety and efficiency in operation; and</li> <li>(b) be consistent with the character of the surrounding locality.</li> </ul>	<p><b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p> <p><b>Not Applicable</b></p> <p><b>AO4.2</b> Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.</p> <p><b>Not Applicable</b></p>

	<p><b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.</p> <p><b>Not Applicable</b></p>
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Performance outcomes	Acceptable outcomes
	<p><b>AO4.4</b> Parking and any set down areas are:</p> <ul style="list-style-type: none"> <li>(a) wholly contained within the site;</li> <li>(b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;</li> <li>(c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and</li> <li>(d) provided at the side or rear of a building in all other instances.</li> </ul> <p><b>Not Applicable</b></p>
<b>Site access and maneuvering</b>	
<p><b>PO5</b> Access to, and manoeuvring within, the site is designed and located to:</p> <ul style="list-style-type: none"> <li>(a) ensure the safety and efficiency of the external road network;</li> <li>(b) ensure the safety of pedestrians;</li> <li>(c) provide a functional and convenient layout; and</li> <li>(d) accommodate all vehicles intended to use the site.</li> </ul>	<p><b>AO5.1</b> Access and maneuverability is in accordance with :</p> <ul style="list-style-type: none"> <li>(a) AS2890.1 – Car Parking Facilities (Off Street Parking); and</li> <li>(b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</li> </ul> <p><b>Not Applicable</b></p> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/ 5 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>
	<p><b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p> <p><b>Not Applicable</b></p>
	<p><b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p> <p><b>Not Applicable</b></p>

	<p><b>AO5.4</b> Pedestrian and cyclist access to the site:</p> <ul style="list-style-type: none"> <li>(a) is clearly defined;</li> <li>(b) easily identifiable; and</li> <li>(c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</li> </ul> <p><b>Not Applicable</b></p>
<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO6</b> Development that involves an internal road network ensures that it's design:</p> <ul style="list-style-type: none"> <li>(a) ensure safety and efficiency in operation;</li> <li>(b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: <ul style="list-style-type: none"> <li>(i) hours of operation;</li> <li>(ii) noise</li> <li>(iii) light; and</li> <li>(iv) odour;</li> </ul> </li> <li>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</li> <li>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</li> <li>(e) in the Rural zone, avoids environmental degradation.</li> </ul>	<p><b>AO6.1</b> Internal roads for a Tourist park have a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 4 metres if one way; or</li> <li>(b) 6 metres if two way.</li> </ul> <p><b>Not Applicable</b></p>
	<p><b>AO6.2</b> For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <ul style="list-style-type: none"> <li>(a) a minimum approach and departure curve radius of 12 metres; and</li> <li>(b) a minimum turning circle radius of 8 metres.</li> </ul> <p><b>Not Applicable</b></p>
	<p><b>AO6.3</b> Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p> <p><b>Not Applicable</b></p>
	<p><b>AO6.4</b> Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p> <p><b>Not Applicable</b></p>
	<p><b>AO6.5</b> Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p> <p><b>Not Applicable</b></p>

	<p><b>AO6.6</b> Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p> <p><b>Not Applicable</b></p>
	<p><b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.</p> <p><b>Not Applicable</b></p>

Performance outcomes	Acceptable outcomes
<b>Servicing</b>	
<p><b>PO7</b> Development provides access, maneuvering and servicing areas on site that:</p> <p>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>(b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;</p> <p>(c) do not adversely impact on the safety or efficiency of the road network;</p> <p>(d) provide for all servicing functions associated with the use; and</p> <p>(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p><b>AO7.1</b> All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p> <p><b>Not Applicable</b></p>
	<p><b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p> <p><b>Not Applicable</b></p>
	<p><b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.</p> <p><b>Not Applicable</b></p>

<b>Maintenance</b>	
<p><b>PO8</b> Parking areas are used and maintained for their intended purpose.</p>	<p><b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles. <b>Not Applicable</b></p>
	<p><b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases. <b>Not Applicable</b></p>
<b>End of trip facilities</b>	
<p><b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:</p> <p>(a) meet the anticipated demand generated from the use;</p> <p>(b) comprise secure and convenient bicycle parking and storage; and</p> <p>(c) provide end of trip facilities for all active transport users.</p>	<p><b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b>. <b>Not Applicable</b></p>
	<p><b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b>. <b>Not Applicable</b></p>
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>	
<p><b>PO10</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p><b>AO10</b> A traffic impact report is prepared by a suitably qualified person that identifies:</p> <p>(a) the expected traffic movements to be generated by the facility;</p> <p>(b) any associated impacts on the road network; and</p> <p>(c) any works that will be required to address the identified impacts. <b>Not Applicable</b></p>

Performance outcomes	Acceptable outcomes
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>	
<b>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>(d) the expected traffic movements to be generated by the facility;</li> <li>(e) any associated impacts on the road network; and</li> <li>(f) any works that will be required to address the identified impacts.</li> </ul> <b>Not Applicable</b>

**Table 9.4.4.3A—Reconfiguring a lot code – For assessable development**

Performance outcomes	Acceptable outcomes
<b>Area and frontage of lots</b>	
<b>PO1</b> Lots include an area and frontage that: <ul style="list-style-type: none"> <li>(a) is consistent with the design of lots in the surrounding area;</li> </ul> <p><b>The new lots will have an area of around 50ha. This is consistent with development to the north and west of the development site in the Julatten area.</b></p> <ul style="list-style-type: none"> <li>(b) allows the desired amenity of the zone to be achieved;</li> </ul> <p><b>The lots maintain the rural character of the area and are consistent with adjoining development.</b></p> <ul style="list-style-type: none"> <li>(c) is able to accommodate all buildings, structures and works associated with the intended land use;</li> </ul> <p><b>Each of the lots, and in particular the two new lots, has a cleared area outside all overlay requirements where required buildings can be placed and constructed.</b></p> <ul style="list-style-type: none"> <li>(d) allow the site to be provided with sufficient access;</li> </ul> <p><b>Access is readily provided by a new road to be constructed to FNQROC standards and via Rasmussen Road.</b></p> <ul style="list-style-type: none"> <li>(e) considers the proximity of the land to:               <ul style="list-style-type: none"> <li>(i) centres;</li> <li>(ii) public transport services; and</li> <li>(iii) open space; and</li> </ul> </li> </ul> <p><b>The lots will have similar amenity access to all other similar lots in Julatten.</b></p>	<b>AO1.1</b> Lots provide a minimum area and frontage in accordance with <b>Table 9.4.4.3B</b> .  <p><b>The required minimum area is 60ha and a minimum frontage of 400m. Each of the new lots have a minimum frontage to Wetherby Road of over 800m, although access will be provided by a newly created road back to Rasmussen Road.</b></p> <p><b>The two new lots have an approximate area of 50ha while the balance area will be around 700ha. Therefore the two new lots do not specifically comply with the minimum area requirements.</b></p> <p><b>Such cases can be assessed according to PO1 and this assessment is detailed in the adjoining column.</b></p>

<p>(f) allows for the protection of environmental features; and  <b>As mentioned above all lots, and particular the two smaller lots have cleared areas outside all overlay coverage where building can be constructed without clearing.</b></p> <p>(g) accommodates site constraints.  <b>As per (a) to (f) above.</b></p>	
<b>Existing buildings and easements</b>	
<p><b>PO2</b>  Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <p>(a) new lots are of sufficient area and</p>	<p><b>AO2.1</b>  Each land use and associated infrastructure is contained within its individual lot.  <b>Compliant</b></p>
<p>dimensions to accommodate existing land uses, buildings and structures; and</p> <p>(b) any continuing use is not compromised by the reconfiguration.</p>	<p><b>AO2.2</b>  All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.  <b>Compliant</b></p>
<p><b>PO3</b>  Reconfiguring a lot which contains an existing easement ensures:</p> <p>(a) future buildings, structures and accessways are able to be sited to avoid the easement; and</p> <p>(b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</p>	<p><b>AO3</b>  No acceptable outcome is provided.   <b>Not Applicable</b></p>
<b>Boundary realignment</b>	
<p><b>PO4</b>  The boundary realignment retains all attendant and existing infrastructure connections and potential connections.</p>	<p><b>AO4</b>  No acceptable outcome is provided.  <b>Not Applicable</b></p>



Performance outcomes	Acceptable outcomes
<b>Access and road network</b>	
<p><b>PO5</b> Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <ul style="list-style-type: none"> <li>(a) safety;</li> <li>(b) drainage;</li> <li>(c) visual amenity;</li> <li>(d) privacy of adjoining premises; and</li> <li>(e) service provision.</li> </ul>	<p><b>AO5</b> No acceptable outcome is provided.</p> <p><b>Council conditions can ensure compliance</b></p>
<p><b>PO6</b> Reconfiguring a lot ensures that access to a lot can be provided that:</p> <ul style="list-style-type: none"> <li>(a) is consistent with that provided in the surrounding area;</li> <li>(b) maximises efficiency and safety; and</li> <li>(c) is consistent with the nature of the intended use of the lot.</li> </ul> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p><b>AO6</b> Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> <p><b>Council conditions can ensure compliance</b></p>
<p><b>PO7</b> Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intended use of the lots;</li> <li>(b) the existing use of surrounding land;</li> <li>(c) the vehicular servicing requirements of the intended use;</li> <li>(d) the movement and turning requirements of B-Double vehicles.</li> </ul> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p><b>AO7</b> No acceptable outcome is provided.</p> <p><b>Not Applicable</b></p>
<b>Rear lots</b>	
<p><b>PO8</b> Rear lots are designed to:</p> <ul style="list-style-type: none"> <li>(a) provide a high standard of amenity for residents and other users of the site;</li> <li>(b) provide a high standard of amenity for adjoining properties; and</li> <li>(c) not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<p><b>AO8.1</b> Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p> <p><b>Not Applicable</b></p>
	<p><b>AO8.2</b> No more than two rear lots are created behind any lot with a road frontage.</p> <p><b>Not Applicable</b></p>
	<p><b>AO8.3</b> Access to lots is via an access strip with a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</li> <li>(b) 8 metres otherwise.</li> </ul> <p><b>Not Applicable</b></p>

	<p><b>AO8.4</b> A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. <b>Not Applicable</b></p> <p>Note—Figure A provides further guidance in relation to the desired outcome.</p>
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Performance outcomes	Acceptable outcomes
	<p><b>AO8.5</b> No more than 1 in 10 lots created in a new subdivision are rear lots. <b>Not Applicable</b></p> <p><b>AO8.6</b> Rear lots are not created in the Centre zone or the Industry zone. <b>Not Applicable</b></p>
<b>Crime prevention and community safety</b>	
<p><b>PO9</b> Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <ul style="list-style-type: none"> <li>(a) sightlines;</li> <li>(b) the existing and intended pedestrian movement network;</li> <li>(c) the existing and intended land use pattern; and</li> <li>(d) potential entrapment locations.</li> </ul>	<p><b>AO9</b> No acceptable outcome is provided. <b>Not Applicable</b></p>
<b>Pedestrian and cycle movement network</b>	
<p><b>PO10</b> Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p><b>AO10</b> No acceptable outcome is provided. <b>Not Applicable</b></p>

<b>Public transport network</b>	
<p><b>PO11</b> Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <p>(a) does not prejudice the future provision of the identified infrastructure;</p> <p>(b) appropriately treats the common boundary with the future corridor; and</p> <p>(c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.</p>	<p><b>AO11</b> No acceptable outcome is provided.</p> <p><b>Not Applicable</b></p>
<b>Residential subdivision</b>	
<p><b>PO12</b> Residential lots are:</p> <p>(a) provided in a variety of sizes to accommodate housing choice and diversity; and</p> <p>(b) located to increase variety and avoid large areas of similar lot sizes.</p>	<p><b>AO12</b> No acceptable outcome is provided.</p> <p><b>Not Applicable</b></p>
Performance outcomes	Acceptable outcomes
<b>Rural residential zone</b>	
<p><b>PO13</b> New lots are only created in the Rural residential zone where land is located within the 4,000m<sup>2</sup> precinct, the 1 hectare precinct or the 2 hectare precinct.</p>	<p><b>AO13</b> No acceptable outcome is provided.</p> <p><b>Not Applicable</b></p>
<b>Additional provisions for greenfield development only</b>	
<p><b>PO14</b> The subdivision design provides the new community with a local identity by responding to:</p> <p>(a) site context</p> <p>(b) site characteristics</p> <p>(c) setting</p> <p>(d) landmarks</p> <p>(e) natural features; and</p> <p>(f) views.</p>	<p><b>AO14</b> No acceptable outcome provided.</p> <p><b>Not Applicable</b></p>
<p><b>PO15</b> The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p><b>AO15</b> No acceptable outcome provided.</p> <p><b>Not Applicable</b></p>

<p><b>PO16</b> The road network is designed to:</p> <ul style="list-style-type: none"> <li>(a) minimise the number of cul-de-sacs;</li> <li>(b) provide walkable catchments for all residents in cul-de-sacs; and</li> <li>(c) include open cul-de-sacs heads.</li> </ul> <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	<p><b>AO16</b> No acceptable outcome provided.</p> <p><b>Not Applicable</b></p>
<p><b>PO17</b> Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p><b>AO17</b> The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p> <p><b>Not Applicable</b></p>
<p><b>PO18</b> The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p><b>AO18</b> No acceptable outcome provided.</p> <p><b>Not Applicable</b></p>
<p><b>PO19</b> Provision is made for sufficient open space to:</p> <ul style="list-style-type: none"> <li>(a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected;</li> <li>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</li> <li>(c) meet regional, district and neighbourhood open space requirements.</li> </ul>	<p><b>AO19.1</b> A minimum of 10% of the site area is dedicated as open space.</p> <p><b>Not Applicable</b></p> <p><b>AO19.2</b> A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p> <p><b>Not Applicable</b></p>

Performance outcomes	Acceptable outcomes
<p><b>PO20</b> A network of parks and community land is provided:</p> <ul style="list-style-type: none"> <li>(a) to support a full range of recreational and sporting activities;</li> <li>(b) to ensure adequate pedestrian, cycle and vehicle access;</li> <li>(c) which is supported by appropriate infrastructure and embellishments;</li> <li>(d) to facilitate links between public open spaces;</li> <li>(e) which is co-located with other existing or proposed community infrastructure;</li> <li>(f) which is consistent with the preferred open space network; and</li> <li>(g) which includes a diversity of settings;</li> </ul>	<p><b>AO20</b> No acceptable outcome is provided.</p> <p><b>Not Applicable</b></p>

**Table 9.4.5.3 - Works, services and infrastructure code – For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Water supply</b>	
<p><b>PO1</b> Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO1.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated water supply service area.</li> </ul> <p><b>Not Applicable</b></p>

Performance outcomes	Acceptable outcomes
	<p><b>AO1.2</b> Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> <li>(c) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</li> <li>(d) on-site water storage tank/s: <ul style="list-style-type: none"> <li>(iv) with a minimum capacity of 90,000L;</li> <li>(v) fitted with a 50mm ball valve with a camlock fitting; and</li> <li>(vi) which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul> <p><b>Bore Water is known to be readily available in the area and compliance can be achieved when future development occurs</b></p>
<b>Wastewater disposal</b>	
<p><b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO2.1</b> Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul> <p><b>Not Applicable</b></p> <p><b>AO2.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul> <p><b>The lots have sufficient soakage/transpiration area such that compliant facilities can be installed when future development occurs</b></p>

Stormwater infrastructure	
<p><b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p><b>AO3.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> <p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes
	<p><b>AO3.2</b> On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> <li>(a) to convey stormwater from the premises to a lawful point of discharge; and</li> <li>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul> <p><b>Compliance can be achieved as future development occurs due to the fall of the lots to existing drainage paths</b></p>
Electricity supply	
<p><b>PO4</b> Each lot is provided with an adequate supply of electricity</p>	<p><b>AO4</b> The premises:</p> <ul style="list-style-type: none"> <li>(d) is connected to the electricity supply network; or</li> <li>(e) has arranged a connection to the transmission grid; or</li> <li>(f) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> <li>(iv) it is approved by the relevant regulatory authority; and</li> <li>(v) it can be demonstrated that no air or noise emissions; and</li> <li>(vi) it can be demonstrated that no adverse impact on visual amenity will occur.</li> </ul> </li> </ul> <p><b>Grid Mains power is already installed to allow connection to the network</b></p>

Telecommunications infrastructure	
<p><b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p><b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services. <b>Compliance can be achieved by way of high quality wireless NBN facilities which have been installed in the area and which are readily available.</b></p>
Existing public utility services	
<p><b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><b>AO6</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.  <b>Not Applicable</b></p>

Performance outcomes	Acceptable outcomes
Excavation or filling	
<p><b>PO7</b> Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> <li>(g) streetscape;</li> <li>(h) scenic amenity;</li> <li>(i) environmental values;</li> <li>(j) slope stability;</li> <li>(k) accessibility; or</li> <li>(l) privacy of adjoining premises.</li> </ul>	<p><b>AO7.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary. <b>Not applicable</b></p>
	<p><b>AO7.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level. <b>Not applicable</b></p>
	<p><b>AO7.3</b> Earthworks batters:</p> <ul style="list-style-type: none"> <li>(f) are no greater than 1.5 metres in height;</li> <li>(g) are stepped with a minimum width 2 metre berm;</li> <li>(h) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot;</li> <li>(i) have a slope no greater than 1 in 4; and</li> <li>(j) are retained.</li> </ul> <p><b>Not applicable</b></p>



	<p><b>AO7.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> <li>(c) adjoining premises; or</li> <li>(d) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</li> </ul> <p><b>Not applicable</b></p>
	<p><b>AO7.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> <p><b>Not applicable</b></p>
	<p><b>AO7.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p> <p><b>Not applicable</b></p>
	<p><b>AO7.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p> <p><b>Not applicable</b></p>

<b>For assessable development</b>	
<b>Transport network</b>	
<p><b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p><b>AO8.1</b> Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p> <p><b>Compliance can be achieved by way of conditions</b></p> <p><b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p> <p><b>Not applicable</b></p>

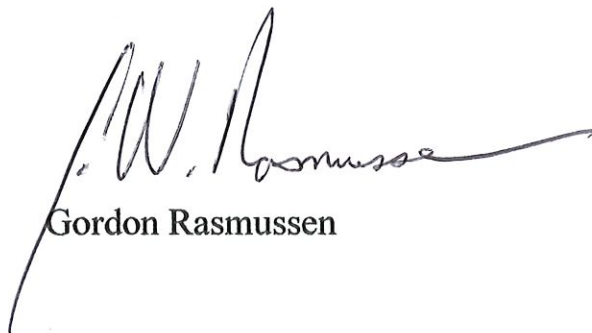
<b>Public infrastructure</b>	
<p><b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.</p>	<p><b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. <b>Compliance will be achieved by way of conditions</b></p>
<b>Stormwater quality</b>	
<p><b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>(c) achieve specified waterquality objectives;</li> <li>(d) minimise flooding;</li> <li>(e) maximise the use of natural channel design principles;</li> <li>(f) maximise community benefit; and</li> <li>(g) minimise risk to public safety.</li> </ul>	<p><b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> <li>(a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and</li> <li>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul> </li> </ul> <p><b>There will be no expected change in storwater quality or volume</b></p>

Performance outcomes	Acceptable outcomes
	<p><b>AO10.2</b> For development on land greater than 2,500m<sup>2</sup> or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> <li>(a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall perosity.</li> </ul> <p><b>There will be no expected change in storwater quality or volume</b></p>
<p><b>PO11</b> Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>(a) protect or enhance the environmental values of receiving waters;</li> <li>(b) achieve specified water quality objectives;</li> <li>(c) where possible, provide for recreational use;</li> <li>(d) maximise community benefit; and</li> <li>(e) minimise risk to public safety.</li> </ul>	<p><b>AO11</b> No acceptable outcome is provided.</p> <p><b>Not Applicable</b></p>
<b>Excavation or filling</b>	
<p><b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p><b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p> <p><b>Not Applicable</b></p>

	<p><b>AO12.2</b> Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> <li>(a) within peak traffic times; and</li> <li>(b) before 7am or after 6pm Monday to Friday;</li> <li>(c) before 7am or after 1pm Saturdays;</li> <li>(d) on Sundays or Public Holidays</li> </ul> <p><b>Not Applicable</b></p>
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Performance outcomes	Acceptable outcomes
<p><b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p><b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site. <b>Not Applicable</b></p>
	<p><b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site. <b>Not Applicable</b></p>
	<p><b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented. <b>Not Applicable</b></p>
<p><b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <ul style="list-style-type: none"> <li>(a) safety;</li> <li>(b) drainage;</li> <li>(c) visual amenity; and</li> <li>(d) privacy of adjoining premises.</li> </ul>	<p><b>AO14</b> Access to the premises (including all works associated with the access):</p> <ul style="list-style-type: none"> <li>(a) must follow as close as possible to the existing contours;</li> <li>(b) be contained within the premises and not the road reserve, and</li> <li>(c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</li> </ul> <p><b>Not Applicable</b></p>
<b>Weed and pest management</b>	
<p><b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.</p>	<p><b>AO15</b> No acceptable outcome is provided. <b>Not Applicable</b></p>
<b>Contaminated land</b>	
<p><b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p><b>AO16</b> Development is located where:</p> <ul style="list-style-type: none"> <li>(a) soils are not contaminated by pollutants which represent a health or safety risk to users; or</li> <li>(b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</li> </ul> <p><b>Not Applicable</b></p>

<b>Fire services in developments accessed by common private title</b>	
<p><b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO17.1</b> Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development. <b>Not Applicable</b></p>
	<p><b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.  <b>Not Applicable</b></p>



Gordon Rasmussen