

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Emerald Creek Heights Pty Ltd
Contact name <i>(only applicable for companies)</i>	c/- James McPeake, McPeake Town Planning QLD Pty Ltd
Postal address <i>(P.O. Box or street address)</i>	PO Box 5829
Suburb	Cairns
State	QLD
Postcode	4870
Country	Aus
Contact number	0481869671
Email address <i>(non-mandatory)</i>	approvals@jamesmcpeake.com.au
Mobile number <i>(non-mandatory)</i>	0481869671
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

2) Owner's consent

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

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

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
		85	Godfrey Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		2199	NR378	MSC
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.

- 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: <input type="text"/>	

- 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: <input type="text"/>	

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development 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:

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*
 Name of airport:

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

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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Reconfiguration of Lot (1 lot into 49 lots)
e) Relevant plans <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"/> 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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <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 type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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
<input type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

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?	
1	

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input checked="" type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	49			

10.2) Will the subdivision be staged?	
<input checked="" type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	3
What stage(s) will this development application apply to?	All 3

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 ²)	Lot on plan description	Area (m ²)

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)

<input type="checkbox"/> Yes – specify number of new lots: _____
<input type="checkbox"/> 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

Mareeba Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

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

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

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

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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 <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
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 ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

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 for further information on environmental offsets.

Koala habitat in SEQ Region

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the 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 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 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
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and 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
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *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
 No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title
- No

Note: See guidance materials at 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
 No

Note: See guidance materials at 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*
 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)
 No

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

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

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	<input checked="" type="checkbox"/> Yes
Note: See the <i>Planning Regulation 2017</i> for referral requirements	
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 the development application	<input checked="" type="checkbox"/> Yes
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
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

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

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



Development Application Report – Emerald Creek Heights
Reconfiguration of a Lot – 1 Lot into 49 Lots
Lot 219 on NR378

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1. Executive Summary
2. Site Characteristics
3. Planning Assessment
4. Conclusion

APPENDIX A: DA Form

APPENDIX B: Proposal Plans

APPENDIX C: Site Images

1. EXECUTIVE SUMMARY

McPeake Town Planning QLD Pty Ltd as applicant on behalf of Emerald Creek Heights Pty Ltd as owner of Lot 219 on NR378 at 85 Godfrey Road, Mareeba; seek Development Permit for a Reconfiguration of a Lot – 1 lot into 49 Lots.

The proposal seeks to create a rural residential subdivision on the 129.92Ha parcel of freehold rural residential zoned land. The subdivision has been specifically designed to protect and enhance the environmental values of the site whilst providing 49 lots of at least 2ha in size and providing a 4,000m² Building Envelope. Each allotment will have access to reticulated water, power and NBN. The Layout provides 19.52Ha of public open space network being located along watercourse buffers or existing creek or drainage lines. This area representing 15.2% of the subject site. It is intended that these areas will be utilised by residents for walking or cycle tracks. With the developer providing basic natural track (dirt/gravel) and wayfinding. It is noted that this will be one of the first rural residential subdivisions in the area providing a functional network of public open space.

The development is proposed to occur in three stages, as shown in the attached staging plan. Commencing from Godfrey Road, Emerald Creek Heights will see the introduction of 18 lots, a new road and areas of open space. Stage 2 will see 16 lots, new road and areas of open space. Stage 3 will see 15 lots, the termination of the internal road network and open space areas providing public connectivity to Emerald Creek.

The site is located 7km east of Mareeba being accessed off the Kennedy Highway at the Malone-Godfrey Road intersection. From the Kennedy Highway the site is accessed via a cleared constructed Godfrey Road. Which has been constructed to a graded dirt and gravel standard. The site currently doesn't have constructed connections to any reticulated infrastructure. However, road, water, electricity and NBN will be provided.

The proposed development is deemed code assessable under the Mareeba Shire Council's Planning Scheme Major Amendment No.1 (2020). The development does not require a period of public notification.

The proposed development triggers state government referrals relating to native vegetation, with assessment against the relevant state codes provided as appendices. As the development doesn't meet or exceed the 50-lot threshold no referral to the Department of Transport and Main roads is required.

This assessment has shown that the proposed development is compliant with the relevant Codes; Polices and Conditions under the Mareeba Shire Council's Planning Scheme Major Amendment No.1 (2020), and where reasonable and relevant can be appropriately conditioned.

DA forms completed supporting this Development Application include:

- DA Form 1

The following supporting information has also been provided:

- State Code 16 Response – Native Vegetation Clearing.

The following plans and drawings supporting this Development Application are attached in Appendix B:

- Vegetation Management Plan - 401302-CP01 B, Sheet 1.
- Detail Layout Plan – 401302-CP01 B, Sheet 2.
- Detail Site Plan - 401302-CP01 B, Sheet 3.
- Staging Plan – 401302 ST-01 B.

2. Site Characteristics

2.1 Summary of Proposal

McPeake Town Planning Pty Ltd as applicant on behalf Emerald Creek Heights Pty Ltd owner of Lot 219 on NR378 at 85 Godfrey Road, Mareeba, seek Development Permit for a Reconfiguration of a Lot – 1 lot into 49 Lots.

Address and Property Description

- 85 Godfrey Road, Mareeba
- Lot 219 on NR378
- Total land area – 129.29 Ha

Figure 1: Aerial of current and proposed alignment



Source: Queensland Globe, accessed 15/09/2021.

Local Planning Authority

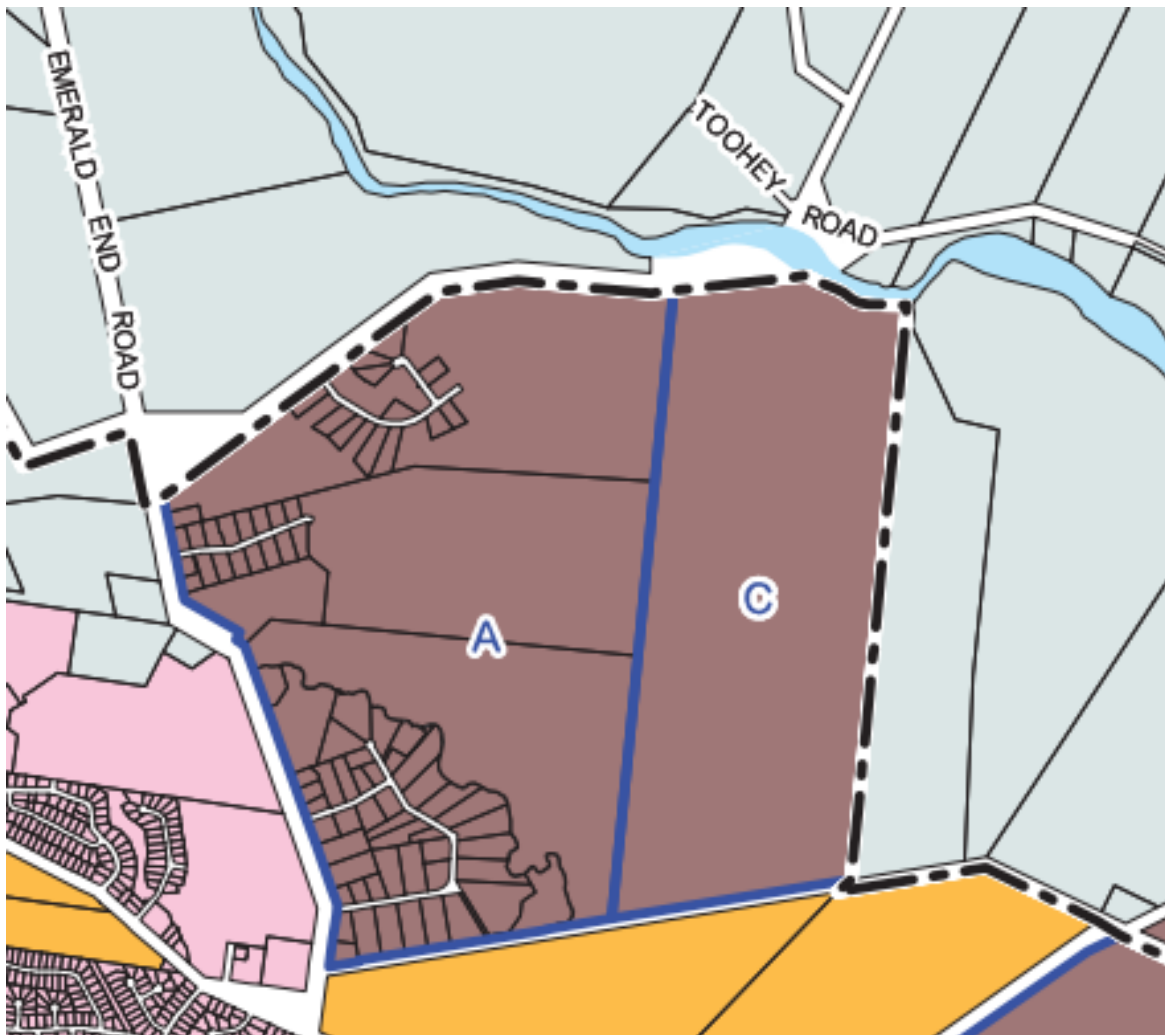
- Mareeba Shire Council
- Mareeba Shire Council Planning Scheme 2016

2.2 Site Tenure

The subject property is held in freehold tenure by the applicant.

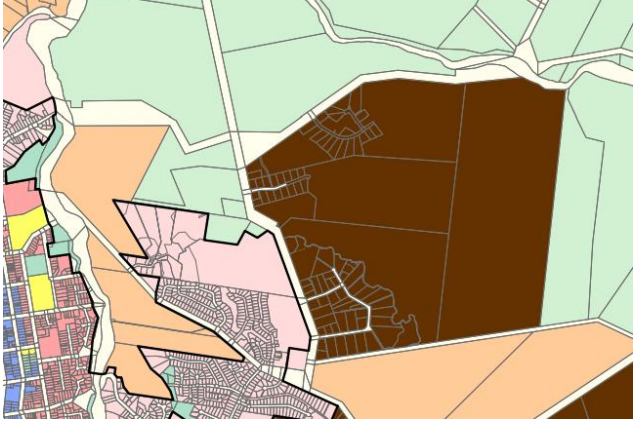
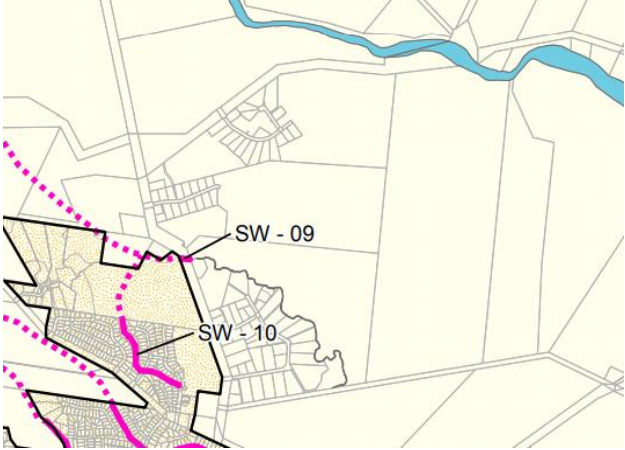
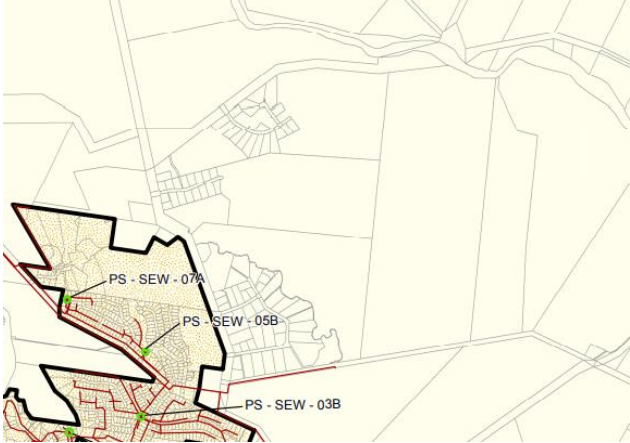
Zoning of the Subject Site

Figure 2: Zoning – Rural Residential (2 hectare precinct).

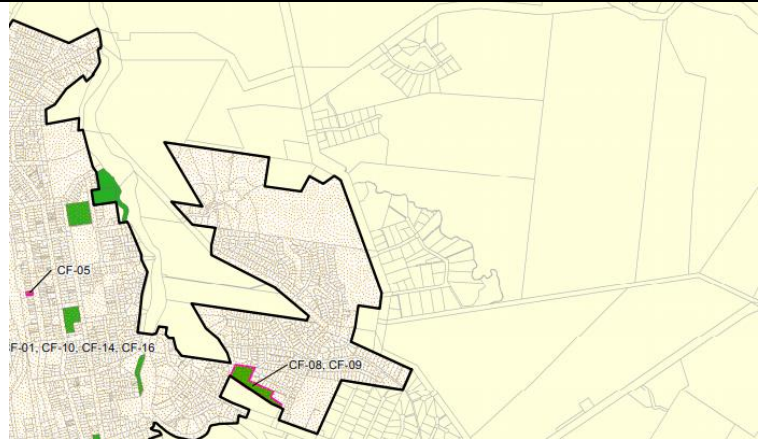


https://websync.msc.qld.gov.au/public_documents/files/324/Zoning%20Maps.pdf

Local Government Infrastructure Plan:

Infrastructure Matter	Map Excerpt
<p>Priority Infrastructure Area</p>	 <p>Commentary: The site is located outside the priority infrastructure area.</p>
<p>Stormwater</p>	 <p>Commentary: The site is located outside the stormwater infrastructure area.</p>
<p>Sewer</p>	 <p>Commentary: The site is located outside the sewer infrastructure area. With the network being located west of the site down Godfrey Road.</p>

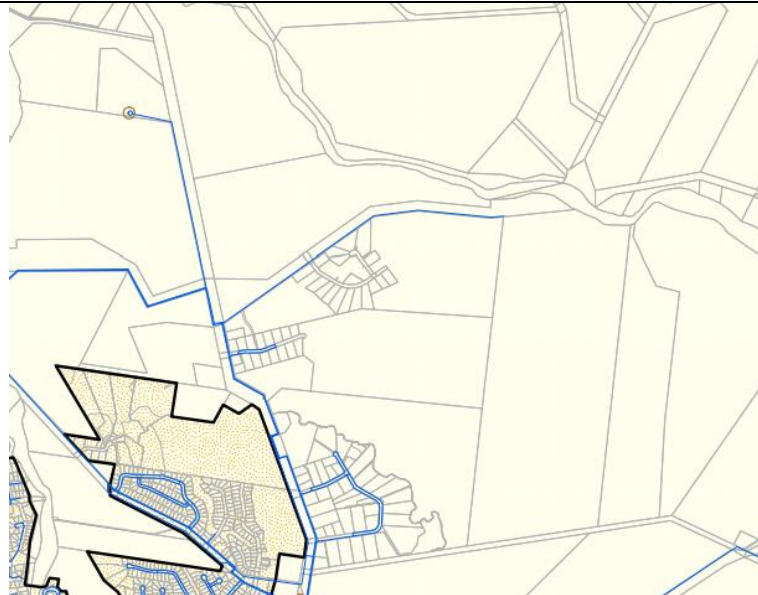
Parks and Open Space



Commentary:

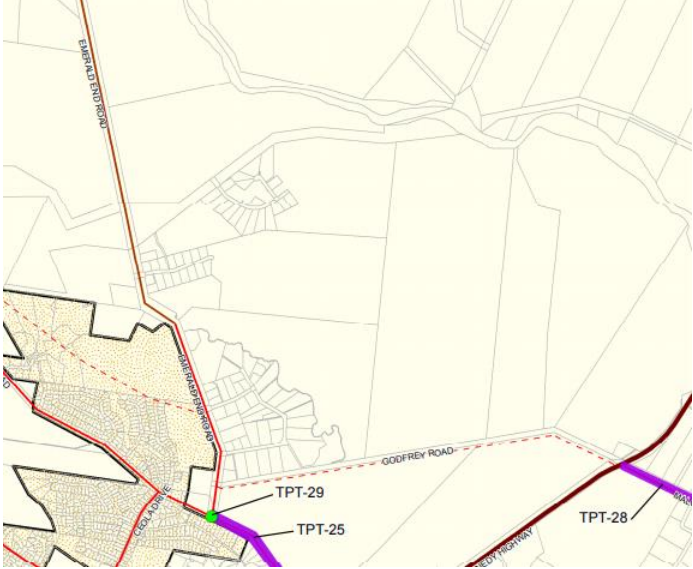
The site is not identified as being located near any existing parks or opens space aera. However, the proposed development is providing a network of parks and open space.

Water Reticulation



Commentary:

The site is located outside the water reticulation network. However, the network is located at the end of Country Road at the north-western corner of the subject site.

<p>Transport</p>	 <p>Commentary: The site is located outside the transport network, However, Godfrey Road is identified as being a Future Local Network Road.</p>
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2.3 Physical Characteristics and Surrounding Land Uses

Lot 219 is located between 400 and 435m in elevation on an undulating plain formed in the Tertiary over metamorphic rock of the Hodgkinson formation. The lot is dissected by two first order streams that flow into Emerald Creek, which forms part of the northern boundary (Emerald Creek discharges into the Barron River). Vegetation on the lot primarily consists of woodland and open woodland dominated by *Eucalyptus leptophelba* and *e. platphylla* (compromising the least concern regional ecosystems (REs) 9.59 and 9.11.26b) and low open forest and low woodland dominated by *Melaleuca monantha* (compromising the least concern RE 9.5.15) *Astrebla*, Oct 2020.

The site is located at the eastern extent of the urban footprint area of the Planning Scheme with lots further east of this site being zoned rural. Properties west are zoned Rural Residential permitting smaller lot sizes.

3. PLANNING ASSESSMENT

3.1 Introduction

McPeake Town Planning Pty Ltd as applicant on behalf Emerald Creek Heights Pty Ltd owner of Lot 219 on NR378 at 85 Godfrey Road, Mareeba, seek Development Permit for a Reconfiguration of a Lot – 1 lot into 49 Lots.

Site Approvals History- (All now Lapsed).



- **REC08/0039 issued by the Tablelands Regional Council - MATERIAL CHANGE OF USE (PRELIMINARY APPROVAL VARYING THE AFFECT OF THE PLANNING SCHEME TO ALLOW DEVELOPMENT IN ACCORDANCE WITH THE RURAL RESIDENTIAL ZONE) & RECONFIGURING A LOT - SUBDIVISION (1 INTO 51 LOTS) LOT 219 ON NR378 SITUATED AT GODFREY ROAD, MAREEBA.**
- **Amended Referral Agency Response (Vegetation) Plan, 27 January 2010.**
- **Extension of relevant period for REC08/0039, Mareeba Shire Council, 8 May 2014.** Extension granted for a further two (2) years to 28 March 2016.


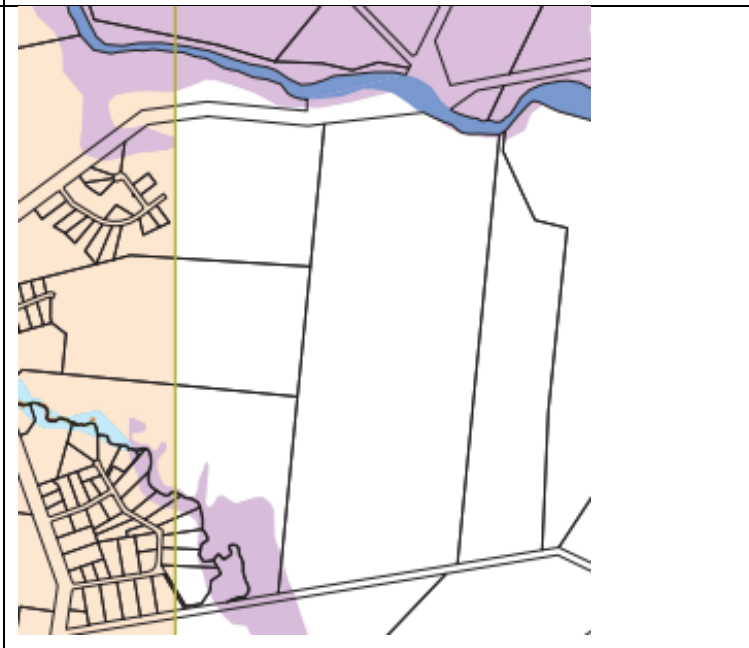
3.2 Level of Assessment and Applicable Codes

In accordance with the Mareeba Shire Council's Planning Scheme Major Amendment No.1 (2020) the development assessment needs to address the following local codes/policies:

- **Level of Assessment:** Code Assessable
- **Zone Code:** Rural Residential Zone (2ha precinct).
- **Local Plan:** N/A
- **Use Code** – Reconfiguration of a Lot Code
- **General Codes:** Landscaping Code, Parking and Access Code, Works services and Infrastructure Code.
- **Overlays** – See Table 1.

Table 1 – Applicable Planning Scheme Overlays

Overlays	Map Excerpt
<p>Agricultural Land Overlay (Class A & Class B)</p>	
<p>Bushfire Hazard Overlay (Medium Potential Bushfire Intensity & 100m buffer)</p>	

<p>Environmental Significance Overlay - Waterway and 100m buffer</p>	
<p>Flood Hazard Overlay</p>	



Rural residential zone code

Purpose

1. The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.
 2. Mareeba Shire Council's purpose of the Rural residential zone code is to provide for residential development on a range of larger lots which take account of the history of rural residential development throughout the region. Limited agricultural and animal husbandry activities which contribute to a semi-rural setting may be appropriate on lots with areas in the upper range of lot sizes.
 3. The Rural residential zone has been broken into three precincts to cater for the distinct lot sizes and levels of servicing that historically occurred in this zone:
 - a. The 2 hectare precinct is characterised by significant clusters of larger rural residential lifestyle lots that have limited infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 2 hectares in size;
 - b. The 1 hectare precinct is characterised by significant clusters of rural residential lifestyle lots that have limited access to infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 1 hectare in size; and
 - c. The 4,000m² precinct is characterised by clusters of smaller rural residential lots in proximity to activity centres, where reticulated water supply and an urban standard of infrastructure (apart from sewerage) can be provided. Lots within this precinct will not be reconfigured below 4,000m².
- (4) The purpose of the code will be achieved through the following overall outcomes:
- a. The development of large rural residential lots with attendant provision of onsite infrastructure is facilitated;
 - b. Development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of rural residential activities;
 - c. Development avoids areas of ecological significance;
 - d. Low-impact activities such as small-scale eco-tourism and outdoor recreation uses are permitted within the zone where the impacts of such uses are acceptable;
 - e. Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development, with unavoidable impacts minimised through location, design, operation and management requirements;
 - f. Other uses may be appropriate where meeting the day to day needs of the rural residential catchment or having a direct relationship to the land in which the particular use is proposed. Any such uses should not have any adverse effects on the residential amenity of the area through factors such as noise generation, traffic generation or other factors associated with the use;
 - g. Reconfiguring a lot will maintain the predominant lot size of the precinct or intended for the precinct; and
 - h. Reconfiguring a lot involving the creation of new lots is not undertaken external to a precinct in the Rural residential zone in consideration of the inherent environmental, and/or physical infrastructure and/or social infrastructure constraints of Rural residential zoned land outside of identified precincts.

Performance outcomes		Acceptable outcomes
For accepted development subject to requirements and assessable development		Statement of compliance
Height		
<p>PO1 Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> a. the height of existing buildings on adjoining premises; b. the development potential, with respect to height, on adjoining premises; c. the height of buildings in the vicinity of the site; d. access to sunlight and daylight for the site and adjoining sites; e. privacy and overlooking; and f. site area and street frontage length. 	<p>AO1 Development has a maximum building height of:</p> <ul style="list-style-type: none"> a. 8.5 metres; and b. 2 storeys above ground level. 	<p>Not applicable – The proposed development is for a reconfiguration of a lot with no built form being proposed.</p>
Outbuildings and residential scale		
<p>PO2 Domestic outbuildings:</p> <ul style="list-style-type: none"> a. do not dominate the lot on which they are located; and b. are consistent with the scale and character of development in the Rural residential zone. 	<p>AO2.1 On lots less than 2 hectares, domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> a. 150m² in gross floor area; and b. 5.5 metres above natural ground level. 	<p>Not applicable – The proposed development is for a reconfiguration of a lot with no built form being proposed.</p>
	<p>AO2.2 On lots greater than 2 hectares, domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> a. 200m² in gross floor area; and b. 8.5 metres above natural ground level. 	<p>Not applicable – The proposed development is for a reconfiguration of a lot with no built form being proposed.</p>
Siting		

<p>PO3 Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> a. the siting and use of adjoining premises; b. access to sunlight and daylight for the site and adjoining sites; c. privacy and overlooking; d. opportunities for casual surveillance of adjoining public spaces; e. air circulation and access to natural breezes; f. appearance of building bulk; and g. relationship with road corridors. 	<p>AO3 Buildings and structures include a minimum setback of:</p> <ul style="list-style-type: none"> a. 40 metres from a frontage to a State-controlled Road; b. 6 metres from a frontage to any other road; c. 10 metres from a boundary to an adjoining lot in the 2 hectare precinct, 1 hectare precinct or the Rural zone or Conservation zone; d. 5 metres from a boundary to an adjoining lot in the 4,000m² precinct; and e. 3 metres from a side or rear boundary otherwise. 	<p>Complies AO3– The subdivision layout has considered this and the proposed building envelopes are setback a compliant distance from its road frontage and side boundaries. Being 6m from a frontage with any other road and at least 3m from a side or rear boundary.</p>
<p>Accommodation density</p>		
<p>PO4 The density of Accommodation activities:</p> <ul style="list-style-type: none"> a. contributes to housing choice and affordability; b. respects the nature and density of surrounding land use; c. does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and d. is commensurate to the scale and frontage of the site. 	<p>AO4 Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.</p>	<p>Complies AO4 – The layout provides for a future density for 1 dwelling per lot.</p>
<p>For assessable development</p>		
<p>Site cover</p>		
<p>PO5 Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> a. makes efficient use of land; b. is consistent with the bulk and scale 	<p>AO5 No acceptable outcome is provided.</p>	<p>Complies – Each lot is at least 2ha in size with a 4,000m² building envelope. It is considered that this will result in a development that is of an appropriate scale and balances the built and natural features.</p>

<p>of surrounding buildings; and c. appropriately balances built and natural features.</p>		
Building design		
<p>PO6 Building facades are appropriately designed to: a. include visual interest and architectural variation; b. maintain and enhance the character of the surrounds; c. provide opportunities for casual surveillance; d. include a human scale; and e. encourage occupation of outdoor space.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>Not applicable – The proposed development is for a reconfiguration of a lot with no built form being proposed.</p>
<p>PO7 Development complements and integrates with the established built character of the Rural residential zone, having regard to: a. roof form and pitch; b. eaves and awnings; c. building materials, colours and textures; and d. window and door size and location.</p>	<p>AO7 No acceptable outcome is provided.</p>	<p>Not applicable – The proposed development is for a reconfiguration of a lot with no built form being proposed.</p>
Non-residential development		
<p>PO8 Non-residential development: a. is consistent with the scale of existing development; b. does not detract from the amenity of nearby residential uses; c. does not impact on the orderly provision of non-residential development in other</p>	<p>AO8 No acceptable outcome is provided.</p>	<p>Not applicable – The proposed development is to facilitate a 49 lot rural residential subdivision which is consistent with the intent and purpose of the zoning of the land.</p>

<p>locations in the shire; and d. directly supports the day to day needs of the immediate residential community; or e. has a direct relationship to the land on which the use is proposed.</p>		
Amenity		
<p>PO9 Development must not detract from the amenity of the local area, having regard to: a. noise; b. hours of operation; c. traffic; d. advertising devices; e. visual amenity; f. privacy; g. lighting; h. odour; and i. emissions.</p>	<p>AO9 No acceptable outcome is provided.</p>	<p>Not applicable – The proposed development is to facilitate a 49 lot rural residential subdivision which is consistent with the intent and purpose of the zoning of the land.</p>
<p>PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: a. noise; b. hours of operation; c. traffic; d. advertising devices; e. visual amenity; f. privacy; g. lighting; h. odour; and i. emissions.</p>	<p>AO10 No acceptable outcome is provided.</p>	<p>Not applicable – The proposed development is to facilitate a 49 lot rural residential subdivision which is consistent with the intent and purpose of the zoning of the land.</p>

Reconfiguring a lot code

Performance outcomes	Acceptable outcomes	Applicant response
Area and frontage of lots		
<p>PO1</p> <p>Lots include an area and frontage that:</p> <ul style="list-style-type: none"> (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient access; (e) considers the proximity of the land to: <ul style="list-style-type: none"> (i) centres; (ii) public transport services; and (iii) open space; and (f) allows for the protection of environmental features; and (g) accommodates site constraints. 	<p>AO1.1</p> <p>Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</p>	<p>Complies with P01</p> <p>All proposed lots comply with the minimum lot size being at least 2ha in size.</p> <p>However, some lots don't comply with the minimum frontage of 60m.</p> <p>This is considered a minor non compliance with the acceptable outcome, It's considered that the proposed layout provides a high level of amenity and area sufficient size to accommodate future rural residential dwellings and associated infrastructure whilst providing functional access.</p>
Existing buildings and easements		
<p>PO2</p> <p>Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p>	<p>AO2.1</p> <p>Each land use and associated infrastructure is contained within its individual lot.</p>	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</p> <p>(b) any continuing use is not compromised by the reconfiguration.</p>	<p>A02.2</p> <p>All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	<p>Will comply –</p> <p>The existing shed located in proposed lot 48 will be demolished prior to the survey plan being endorsed for the lot.</p>
<p>PO3</p> <p>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>A03</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable-</p> <p>The existing site doesn't contain any existing easements.</p>
Boundary realignment		
<p>PO4</p> <p>The boundary realignment retains all attendant and existing infrastructure connections and potential connections.</p>	<p>A04</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable –</p> <p>Boundary realignment is not proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Access and road network		
<p>PO5</p> <p>Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision. 	<p>A05</p> <p>No acceptable outcome is provided.</p>	<p>Complies –</p> <p>Proposed access will be designed to comply with FNQROC.</p>
<p>PO6</p> <p>Reconfiguring a lot ensures that access to a lot can be provided that:</p> <ul style="list-style-type: none"> (a) is consistent with that provided in the surrounding area; (b) maximises efficiency and safety; and (c) is consistent with the nature of the intended use of the lot. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p>A06</p> <p>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>Complies – All lots will have private access and will be designed and constructed in accordance with FNQROC.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO7</p> <p>Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> (a) the intended use of the lots; (b) the existing use of surrounding land; (c) the vehicular servicing requirements of the intended use; (d) the movement and turning requirements of B-Double vehicles. <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p>A07</p> <p>No acceptable outcome is provided.</p>	<p>Not Applicable – The site is not located in the Industry zone.</p>
Rear lots		
<p>PO8</p> <p>Rear lots are designed to:</p> <ul style="list-style-type: none"> (a) provide a high standard of amenity for residents and other users of the site; (b) provide a high standard of amenity for adjoining properties; and (c) not adversely affect the safety and efficiency of the road from which access is gained. 	<p>A08.1</p> <p>Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p>Complies - The proposed rear lots overlook areas of public open space or neighbouring undeveloped lots.</p>
	<p>A08.2</p> <p>No more than two rear lots are created behind any lot with a road frontage.</p>	<p>Complies.</p>
	<p>A08.3</p> <p>Access to lots is via an access strip with a minimum width of:</p> <ul style="list-style-type: none"> (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise. 	<p>Complies PO8 –</p> <p>Access handle widths are proposed to be 4m in width. This is considered wide enough to service the lot and provide amenity to adjoining allotments.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>A08.4</p> <p>A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</p> <p>Note—Figure A provides further guidance in relation to the desired outcome.</p>	<p>Complies.</p>
	<p>A08.5</p> <p>No more than 1 in 10 lots created in a new subdivision are rear lots.</p>	<p>Complies – PO8 - 10 of the 49 lots are rear lots. These lots are considered to provide a high standard of amenity for future residents and users. Similarly, provides a level of separation to adjoining lots and wont impact upon the safety and efficiency of the road.</p>
	<p>A08.6</p> <p>Rear lots are not created in the Centre zone or the Industry zone.</p>	<p>Complies.</p>
Crime prevention and community safety		
<p>PO9</p> <p>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"> (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations. 	<p>A09</p> <p>No acceptable outcome is provided.</p>	<p>Complies – The proposed layout is considered to not have a negative impact upon public safety.</p>
Pedestrian and cycle movement network		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO10</p> <p>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>AO10</p> <p>No acceptable outcome is provided.</p>	<p>Complies – The proposed layout provides a compliant 20m wide road reserve and wide areas of open space located along existing watercourse alignments which is intended to be utilised by the developer to provide a natural walking tracks.</p>
Public transport network		
<p>PO11</p> <p>Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <ul style="list-style-type: none"> (a) does not prejudice the future provision of the identified infrastructure; (b) appropriately treats the common boundary with the future corridor; and (c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement. 	<p>AO11</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable.</p>
Residential subdivision		
<p>PO12</p> <p>Residential lots are:</p> <ul style="list-style-type: none"> (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes. 	<p>AO12</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
Rural residential zone		
<p>PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m² precinct, the 1 hectare precinct or the 2 hectare precinct.</p>	<p>AO13 No acceptable outcome is provided.</p>	<p>Complies – The site is located in the Rural Residential Zone (2ha Precinct).</p>
Additional provisions for greenfield development only		
<p>PO14 The subdivision design provides the new community with a local identity by responding to:</p> <ul style="list-style-type: none"> (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views. 	<p>AO14 No acceptable outcome provided.</p>	<p>Complies – Emerald Creek Heights has been master planned. The design was lead by first considering the sites natural and sensitive features and constraints, utilising existing vehicular tracks for the proposed road alignment and providing a network of open spaces that seek to protect the natural features whilst providing open space and recreational opportunities.</p>
<p>PO15 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>AO15 No acceptable outcome provided.</p>	<p>Complies – The road network was designed to provide functional access to layout of allotments, generally following the existing track network across the site. network across the site. Areas of open space will also provide connectivity east and west.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO16</p> <p>The road network is designed to:</p> <ul style="list-style-type: none"> (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	<p>AO16</p> <p>No acceptable outcome provided.</p>	<p>Complies – The road network has minimised cul-de-sacs to 4. The layout provides numerous east to west pedestrian opportunities along public open space areas along watercourses connecting the proposed road network.</p>
<p>PO17</p> <p>Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p>AO17</p> <p>The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	<p>Not applicable. - The development site is accessed off Godfrey Road which isn't currently identified as being a future public transport route.</p>
<p>PO18</p> <p>The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p>AO18</p> <p>No acceptable outcome provided.</p>	<p>Not applicable. - The subject site is accessed off Godfrey Road which isn't currently identified as being a future public transport route.</p>
<p>PO19</p> <p>Provision is made for sufficient open space to:</p> <ul style="list-style-type: none"> (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements. 	<p>AO19.1</p> <p>A minimum of 10% of the site area is dedicated as open space.</p>	<p>Complies – 15.2% of the development is open space. The majority being located along watercourses or discharge points or constrained land (slope).</p>
	<p>AO19.2</p> <p>A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	<p>Complies PO19 – Ample open space is provided by the development, significantly more than other similar developments in the area.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO20</p> <p>A network of parks and community land is provided:</p> <ul style="list-style-type: none"> (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces; (e) which is co-located with other existing or proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings; 	<p>AO20</p> <p>No acceptable outcome is provided.</p>	<p>Complies –</p> <p>15.2% of the development is proposed open space with these areas to be converted to reserve land being transferred to Council for Drainage and Open space purposes.</p>

Overlays Codes

Agricultural land overlay code

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and		
<p>PO1 The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless:</p> <ul style="list-style-type: none"> (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and (c) loss or fragmentation is minimised to the extent possible. 	<p>AO1 Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with:</p> <ul style="list-style-type: none"> (a) animal husbandry; or (b) animal keeping; or (c) cropping; or (d) dwelling house; or (e) home based business; or (f) intensive animal industry (only where for feedlotting); or (g) intensive horticulture; or (h) landing; or (i) roadside stalls; or (j) winery. 	<p>Complies PO1- The site hasn't been considered as productive arable land for over 50 years and hasn't been used for cropping unlike nearby more arable properties to the east of the site. Which have been used for tobacco, mangoes and other seasonal crops. The site has only ever been grazed by cattle with a very low carrying capacity. The site has been utilised in the past for its quarry material, with disturbed areas being present across the site.</p>
For assessable development		
<p>PO2 Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <ul style="list-style-type: none"> (a) avoid land use conflict; (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; (c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity. 	<p>AO2 No acceptable outcome is provided.</p>	<p>See above response.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO3 Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n):</p> <ul style="list-style-type: none"> (a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and (c) does not constrain the viability or use of agricultural land. 	<p>AO3 No acceptable outcome is provided.</p>	<p>See above response</p>

Performance outcomes	Acceptable outcomes	Applicant Response
If for Reconfiguring a lot		
<p>PO4 The 'Broadhectare rural area' identified on the Agricultural land overlay maps (OM-001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p>AO4 Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n).</p>	See above response
<p>PO5 Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.</p>	<p>AO5 No acceptable outcome is provided.</p>	See above response
<p>PO6 Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n), including boundary realignments, only occurs where it:</p> <ul style="list-style-type: none"> (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots. 	<p>AO6 No acceptable outcome is provided.</p>	See above response

Airport environs overlay code

Performance outcomes	Acceptable outcomes	
For accepted development subject to requirements and assessable		
Protection of operational airspace		
<p>PO1 Development does not interfere with movement of aircraft or the safe operation of an airport or aerodrome where within the:</p> <p>(a) Airport environs: OLS area of Mareeba Airport identified on Airport environs overlay map (OM-002c); or</p> <p>(b) Airport environs: OLS area of Cairns Airport identified on Airport environs overlay map (OM-002c.1); or</p> <p>(c) 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f); or</p> <p>(d) 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f).</p>	<p>AO1.1 Development does not exceed the height of the Obstacle Limitation Surface (OLS) where located within the Airport environs: OLS area of:</p> <p>(a) Mareeba Airport identified on Airport environs overlay map (OM-002c); or</p> <p>(b) Cairns Airport identified on Airport environs overlay map (OM-002c.1).</p>	<p>Complies- The proposed development is for a reconfiguration of a lot for a rural residential subdivision and no built form or land use's are proposed that would impact upon the operational efficiency of the Airport or its safety.</p>
	<p>AO1.2 Development has a maximum height of 10 metres where within the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f).</p>	<p>Not applicable</p>
	<p>AO1.3 Development has a maximum height of 15 metres where within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f).</p>	<p>Not applicable</p>
	Lighting	

Performance outcomes	Acceptable outcomes	
<p>PO2 Development does not include lighting that:</p> <ul style="list-style-type: none"> (a) has the potential to impact on the efficient and safe operation of Mareeba Airport or an aerodrome; or (b) could distract or confuse pilots. 	<p>A02 Development within the 'Airport environs: Distance from airport - 6 kilometres' area for Mareeba Airport identified on Airport environs overlay map (OM-002b) or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) does not:</p> <ul style="list-style-type: none"> (a) involve external lighting, including street lighting, that creates straight parallel lines of lighting that are more than 500 metres long; and (b) does not contain reflective cladding upwards shining lights, flashing lights or sodium lights. 	<p>Not applicable</p>

Performance outcomes		Acceptable outcomes
Noise exposure		
PO3 Development not directly associated with Mareeba Airport is protected from aircraft noise levels that may cause harm or undue interference.	A03 Sensitive land uses are acoustically insulated to at least the minimum standards specified by AS2021 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction where located within the 'Airport environs: 20-25 ANEF' area identified on Airport environs overlay map (OM-002d) .	Not applicable
Public safety		
PO4 Development does not compromise public safety or risk to property.	A04 Development is not located within the 'Airport environs: Mareeba Airport public safety area' identified on Airport environs overlay map (OM-002e) .	Not applicable
State significant aviation facilities associated with Mareeba Airport		
PO5 Development does not impair the function of state significant aviation facilities by creating: (a) physical obstructions; or (b) electrical or electro-magnetic interference; or (c) deflection of signals.	A05.1 Development within 'Airport environs: Zone B (600 metre buffer)' for the 'Saddle Mountain VHF' facility identified on Airport environs overlay map (OM-002a.1) does not exceed a height of 640 metres AHD.	Not applicable
	A05.2 Development within 'Airport environs: Zone B (4,000 metre buffer)' for the 'Hahn Tableland Radar (RSR)' facility identified on Airport environs overlay map (OM-002a) does not exceed a height of 950 metres AHD, unless associated with Hann Tableland Radar facility.	Not applicable

Performance outcomes	Acceptable outcomes	
	<p>A05.3 Building work does not occur within 'Airport environs: Zone A (200 metre buffer)' of the 'Biboohra CVOR' facility identified on Airport environs overlay map (OM-002a) unless associated with the Biboohra CVOR facility.</p>	<p>Not applicable</p>
	<p>A05.4 Development within 'Airport environs: Zone B (1,500 metre buffer)' of the 'Biboohra CVOR' facility identified on Airport environs overlay map (OM-002a), but outside 'Zone A (200 metre buffer)' identified on Airport environs overlay map (OM-002a), does not include:</p> <ul style="list-style-type: none"> (a) the creation of a permanent or temporary physical line of sight obstruction above 13 metres in height; or (b) overhead power lines exceeding 5 metres in height; or (c) metallic structures exceeding 7.5 metres in height; or (d) trees and open lattice towers exceeding 10 metres in height; or (e) wooden structures exceeding 13 metres in height. 	<p>Not applicable</p>
For assessable development		
Mareeba Airport		
Protection of operational airspace		

Performance outcomes	Acceptable outcomes	
<p>PO6 Development within the vicinity of Mareeba Airport or an aerodrome does not interfere with the:</p> <ul style="list-style-type: none"> (a) movement of aircraft; or (b) safe operation of the airport or facility. 	<p>AO6.1 Development involving sporting and recreational aviation activities such as parachuting, hot air ballooning or hang gliding, does not occur within the Airport environs: OLS area of:</p> <ul style="list-style-type: none"> (a) Mareeba Airport identified on Airport environs overlay map (OM-002c); or (b) Cairns Airport identified on Airport environs overlay map (OM-002c.1). 	<p>Not applicable</p>
	<p>AO6.2 Development involving temporary or permanent aviation activities does not occur within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f).</p>	<p>Not applicable</p>
<p>PO7 Development does not affect air turbulence, visibility or engine operation in the operational airspace of Mareeba Airport or regional aerodromes.</p>	<p>AO7 Development does not result in the emission of a gaseous plume, at a velocity exceeding 4.3 metres per second, or smoke, dust, ash or steam within:</p> <ul style="list-style-type: none"> (a) the Airport environs: OLS area of Mareeba Airport identified on Airport environs overlay map (OM-002c); or (b) the Airport environs: OLS area of Cairns Airport identified on Airport environs overlay map (OM-002c.1); or (c) the 'Airport environs: Airport buffer - 1 kilometre' of a regional aerodrome identified on Airport environs overlay map (OM-002f). 	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes		
Managing bird and bat strike hazard to aircraft			
<p>PO8 Development in the environs of Mareeba Airport or an aerodrome does not contribute to the potentially serious hazard from wildlife (bird or bat) strike.</p>	<p>AO8.1 Development within the ‘Airport environs: Distance from airport - 8 kilometres’ Bird and bat strike zone of Mareeba Airport identified on Airport environs overlay map (OM-002b) or the ‘Airport environs: Airport buffer - 3 kilometres’ of an aerodrome identified on Airport environs overlay map (OM-002f) provides that potential food and waste sources are covered and collected so that they are not accessible to wildlife.</p>	<p>Not applicable</p>	
	<p>AO8.2 Development within the ‘Airport environs: Distance from airport - 3 kilometres’ Bird and bat strike zone of Mareeba Airport identified on Airport environs overlay map (OM-002b) or the ‘Airport environs: Airport buffer - 1 kilometre’ of an aerodrome identified on Airport environs overlay map (OM-002f) does not include:</p> <ul style="list-style-type: none"> (a) food processing; or (b) abattoir; or (c) intensive horticulture; or (d) intensive animal husbandry; or (e) garden centre; or (f) aquaculture. 		
	<p>AO8.3 Putrescible waste disposal sites do not occur within the ‘Airport environs: Distance from airport - 13 kilometres’ Bird and bat strike zone of:</p> <ul style="list-style-type: none"> (a) Mareeba Airport identified on Airport environs overlay map (OM-002b); or (b) Cairns Airport identified on Airport environs overlay map (OM-002b.1). 		

Bushfire hazard overlay code

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and		
Water supply for fire-fighting purposes		
<p>PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p>	<p>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa.</p> <p>OR</p>	<p>Complies – The development will have access to mains water providing adequate flow and pressure.</p>
<p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise:</p> <ul style="list-style-type: none"> (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. <p>Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.</p>	<p>Not applicable</p>
For assessable development		
Land use		
<p>PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-</p>	<p>AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>003a-o) is appropriate to the bushfire hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o):</p> <ul style="list-style-type: none"> (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction. 	
Lot design		
<p>PO3 Reconfiguring a lot within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <ul style="list-style-type: none"> (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>Where within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1 No new lots are created.</p> <p>OR</p> <p>AO3.2 All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be</p>	<p>Complies AO3.2– Lots have been designed to accommodate the bushfire hazard providing a 4,000m² building envelope. With all future dwellings having to be designed to accommodate the bushfire risk of each subject site. It is understood that a dwelling located within the building envelope will be able to achieve BAL29.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.	

Performance outcomes	Acceptable outcomes	Applicant Response
Firebreaks and access		
<p>PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for fire-fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of developed areas and adjacent bushland. <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; 	<p>AO4.1 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), roads are designed and constructed:</p> <ul style="list-style-type: none"> (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. <p>AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), firebreaks are provided:</p> <ul style="list-style-type: none"> (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	<p>Complies AO4.1 – The proposed road network will allow for efficient access for fire fighting and emergency vehicles. With the roads not exceeding a gradient of 12.5% with roads also complying with FNQROC guidelines.</p> <p>Complies - A long road is proposed along the majority of the eastern boundary of the site which will act as a large firebreak for the majority of the site, with internal roads also providing firebreaks.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>vi. passing bays and turning areas are provided for fire-fighting appliances located on public land.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>		
Hazardous materials		
<p>PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>A05 The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant Response
Landscaping		
<p>PO6 Landscaping within a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <p>(a) fire ecology; (b) slope of site; and (c) height and mix of plant species.</p> <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>Complies- No landscaping is proposed.</p>
Infrastructure		
<p>PO7 Infrastructure services located in a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to</p>	<p>AO7 The following infrastructure services are located below ground:</p> <p>(a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications</p>	<p>Complies - All new reticulated infrastructure will be underground.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
demonstrate compliance with the Performance outcome.		
Private driveways		
<p>PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO8 Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings. 	<p>Complies.</p>

Environmental significance overlay code

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Regulated vegetation		
<p>PO1 Vegetation clearing in areas mapped as ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Complies - The site isn’t identified on the Environmental Significance Overlay Maps (OM-004a-o) as containing ‘Regulated vegetation’.</p> <p>The development has considered the sites environmental values and has restricted each lots cleared footprint with building envelopes. Resulting in a significant portion of the site being retained in its natural state.</p>
<p>PO2 Development on sites adjacent to areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental</p>	<p>AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of ‘Regulated vegetation’ areas identified on the</p>	<p>Complies - The site isn’t identified on the Environmental Significance Overlay Maps (OM-004a-o) as containing ‘Regulated vegetation’.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>significance of regulated vegetation and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Environmental Significance Overlay Maps (OM-004a-o).</p>	
Regulated vegetation intersecting a watercourse		
<p>PO3 Vegetation clearing in areas mapped as ‘Regulated vegetation intersecting a watercourse’, identified as ‘Waterway’ and ‘Waterway buffer’ on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) 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>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>A03.1 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).</p>	<p>Complies – appropriate buffers have been provided in excess of Council and state requirements.</p>
<p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p>	<p>Complies – No vegetation clearing within a watercourse buffer is required or proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
Policy 2 – Ecological Assessment Reports.	<p>A03.2 No clearing of native vegetation is undertaken within the minimum setback identified at A03.1.</p>	
Waterways and wetlands		
<p>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:</p> <p>(a) maintaining adequate separation distances between waterways/wetlands and development;</p> <p>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</p> <p>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</p> <p>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) A04.1 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).</p>	Not applicable.
	<p>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) A04.2 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).</p>	Not applicable.
	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental</p>	Will comply - A stormwater management plan will be developed to manage stormwater being discharged into creeks, prior to operational works being undertaken on the site.

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>Significance Overlay Maps (OM-004a-o) A04.3 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>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>	

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>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)</p> <p>A04.4 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>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		
Wildlife Habitat		
<p>PO5</p> <p>Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <p>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species</p>	<p>A05</p> <p>No acceptable outcome is provided</p>	<p>Not Applicable. A flora survey was carried out as the site was identified as potential being in a high risk area for a protected flora species <i>Pterostylis calinga</i>. The flora survey report is attached. No protected flora species were found.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>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 – Ecological Assessment Reports.</p>		
Legally secured offset areas		
<p>PO6</p> <p>Development within a ‘Legally secured offset area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does</p>	<p>AO6</p> <p>No acceptable outcome is provided.</p>	<p>Not Applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>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>		
Protected areas		
<p>PO7</p> <p>Development within a ‘Protected area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (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. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO7</p> <p>No acceptable outcome is provided</p>	<p>Not Applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
Ecological corridors and Habitat linkages		
<p>PO8</p> <p>Development located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and (b) within an ‘Ecological corridor’ or a ‘Habitat linkage’ identified on the Environmental Significance Overlay Maps (OM-004a-o) <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <ul style="list-style-type: none"> (a) the environmental values of the area of the site identified in the ‘Ecological corridor’ or ‘Habitat linkage’; (b) the environmental values of adjoining and nearby land within the ‘Ecological corridor’ or ‘Habitat linkage’; (c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; (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 (e) the ability for the ‘Ecological corridor’ or ‘Habitat linkage’ to be enhanced to improve ecological connectivity. 	<p>AO8</p> <p>No acceptable outcome is provided</p>	<p>Not applicable – However, the development has been developed to protect and enhance the sites environmental values and the proposal provides significant buffers along watercourse providing connectivity and ensure regeneration into the future.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
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.		

Flood hazard overlay code

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
All flood hazard areas		
PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	A01 The processing or storage of dangerous goods or hazardous materials is: (a) not undertaken in a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) ; or (b) is located above the defined flood level plus 0.3 metre freeboard.	Complies – The majority of the site is not identified as being subject to flood as shown on the overlay map. Only a two small portions are identified and these are will be located in drainage reserves.
PO2 Essential community infrastructure is able to function effectively during and immediately after flood events.	A02 Design levels for buildings must comply with the flood immunity standards specified in Table 8.2.6.3.B and Table 8.2.6.3.C where within a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) .	Not applicable.
Extreme flood hazard area		

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO3</p> <p>Development, where involving a Material change of use within an ‘Extreme 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"> (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>AO3.1</p> <p>Uses within the following activity groups are not located within an ‘Extreme flood hazard area identified’ on the Flood hazard overlay maps (OM006a-o):</p> <ul style="list-style-type: none"> (a) Accommodation activities; (b) Commercial activities; (c) Community activities except where for a Club with a maximum gross floor area of 100m²; (d) Industrial activities; (e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation. 	<p>Not Applicable.</p>
	<p>AO3.2</p> <p>Sport and recreation activities are not located within an ‘Extreme flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <ul style="list-style-type: none"> (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building). 	<p>Not Applicable.</p>
<p>PO4</p> <p>Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain and enhance the flood conveyance capacity of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) not increase the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that 	<p>AO4.1</p> <p>Buildings, including extensions to existing buildings, are:</p> <ul style="list-style-type: none"> (a) not located within an ‘Extreme flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o); or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. 	<p>Not Applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>development levels are set above the defined flood level;</p> <p>(e) reduce property damage; and</p> <p>(f) provide flood immune access to buildings.</p> <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"> i. gross floor area; or ii. the number of dwellings or bedrooms on the premises. 	<p>AO4.2</p> <p>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>Not Applicable.</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"> i. gross floor area; or ii. the number of dwellings or bedrooms on the premises. 	<p>AO4.3</p> <p>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>Not Applicable.</p>
	<p>AO4.4</p> <p>Development does not increase the number of lots in the ‘Extreme flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	<p>Not Applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO5</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> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>A05</p> <p>Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	<p>Not Applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
High flood hazard area		
<p>PO6</p> <p>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> <p>(a) likelihood and frequency of flooding;</p> <p>(b) flood risk acceptability of development;</p> <p>(c) vulnerability of and safety risk to persons associated with the use;</p> <p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</p> <p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO6.1</p> <p>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> <p>(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 Centre zone;</p> <p>(b) Community activities except where for a Club with a maximum gross floor area of 100m²;</p> <p>(c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation.</p>	Not Applicable.
	<p>AO6.2</p> <p>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> <p>(a) Environment facility;</p> <p>(b) Park; or</p> <p>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	Not Applicable.

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO7</p> <p>Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. <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>AO7.1</p> <p>Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) not located within the ‘High flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o); or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. <p>OR</p>	<p>Not Applicable.</p>
	<p>AO7.2</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> <ul style="list-style-type: none"> (a) administrative areas; or (b) services, plant and equipment associated with the building. <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>	<p>Not Applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>A07.3</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>Not Applicable.</p>
	<p>A07.4</p> <p>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>Not Applicable.</p>
	<p>A07.5</p> <p>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>Not Applicable.</p>
	<p>A07.6</p> <p>Dwellings do not exceed four bedrooms.</p>	<p>Not Applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>A07.7</p> <p>Building work on an existing dwelling does not comprise additional bedrooms.</p>	Not Applicable.
	<p>A07.8</p> <p>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.</p>	Not Applicable.
	<p>A07.9</p> <p>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>	Not Applicable.
<p>PO8</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> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>A08</p> <p>Filling above ground level is not undertaken in the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	Not Applicable.

Performance outcomes	Acceptable outcomes	Applicant Response
Significant flood hazard area		
<p>PO9</p> <p>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"> (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>A09</p> <p>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"> (a) Residential care facility; (b) Retirement facility; (c) Child care centre; (d) Hospital; or (e) Community use. 	<p>Not Applicable.</p>
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<p>PO10</p> <p>Development, where involving a Material change of use or Building work, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; 	<p>AO10.1</p> <p>Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) elevated above the defined flood level; and (b) the defined flood event does not exceed a depth of 600mm; and (c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling. <p>OR</p>	<p>Not Applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood 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 Flood hazard overlay maps (OM006a-o) 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>AO10.2</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>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>Not Applicable.</p>
	<p>AO10.3</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>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>Not Applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO11</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> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>AO11</p> <p>Development does not involve in excess of 50m³ of fill above ground level per 1,000m² of site area.</p>	<p>Not Applicable.</p>
<p>For assessable development</p>		
<p>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.</p>		

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO12</p> <p>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> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (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>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 Flood hazard overlay map (OM006a-o) 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>AO12</p> <p>No acceptable outcome is provided.</p>	<p>Complies.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<p>PO13</p> <p>Development, where involving Reconfiguring a lot, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. <p>Note—Where the development is located in a ‘Potential flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) 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>AO13</p> <p>No acceptable outcome is provided.</p>	<p>Complies</p>

Hill and slope overlay code

Performance outcomes	Acceptable outcomes	Applicant Response
For assessable development		
Slope stability		
<p>PO1 Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o), a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates:</p> <ul style="list-style-type: none"> (a) the long term stability of the development site; (b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and (c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater. 	<p>AO1 No acceptable outcome is provided.</p>	<p>Complies – Only small fragments of hill and slope areas are identified on the overlay map. Please refer to the contour map provided which was derived from 1m state government LiDAR and ground truthing across the site.</p> <p>The layout of the development in the elevated section compromising lot 48 is appropriate considering the hill and slope. With the down slope area contained in an area of open space. Any future development in this lot area will consider the landslide risk at building certification stage and now further slope stability assessments is considered necessary at subdivision stage.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) having regard to:</p> <ul style="list-style-type: none"> (a) the nature and scale of the proposed use; (b) the gradient of the land; (c) the extent of land disturbance proposed; (d) stormwater discharge and its potential for erosion. 	<p>AO2.1 Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o).</p>	<p>Not applicable.</p>
	<p>AO2.2 Development is not located on land with a gradient of greater than 25%.</p>	<p>Complies. The elevated section of the site does not exceed 25%</p>
	<p>AO2.3 No lot less than 2,000m² is created in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o).</p> <p>Note – Where a minimum lot size of less than 2,000m² applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.</p>	<p>Complies P02.</p>
Community infrastructure and essential services		
<p>PO3 Community infrastructure and essential services located within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) are able to function effectively during and immediately after landslide events.</p>	<p>AO3 No acceptable outcome is provided.</p>	<p>Not applicable.</p>

Residential dwelling house and outbuilding overlay code

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and		
Height		
<p>PO1 Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	<p>AO1 Development has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	<p>Not Applicable – The proposed development does not propose any residential dwelling houses or outbuildings. This overlay code will be applicable at building certification stage of the subject buildings in the future.</p>
Outbuildings and residential scale		
<p>PO2 Domestic outbuildings:</p> <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the zone in which the land is located. 	<p>AO2.1 Where located in the Low density residential zone or the Medium density residential zone, domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> (a) 100m² in gross floor area; and (b) 5.5 metres in height above natural ground level. 	<p>Not applicable see above.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>A02.2 Where located in the Rural residential zone and on lots equal to or less than 2 hectares, domestic outbuildings do not exceed: (a) 150m² in gross floor area; and (b) 5.5 metres above natural ground level.</p>	<p>Not applicable see above.</p>
	<p>A02.3 Where located in the Rural residential zone and located on lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m² in gross floor area; and (b) 8.5 metres above natural ground level.</p>	<p>Not applicable see above.</p>
Gross floor area		
<p>PO3 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.</p>	<p>A03 Gross floor area does not exceed 600m².</p>	<p>Not applicable see above.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
Secondary dwellings		
<p>PO4 Where a Dwelling house involves a secondary dwelling, it is designed and located to:</p> <ul style="list-style-type: none"> (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area; 	<p>AO4.1 The secondary dwelling is located within:</p> <ul style="list-style-type: none"> (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares. 	Not applicable see above.
	<p>AO4.2 A secondary dwelling has a maximum gross floor area of 100m².</p>	Not applicable see above.
Car parking		
<p>PO5 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"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	<p>AO5 Car parking spaces are provided in accordance with the following minimum rates:</p> <ul style="list-style-type: none"> (a) one covered space per dwelling house; and (b) one space per secondary dwelling. 	Not applicable see above.
Vehicle crossovers		

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO6</p> <p>Vehicle crossovers are provided to:</p> <p>(a) ensure safe and efficient access between the road and premises;</p> <p>(b) minimize interference with the function and operation of roads; and</p> <p>(c) minimise pedestrian to vehicle conflict.</p>	<p>AO6.1</p> <p>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>Not applicable see above.</p>
	<p>AO6.2</p> <p>Development on a site with two or more road frontages provides vehicular access from the lowest order road.</p>	<p>Not applicable see above.</p>
	<p>AO6.3</p> <p>A secondary dwelling shares a vehicle crossover with the primary dwelling.</p>	<p>Not applicable see above.</p>
<p>PO7</p> <p>Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <p>(a) the intensity of anticipated vehicle movements;</p> <p>(b) the nature of the use that they service; and</p> <p>(c) the character of the surrounding locality.</p>	<p>AO7</p> <p>Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 8.2.10.3B.</p>	<p>Not applicable see above.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
Water supply		
<p>PO8 Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO8.1 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 in the Rural residential zone and outside a reticulated water supply service area.</p>	<p>Complies – The proposed development will be connected to town water.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>A08.2 Development, where located outside a reticulated water supply service area and in the Rural residential zone is provided with:</p> <ul style="list-style-type: none"> (a) 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 (b) on-site water storage tank/s: <ul style="list-style-type: none"> (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development. 	<p>Not applicable.</p>
Wastewater disposal		

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO9 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>A09.1 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 in the Rural residential zone and outside a reticulated sewerage service area.</p>	<p>Complies – Each lot will have an onsite system to treat its waste, with ample room available within each building envelope to accommodate a system.</p>
	<p>A09.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located in the Rural residential zone and outside a reticulated sewerage service area.</p>	<p>Will comply.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
Stormwater infrastructure		
<p>PO10</p> <p>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>AO10.1</p> <p>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>Not applicable – Stormwater will be discharged to a lawful point road or creek with a stormwater management plan being developed prior to operational works.</p>
	<p>AO10.2</p> <p>On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	<p>Conditioned to comply.</p>
Electricity supply		

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO11 Each lot is provided with an adequate supply of electricity</p>	<p>AO11 The premises:</p> <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) 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"> (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur. 	<p>Conditioned to comply. Each site will have a dedicated connection to Ergons electricity supply network.</p>
Telecommunications infrastructure		
<p>PO12 Each lot is provided with an adequate supply of telecommunication infrastructure.</p>	<p>AO12 Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>Conditioned to comply.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
Existing public utility services		
<p>PO13</p> <p>Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO13</p> <p>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.</p>	<p>Not applicable – the site doesn’t have any existing public utility services.</p>
Excavation and filling		
<p>PO14</p> <p>Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises. 	<p>AO14.1</p> <p>Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	<p>Conditioned to comply</p>
	<p>AO14.2</p> <p>Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p>	<p>Conditioned to comply</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>AO14.3</p> <p>Earthworks batters:</p> <ul style="list-style-type: none"> (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. 	<p>Conditioned to comply</p>
	<p>AO14.4</p> <p>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"> (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	<p>Conditioned to comply</p>
	<p>AO14.5</p> <p>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>Conditioned to comply</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>AO14.6</p> <p>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>Not expected to be required.</p>
	<p>AO14.7</p> <p>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>Conditioned to comply</p>

General Codes

Landscaping code

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable		
<p>PO1</p> <p>Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	<p>AO1</p> <p>Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (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. <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>Not applicable – The proposed development is a rural residential subdivision. No landscaping is required or proposed to be introduced to the site.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO2</p> <p>Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting. 	<p>AO2</p> <p>Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. <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>Not applicable – See above response.</p>
<p>PO3</p> <p>Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting. 	<p>AO3.1</p> <p>Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	<p>Not applicable – See above response.</p>
	<p>AO3.2</p> <p>Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch. 	<p>Not applicable – See above response.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>AO3.3</p> <p>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>Not applicable – See above response.</p>
<p>PO4</p> <p>Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility. 	<p>AO4.1</p> <p>Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> (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; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: <ul style="list-style-type: none"> (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. <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>Not applicable – See above response.</p>
	<p>AO4.2</p> <p>Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>Not applicable – See above response.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO5</p> <p>Landscaping areas include a range and variety of planting that:</p> <p>(a) is suitable for the intended purpose and local conditions;</p> <p>(b) contributes to the natural character of the Shire;</p> <p>(c) includes native species;</p> <p>(d) includes locally endemic species, where practical; and</p> <p>(e) does not include invasive plants or weeds.</p>	<p>AO5.1</p> <p>Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>Not applicable – See above response.</p>
	<p>AO5.2</p> <p>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.</p>	<p>Not applicable – See above response.</p>
<p>PO6</p> <p>Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p>AO6.1</p> <p>Tree planting is a minimum of</p> <p>(a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</p> <p>(b) 4 metres from any inspection chamber.</p>	<p>Not applicable – See above response.</p>
	<p>AO6.2</p> <p>Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	<p>Not applicable – See above response.</p>
	<p>AO6.3</p> <p>Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <p>(a) a height of less than 4 metres; and</p> <p>(b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.</p>	<p>Not applicable – See above response.</p>
<p>For assessable development</p>		

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO7</p> <p>Landscaping areas are designed to:</p> <ul style="list-style-type: none"> (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. 	<p>AO7</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable – See above response.</p>

Parking and access code

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable		
Car parking spaces		
<p>PO1</p> <p>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"> (f) nature of the use; (g) location of the site; (h) proximity of the use to public transport services; (i) availability of active transport infrastructure; and (j) accessibility of the use to all members of the community. 	<p>AO1</p> <p>The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p>Complies – The proposed development is for a rural residential subdivision only. Car parking will be provided within the proposed building envelopes at the time a dwelling house is built.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Vehicle crossovers		
<p>PO2</p> <p>Vehicle crossovers are provided to::</p> <p>(d) ensure safe and efficient access between the road and premises;</p> <p>(e) minimize interference with the function and operation of roads; and</p> <p>(f) minimise pedestrian to vehicle conflict.</p>	<p>AO2.1</p> <p>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>Complies – Compliant vehicular crossovers will be provided.</p>
	<p>AO2.2</p> <p>Development on a site with two or more road frontages provides vehicular access from:</p> <p>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</p> <p>(b) from the lowest order road in all other instances.</p>	<p>Conditioned to comply.</p> <p>Only one Compliant vehicular crossover will be provided to each allotment.</p>
	<p>AO2.3</p> <p>Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.</p>	<p>Noted.</p>
<p>PO3</p> <p>Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <p>(d) the intensity of anticipated vehicle movements;</p> <p>(e) the nature of the use that they service; and</p> <p>(f) the character of the surrounding locality.</p>	<p>AO3</p> <p>Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.</p>	<p>Not applicable.</p>
For assessable development		
Parking area location and design		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO4</p> <p>Car parking areas are located and designed to:</p> <p>(a) ensure safety and efficiency in operation; and</p> <p>(b) be consistent with the character of the surrounding locality.</p>	<p>AO4.1</p> <p>Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	<p>Not applicable.</p>
	<p>AO4.2</p> <p>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>Not applicable.</p>
	<p>AO4.3</p> <p>The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	<p>Not applicable.</p>
	<p>AO4.4</p> <p>Parking and any set down areas are:</p> <p>(a) wholly contained within the site;</p> <p>(b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;</p> <p>(c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and</p> <p>(d) provided at the side or rear of a building in all other instances.</p>	<p>Not applicable.</p>
<p>Site access and manoeuvring</p>		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO5</p> <p>Access to, and manoeuvring within, the site is designed and located to:</p> <ul style="list-style-type: none"> (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site. 	<p>AO5.1</p> <p>Access and manoeuvrability is in accordance with :</p> <ul style="list-style-type: none"> (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	<p>Not applicable.</p>
	<p>AO5.2</p> <p>Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	<p>Not applicable.</p>
	<p>AO5.3</p> <p>Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	<p>Not applicable.</p>
	<p>AO5.4</p> <p>Pedestrian and cyclist access to the site:</p> <ul style="list-style-type: none"> (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided). 	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO6</p> <p>Development that involves an internal road network ensures that it's design:</p> <p>(a) ensure safety and efficiency in operation;</p> <p>(b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:</p> <p>(i) hours of operation;</p> <p>(ii) noise</p> <p>(iii) light; and</p> <p>(iv) odour;</p> <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</p> <p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) in the Rural zone, avoids environmental degradation.</p>	<p>AO6.1</p> <p>Internal roads for a Tourist park have a minimum width of:</p> <p>(a) 4 metres if one way; or</p> <p>(b) 6 metres if two way.</p>	Not applicable.
	<p>AO6.2</p> <p>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> <p>(a) a minimum approach and departure curve radius of 12 metres; and</p> <p>(b) a minimum turning circle radius of 8 metres.</p>	Not applicable.
	<p>AO6.3</p> <p>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	Not applicable.
	<p>AO6.4</p> <p>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>	Not applicable.
	<p>AO6.5</p> <p>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>	Not applicable.

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO6.6</p> <p>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>Not applicable.</p>
	<p>AO6.7</p> <p>For an Energy and infrastructure activity or Rural activity, internal road gradients:</p> <p>(a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.</p>	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Servicing		
<p>PO7</p> <p>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>A07.1</p> <p>All unloading, loading, service and waste disposal areas are located:</p> <p>(a) on the site;</p> <p>(b) to the side or rear of the building, behind the main building line;</p> <p>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	Not applicable.
	<p>A07.2</p> <p>Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	Not applicable.
	<p>A07.3</p> <p>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>	Not applicable.
Maintenance		
<p>PO8</p> <p>Parking areas are used and maintained for their intended purpose.</p>	<p>A08.1</p> <p>Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p>	Not applicable.
	<p>A08.2</p> <p>All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.</p>	Not applicable.
End of trip facilities		

Performance outcomes	Acceptable outcomes	Applicant response
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	Not applicable.
	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D .	Not applicable.
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		Not applicable.
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		Not applicable.

Works, services and infrastructure code

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Water supply		
<p>PO1 Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO1.1 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"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 	<p>Will comply – Each allotment will be connected to the reticulated water supply system.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>AO1.2 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"> (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 (d) on-site water storage tank/s: <ul style="list-style-type: none"> (iv) with a minimum capacity of 90,000L; (v) fitted with a 50mm ball valve with a camlock fitting; and (vi) which are installed and connected prior to the occupation or use of the development. 	<p>Not applicable - Each allotment will be connected to the reticulated water supply system.</p>
Wastewater disposal		
<p>PO2 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO2.1 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"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	<p>Not applicable – Each allotment will be connected to a private on site system for each allotment.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>AO2.2 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"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	<p>Will comply- Ample room is available within each building allotment to accommodate an onsite system and its reserve area.</p>
Stormwater infrastructure		
<p>PO3 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>AO3.1 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>Not applicable – Stormwater derived from the sites will be discharged to a lawful point, future drainage reserve or road. With the discharge being subject to design as recommended in a future provided stormwater management plan.</p>
	<p>AO3.2 On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	<p>See above response.</p>
Electricity supply		

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO4 Each lot is provided with an adequate supply of electricity</p>	<p>AO4 The premises:</p> <ul style="list-style-type: none"> (d) is connected to the electricity supply network; or (e) has arranged a connection to the transmission grid; or (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"> (iv) it is approved by the relevant regulatory authority; and (v) it can be demonstrated that no air or noise emissions; and (vi) it can be demonstrated that no adverse impact on visual amenity will occur. 	<p>Will comply – Each allotment will be connected to the Ergons electricity supply network.</p>
Telecommunications infrastructure		
<p>PO5 Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p>AO5 Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>Will comply – Each allotment will be connected to the NBN network.</p>
Existing public utility services		

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO6</p> <p>Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO6</p> <p>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.</p>	<p>Not applicable – The site contains no existing public utilities.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
Excavation or filling		
<p>PO7</p> <p>Excavation or filling must not have an adverse impact on the:</p> <p>(g) streetscape; (h) scenic amenity; (i) environmental values; (j) slope stability; (k) accessibility; or (l) privacy of adjoining premises.</p>	<p>AO7.1</p> <p>Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	<p>Not applicable - No excavation or filling is proposed in this proposal.</p>
	<p>AO7.2</p> <p>Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p>	<p>Not applicable - No excavation or filling is proposed in this proposal.</p>
	<p>AO7.3</p> <p>Earthworks batters:</p> <p>(f) are no greater than 1.5 metres in height; (g) are stepped with a minimum width 2 metre berm; (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; (i) have a slope no greater than 1 in 4; and (j) are retained.</p>	<p>Not applicable - No excavation or filling is proposed in this proposal.</p>
	<p>AO7.4</p> <p>Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <p>(c) adjoining premises; or (d) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p>	<p>Not applicable - No excavation or filling is proposed in this proposal.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>AO7.5</p> <p>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>Not applicable - No excavation or filling is proposed in this proposal.</p>
	<p>AO7.6</p> <p>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>Not applicable - No excavation or filling is proposed in this proposal.</p>
	<p>AO7.7</p> <p>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>Not applicable - No excavation or filling is proposed in this proposal.</p>
For assessable development		
Transport network		

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO8</p> <p>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>AO8.1</p> <p>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>Conditioned to comply.</p>
	<p>AO8.2</p> <p>Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	<p>No footpaths are proposed to be incorporated into this development. Natural (dirt gravel) walking paths will be provided along appropriate open spaces areas.</p>
<p>Public infrastructure</p>		
<p>PO9</p> <p>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>AO9</p> <p>Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Conditioned to comply</p>
<p>Stormwater quality</p>		

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO10</p> <p>Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety. 	<p>AO10.1</p> <p>The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> (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 (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"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. 	<p>Conditioned to comply –</p> <p>Its proposed that a stormwater management plan is prepared that will design and manage the discharge of stormwater into receiving waters.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>AO10.2</p> <p>For development on land greater than 2,500m² 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"> (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; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (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 erosivity. 	<p>Conditioned to comply –</p> <p>Its proposed that a stormwater management plan is prepared that will design and manage the discharge of stormwater into receiving waters.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO11</p> <p>Storage areas for stormwater detention and retention:</p> <p>(a) protect or enhance the environmental values of receiving waters;</p> <p>(b) achieve specified water quality objectives;</p> <p>(c) where possible, provide for recreational use;</p> <p>(d) maximise community benefit; and</p> <p>(e) minimise risk to public safety.</p>	<p>AO11</p> <p>No acceptable outcome is provided.</p>	<p>Conditioned to comply –</p> <p>Its proposed that a stormwater management plan is prepared that will design and manage the discharge of stormwater into receiving waters.</p>
Excavation or filling		
<p>PO12</p> <p>Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p>AO12.1</p> <p>Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p>Conditioned to comply</p>
	<p>AO12.2</p> <p>Transportation of fill to or from the site does not occur:</p> <p>(a) within peak traffic times; and</p> <p>(b) before 7am or after 6pm Monday to Friday;</p> <p>(c) before 7am or after 1pm Saturdays; and</p> <p>(d) on Sundays or Public Holidays.</p>	<p>Conditioned to comply</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO13</p> <p>Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p>AO13.1</p> <p>Dust emissions do not extend beyond the boundary of the site.</p>	<p>Conditioned to comply</p>
	<p>AO13.2</p> <p>No other air pollutants, including odours, are detectable at the boundary of the site.</p>	<p>Conditioned to comply</p>
	<p>AO13.3</p> <p>A management plan for control of dust and air pollutants is prepared and implemented.</p>	<p>Conditioned to comply</p>
<p>PO14</p> <p>Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <p>(a) safety;</p> <p>(b) drainage;</p> <p>(c) visual amenity; and</p> <p>(d) privacy of adjoining premises.</p>	<p>AO14</p> <p>Access to the premises (including all works associated with the access):</p> <p>(a) must follow as close as possible to the existing contours;</p> <p>(b) be contained within the premises and not the road reserve, and</p> <p>(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.</p>	<p>Conditioned to comply</p>
Weed and pest management		
<p>PO15</p> <p>Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.</p>	<p>AO15</p> <p>No acceptable outcome is provided.</p>	<p>Conditioned to comply</p>
Contaminated land		

Performance outcomes	Acceptable outcomes	Applicant Response
<p>PO16</p> <p>Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p>AO16</p> <p>Development is located where:</p> <p>(a) soils are not contaminated by pollutants which represent a health or safety risk to users; or</p> <p>(b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>Conditioned to comply</p>
<p>Fire services in developments accessed by common private title</p>		
<p>PO17</p> <p>Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO17.1</p> <p>Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of:</p> <p>(a) 120 metres for residential development; and</p> <p>(b) 90 metres for any other development.</p>	<p>Not applicable.</p>
	<p>AO17.2</p> <p>Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	<p>Not applicable.</p>

5.0 CONCLUSION

It's considered that the proposed development has been demonstrated to be consistent with the codes applicable to this development application. Where non compliances have been observed, they can be appropriately conditioned.

Image 1: Site frontage, south-eastern corner at Godfrey Road

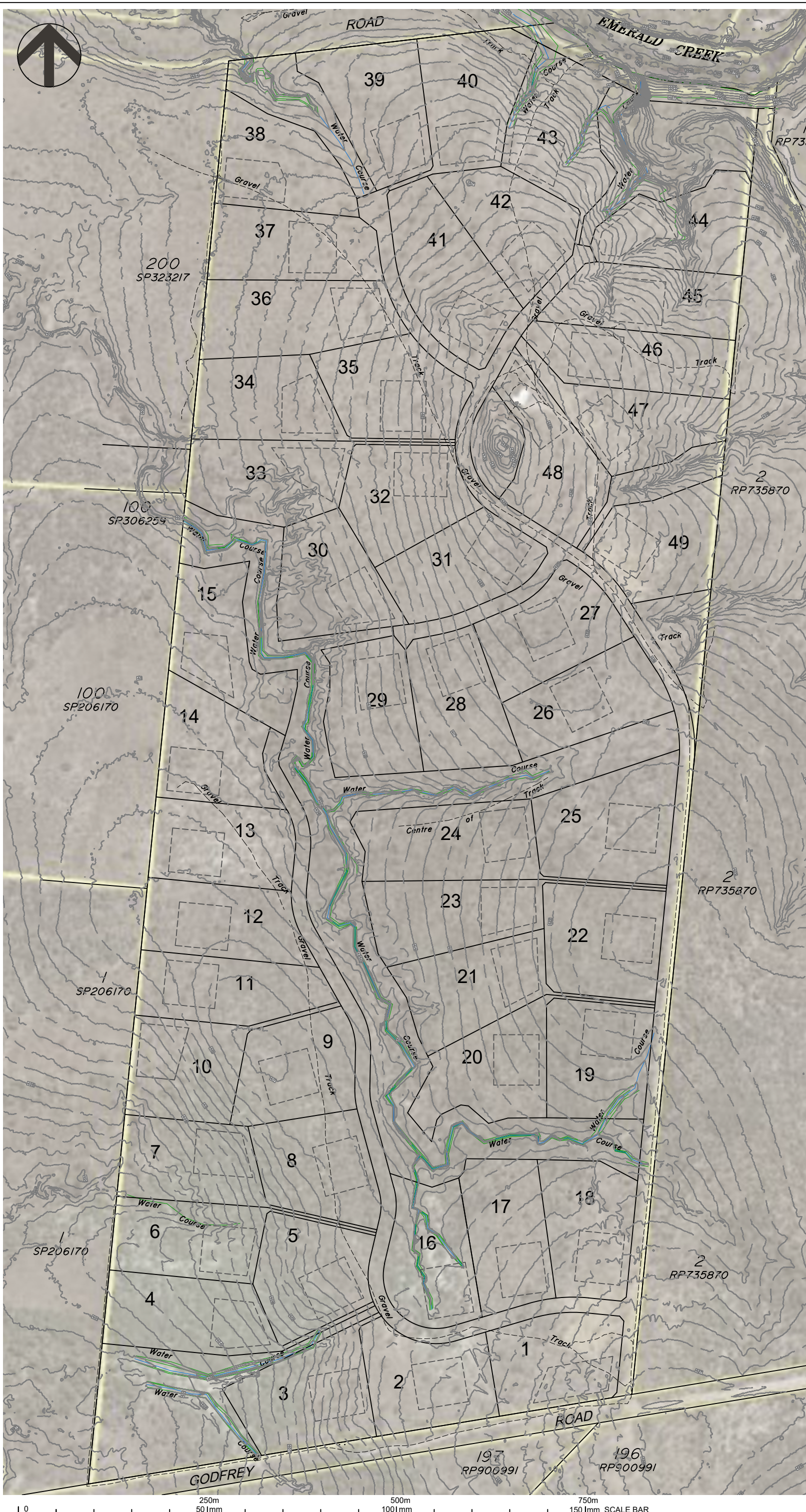


Image2 – Site at frontage looking down proposed eastern road.



Image 3 – Site at frontage looking west down Godfrey Road.





LEGEND

	Building Envelope
--	-------------------

Godfrey Road, Mareeba

For

Emerald Creek Heights Pty Ltd

IMPORTANT NOTES:

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Data Sources	
Cadastral Boundaries	Survey
Contours / Topographic	Survey & QLD Lidar
Aerial Images	Near Map
Town Planner	



Issue	Revisions	Date	Drawn
B	Amended the title block	21.06.2021	PS
A	Original	17.06.2021	PS

Locality:	MAREEBA
Local Authority:	MAREEBA SHIRE
Projection:	GDA 2020
Horizontal Meridian:	MGA Zone 55
Vertical Level Datum:	AHD
Level Origin:	*
Scale:	1:5000 @ A3
Surveyed:	*
Designed:	SB 15.06.2021
Drawn:	PS 17.06.2021
Checked:	*
Plot Date:	21 Jun, 2021
Computer File Ref:	401302-CP01-B.dwg

Detail Site Plan

Lot 219 on NR378



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Drawing No	Issue
401302-CP01	B





ROAD
EMERALD CREEK

1
RP735870

200
SP323217

100
SP306259

100
SP206170

1
SP206170

1
SP206170

2
RP735870

2
RP735870




2
RP735870

197
RP900991

196
RP900991

GODFREY

ROAD

-  STAGE 1 (18 Lots)
-  STAGE 2 (16 Lots)
-  STAGE 3 (15 Lots)

Godfrey Road, Mareeba
For
Emerald Creek Heights
Pty Ltd

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Data Sources	Survey
Cadastral Boundaries	Survey & QLD Lidar
Contours / Topographic	Near Map
Aerial Images	
Town Planner	



B	Order of Stages	24.08.2021	KL
A	Original	17.08.2021	KL
Issue	Revisions	Date	Drawn

Locality: MAREEBA
Local Authority: MAREEBA SHIRE
Projection: GDA 2020
Horizontal Meridian: MGA Zone 55
Vertical Level Datum: AHD
Level Origin: *
Scale: 1:5000 @ A3
Surveyed: *
Designed: SB 15.06.2021
Drawn: KL 24.08.2021
Checked: BW 24.08.2021
Plot Date: 14 Sep, 2021
Computer File Ref: 401302 ST-01 Rev B.dwg

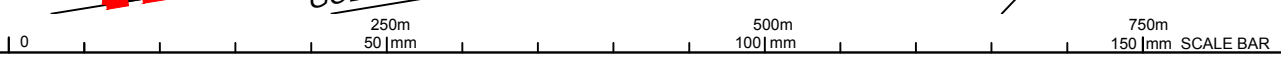
Staging Plan
Lot 219 on NR378

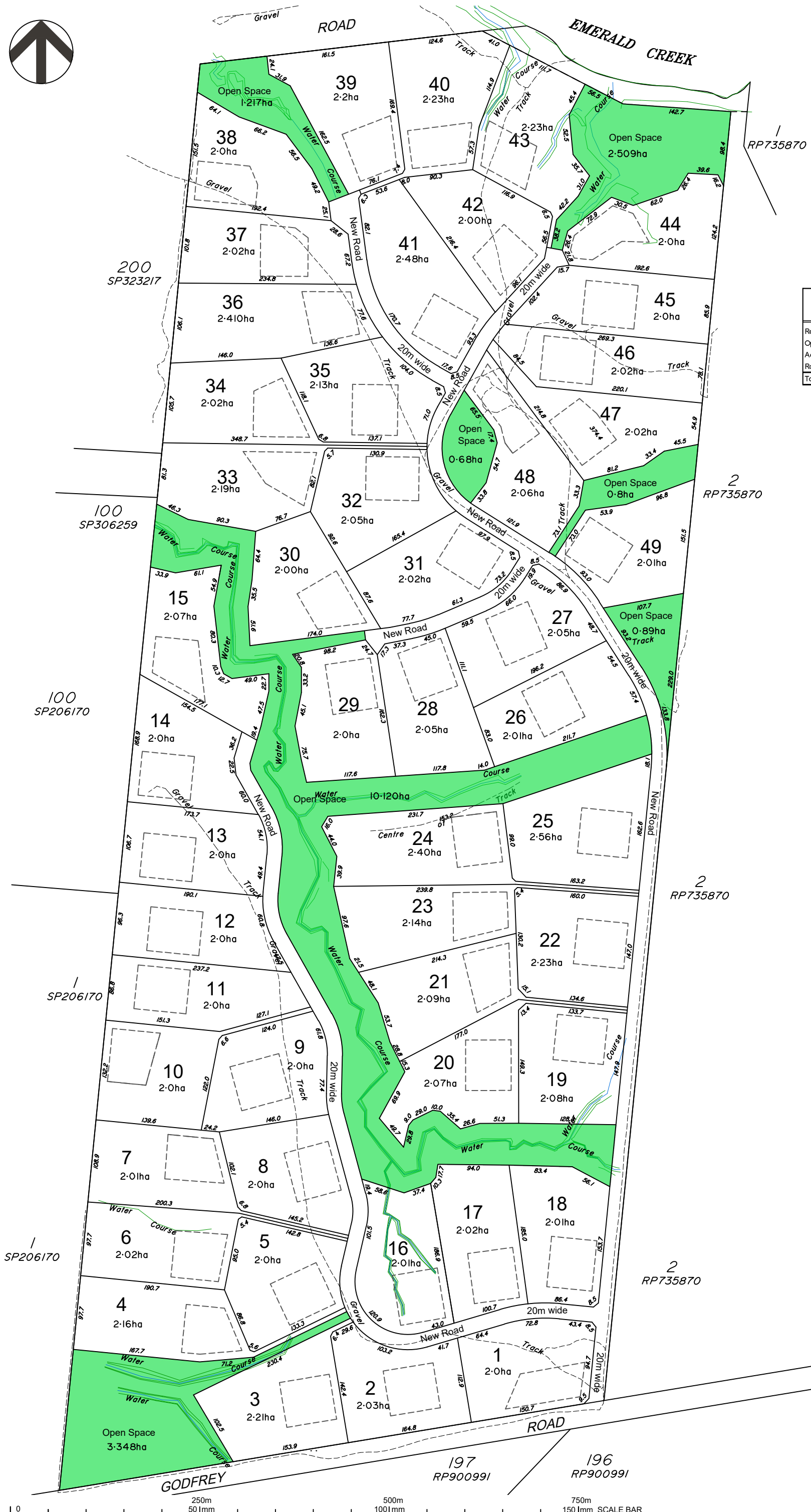


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Drawing No 401302 ST-01 Issue B





Landuse	Lot area hectares	Percentage of total Percentage
Residential Allotments	102.31	78.9%
Open Space	19.52	15.2%
Access Legs	0.73	0.6%
Roads	6.90	5.4%
Total	128.73	100.0%

LEGEND

	Open Space
	Building Envelope

Godfrey Road, Mareeba
For
Emerald Creek Heights Pty Ltd

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Town Planner	



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A	Original	17.06.2021	PS

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Projection: GDA 2020
Horizontal Meridian: MGA Zone 55
Vertical Level Datum: AHD
Level Origin: *
Scale: 1:5000 @ A3
Surveyed: *
Designed: SB 15.06.2021
Drawn: PS 17.06.2021
Checked: *
Plot Date: 21 Jun, 2021
Computer File Ref: 401302-CP01-B.dwg

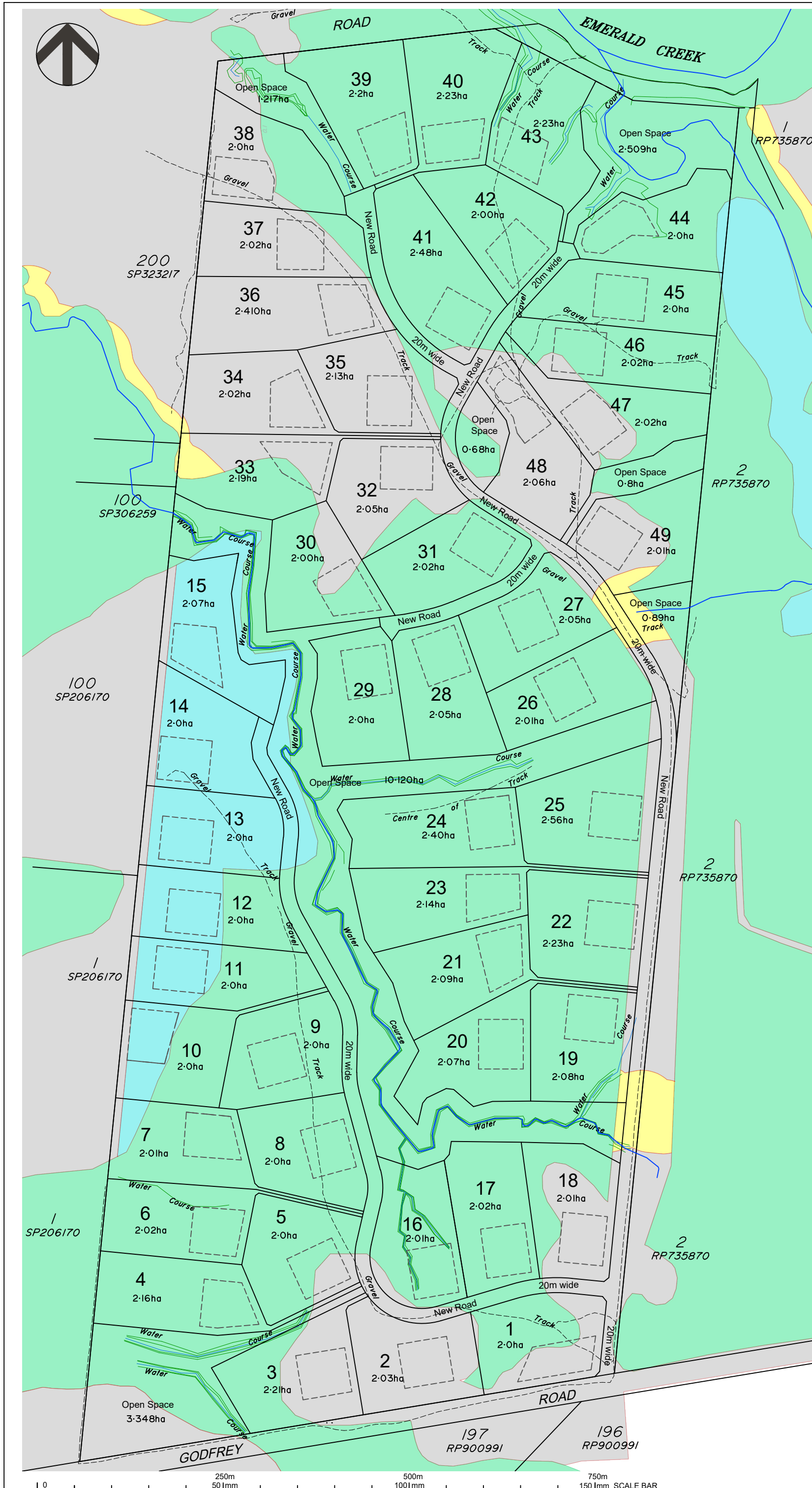
Detail Layout Plan
Lot 219 on NR378



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Drawing No	Issue
401302-CP01	B



Category	Cleared			Total
	Building Envelope	Access Legs	Road	
B	113,301	5,308	30,488	149,097
C	24,000		4,266	28,266
R	56,992	1,999	30,318	89,309
X				
Total	194,293	7,307	69,063	270,663

LEGEND

	Category A or B area that is least concern regional ecosystem
	RMV Category C- high value regrowth vegetation
	RMV Category R- reef-regrowth watercourse vegetation
	RMV Category X- generally exempt from the vegetation Management Act
	Building Envelope
	Vegetation management watercourse and drainage feature map_100k

Godfrey Road, Mareeba

For
Emerald Creek Heights Pty Ltd

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Data Sources
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Aerial Images Near Map
Town Planner



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Checked: *
Plot Date: 21 Jun, 2021
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Vegetation Management Plan on Lot 219 on NR378



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