

From: "Peter Boyd" <peter@innovateurban.com.au>
Sent: Tue, 16 May 2023 09:02:24 +1000
To: "Info" <info@msc.qld.gov.au>
Cc: "Brian Millard" <BrianM@msc.qld.gov.au>
Subject: 230516 - Copland Road RaL 1 into 3.pdf
Attachments: 230516 - Copland Road RaL 1 into 3.pdf
Categories: Added to ECM

Good Morning,

Please refer to the attached development application for Reconfiguring a lot (1 lot into 3 lots) at 1 Copland Road, Koah.

Can you please advice of payment options to enable the application fee to be paid by the applicant.

Regards,
Peter

Peter Boyd
Director

0402 809 203
innovateurban.com.au



Our ref: Copland Road

0402 809 203

peter@innovateurban.com.au

PO Box 8170, Cairns Qld 4870

innovateurban.com.au

16 May 2023

Chief Executive Officer

Mareeba Shire Council

PO Box 154

Mareeba Qld 4880

Email: info@msc.qld.gov.au

Att: Mr Brian Millard

Dear Brian,

Development Application seeking a Development Permit for Reconfiguring a lot
(1 lot into 3 lots) at 1 Coplin Road, Koah – Lot 672 on SP295201

Innovate Urban acts on behalf of the landowners, Amanda Grist and Steven Grist in relation to the abovementioned development application. On behalf of the Applicant, we now submit to Mareeba Shire Council an application seeking a Development Permit for Reconfiguring a lot (1 lot into 3 lots).

In accordance with Council's fees and charges schedule the total fee for the application is \$1,913.

The attached planning report has been prepared to assist with Council's assessment of the proposed development. Should you require any further information please do not hesitate in contacting the undersigned on 0402 809 203.

Kind regards,



Peter Boyd

Director

PLANNING REPORT

May 2023

Development Permit for Reconfiguring a Lot
(1 lot into 3 lots)

1 Copland Road, Koah
LOT 672 on SP295201



INNOVATE URBAN
town planning | project strategy

Copyright and non-disclosure notice

The contents and layout of this report are subject to copyright owned by Innovate Urban Pty Ltd (Innovate Urban) save to the extent that copyright has been legally assigned by us to another party or is used by Innovate Urban under licence. To the extent that we own the copyright in this report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in this report.

Third Party Disclaimer

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Innovate Urban at the instruction of, and for use by, our client named on this Document Control Sheet. It does not in any way constitute advice to any third party who is able to access it by any means. Innovate Urban excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report.

Document Control Sheet		
Innovate Urban Pty Ltd ACN 649 813 678 innovateurban.com.au PO Box 8170 Cairns QLD 4870 Phone 0402 809 203	File	2305
	Document	1 Copland Road, Koah - Planning Application
	Version	Final -v2
	Date	15 May 2023
	Client	Steve Grist
	Contact	Peter Boyd



Contents

Application Summary.....	4
Executive summary.....	5
1.0 Proposed Development	6
1.1 Nature of proposal.....	6
1.2 The site and surrounds	6
1.3 Development Permit for Reconfiguring a Lot	8
2.0 Planning Considerations.....	9
2.1 Far North Queensland Regional Plan	9
2.2 State Interest	9
2.3 State Planning Policy	10
2.4 Mareeba Shire Planning Scheme.....	10
2.5 Assessment Considerations.....	10
3.0 Infrastructure	13
3.1 Stormwater.....	13
3.2 Water Supply	13
3.3 Sewerage	14
3.4 Electricity and telecommunications	14
3.5 Traffic and transport.....	14
4.0 Conclusion	14



Application Summary

Application details	
Proposal	Reconfiguring a Lot (1 lot into 3 lots)
Approval sought	Development Permit
Applicant	Amanda Grist and Steven Grist
Address	1 Copland Road, Koah
Real Property Description	Lot 672 on SP295201
Lot size	58,060m ²
Zone	Rural residential – Precinct C
Existing use	Dwelling house and associated outbuildings
Level of assessment	Impact assessment
Referral triggers	<i>Planning Regulation 2017</i> , Schedule 10, Part 3, Division 4, Table 2 – Reconfiguring a lot that is assessable development under s 21.



Executive summary

This application has been prepared on behalf of the applicants, Amanda Grist and Steven Grist seeking a Development Permit for Reconfiguring a lot (1 lot into 3 lots) on land at 1 Copland Road, Koah described as Lot 672 on SP295201. The application seeks to create three lots with areas between 1.116ha and 3.518ha.

The development application is made in accordance with section 51 of the Planning Act 2016 and contains the mandatory supporting information specified in DA Form 1. In accordance with section 51 of the Planning Act 2016, landowner's consent is not required if the applicant is the owner. The application is subject to Impact assessment and public notification is required.



1.0 Proposed Development

1.1 Nature of proposal

This application seeks a Development Permit for Reconfiguring a lot (1 lot into 3 lots) on land at 1 Copland Road, Koah. The application seeks to create three lots with areas between 1.116ha and 3.518ha.

The subject site is improved by a Dwelling house, associated outbuildings and infrastructure along with two stands of trees that were planted for wood production.

The 58,060m² site is in the Rural residential zone – Precinct C. This application demonstrates that the proposal satisfies the Acceptable Outcomes, Performance Outcomes and Overall outcomes of the applicable assessment benchmarks applicable for the assessment of the application. It is requested that Council approve the application subject to reasonable and relevant conditions.

1.2 The site and surrounds

The subject land is located at 1 Copland Road, Koah, described as Lot 672 on SP295201. The site has an area of 58,060m², with approximately 178m frontage to Koah Road and approximately 190m to the Clohesy River. The site contains stands of Eucalypt and Radiata pine trees that are capable of being milled as well as a variety of fruit trees.



Figure 1 – Site location (Source: Queensland Globe, April 2023)

Land between the subject site and the rural village of Koah includes land within the Rural Residential zone – Precinct C. Whilst this land is also within the Rural Residential zone – Precinct C, the established subdivision pattern includes lot sizes as low as 12,520m².



Whilst the subject site adjoins land within the Rural zone, the adjacent parcel to the south is of a lot size akin to a Rural residential typology. The proposed reconfiguration results in the efficient use of limited land available within the Rural residential zone.

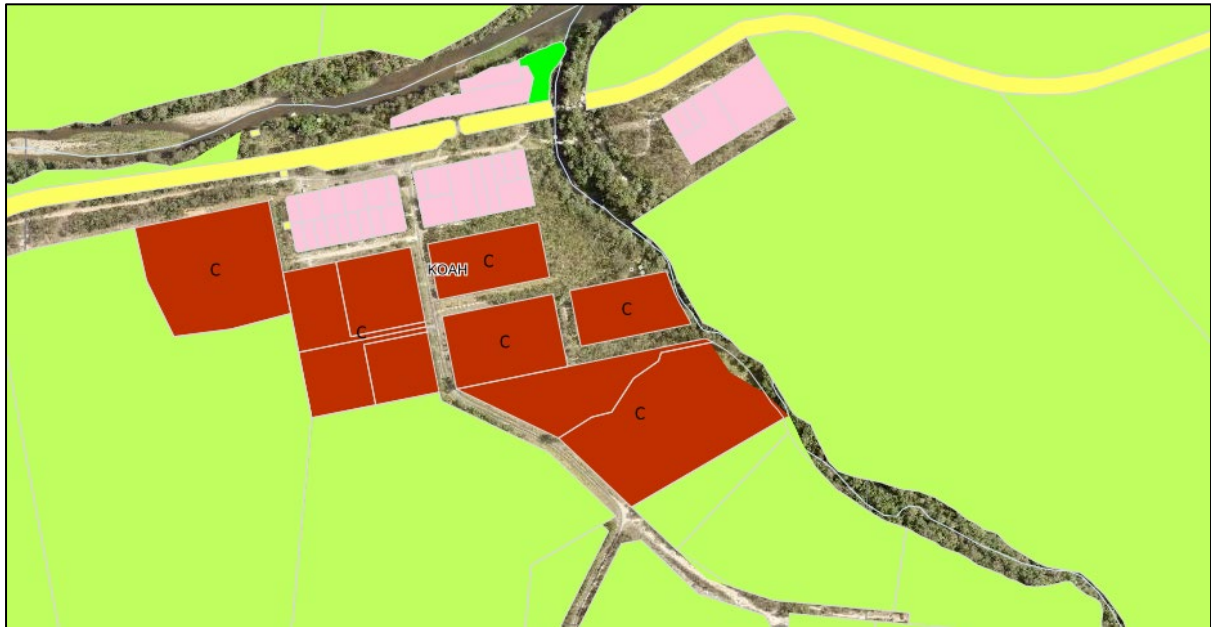


Figure 2: Planning scheme zone mapping



Figure 3 – Proposed lot 2 viewed from the property boundary at access to lot 3.

Photos of the site are provided as Attachment 3.

1.3 Development Permit for Reconfiguring a Lot

The Development Permit aspect of the application seeks a Reconfiguring a Lot (1 lot into 3 lots), as identified on the plan of proposed reconfiguration (SK0001).

The proposal will result in the creation of the following lots:

Proposed Lot 1 – 1.116ha – vacant with small dam adjacent to the north-western boundary.

Proposed Lot 2 – 1.172ha – vacant with stand of Eucalypt trees that were planted approximately 25 years ago.

Proposed Lot 3 – 3.518ha – Dwelling house with associated outbuildings and infrastructure and a stand of Radiata pine trees that were planted approximately 35 years ago.

The plan provided as **Attachment 4** illustrates the proposed reconfiguration.

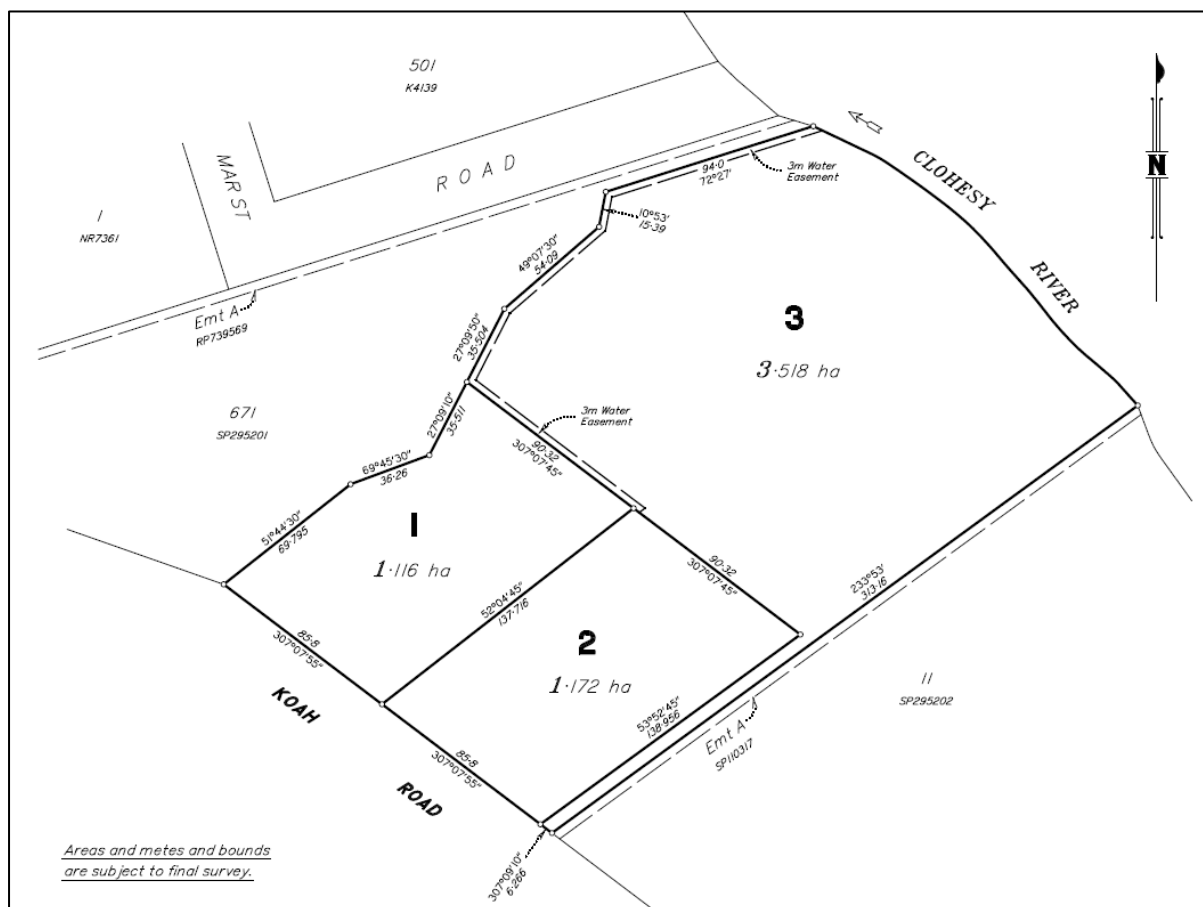


Figure 4 – Extract of Plan of development.



2.0 Planning Considerations

2.1 Far North Queensland Regional Plan

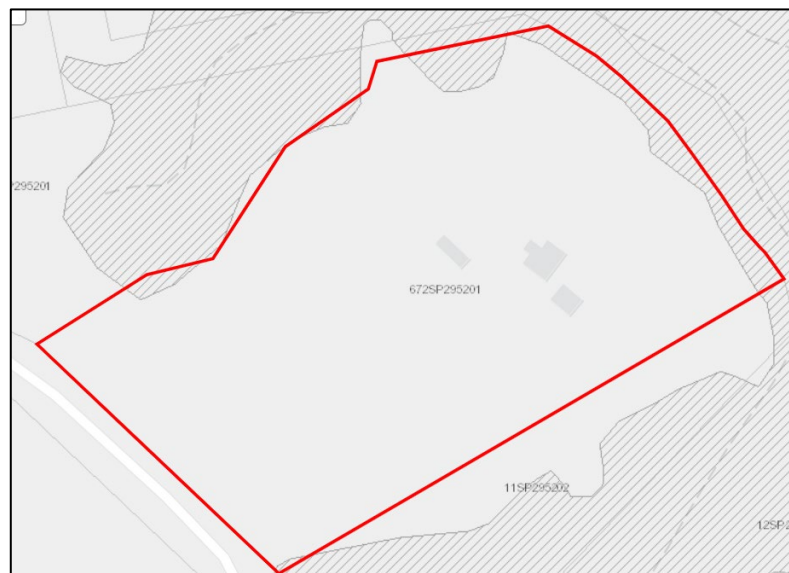
The Mareeba Shire Planning Scheme advances the Far North Queensland Regional Plan. The proposed development advances the Far North Queensland Regional Plan by providing housing choice in the form of rural residential housing.

2.2 State Interest

The Queensland Planning Regulation 2017 and State Development Assessment Provisions (SDAP) set out the matters of State interest for development assessment. The site is identified as containing Category B regulated vegetation and referral is required as per Schedule 10, Part 3, Division 4, Table 2 – Reconfiguring a lot that is assessable development under s 21.

Development application for reconfiguring a lot that is assessable development under section 21, if-

- (a) a lot that the application relates to is 5ha or larger; and*
- (b) the size of any lot created is 25ha or less; and*
- (c) either-*
 - (i) the reconfiguration involves operational work that is assessable development under section 5, other than operational work that is only the clearing of regulated regrowth vegetation; or*
 - (ii) on any lot created, accepted operational work, other than operational work that is only the clearing of regulated regrowth vegetation, may be carried out.*



 Category B vegetation

Figure 5: Extract of Regulated vegetation management map

Notwithstanding the requirement for referral to SARA, it is not proposed to clear vegetation.

2.3 State Planning Policy

In accordance with section 2.1 of the Mareeba Shire Planning Scheme, the Minister has identified that all aspects of the State Planning Policy (SPP) have been integrated into the planning scheme. For this development, an assessment against the provisions of the SPP is not required as relevant matters are dealt with under the assessment benchmarks of the planning scheme.

2.4 Mareeba Shire Planning Scheme

In accordance with the Mareeba Shire Planning Scheme, the site is subject to a number of Overlay codes. In considering the proposal against the relevant codes, there are Performance Outcomes and Acceptable Outcomes which are to be considered:

1. Assessable development must demonstrate that the Performance Outcomes can be achieved.
2. Acceptable Outcomes that are nominated in the Codes are just one means by which the Performance Outcomes may be achieved.

The proposal satisfies the Purpose and Overall Outcomes of the Planning Scheme Codes, as identified in **Attachment 1**.

Planning Scheme	Code	Applicability
Zone Codes	6.2.10 Rural residential zone code	✓
Overlay Codes	8.2.3 Bushfire hazard overlay code	✓
	8.2.4 Environmental significance overlay code	✓
	8.2.6 Flood hazard overlay code	✓
Development Codes	9.4.2 Landscaping code	✓
	9.4.3 Parking and access code	✓
	9.4.4 Reconfiguring a lot code	✓

2.5 Assessment Considerations

The assessment of the application against the applicable assessment benchmarks provided as **Attachment 1** demonstrates that the proposed development advances the purpose and overall outcomes sought by the Rural residential zone code.

Reconfiguring a lot code

The Acceptable Outcome seeks lots with a minimum size of 2ha and frontage of 60 metres within Precinct C of the Rural residential zone.

The lot layout has been developed in response to the site topography and features. The boundary between lots 1 and 2 and lot 3 enables the existing Radiata pine trees to be retained on lot 3. The siting of the boundary in this location reflects the topography of the site, which contains an increased slope through this area of pine trees as shown in Figure 6.



In addition to the topographical features, the retention of the pine trees within lot 3 assures that the privacy and amenity of lot 3 can be maintained. i.e. the lot layout provides vertical and horizontal separation between the lots that is screened by the pine plantation.

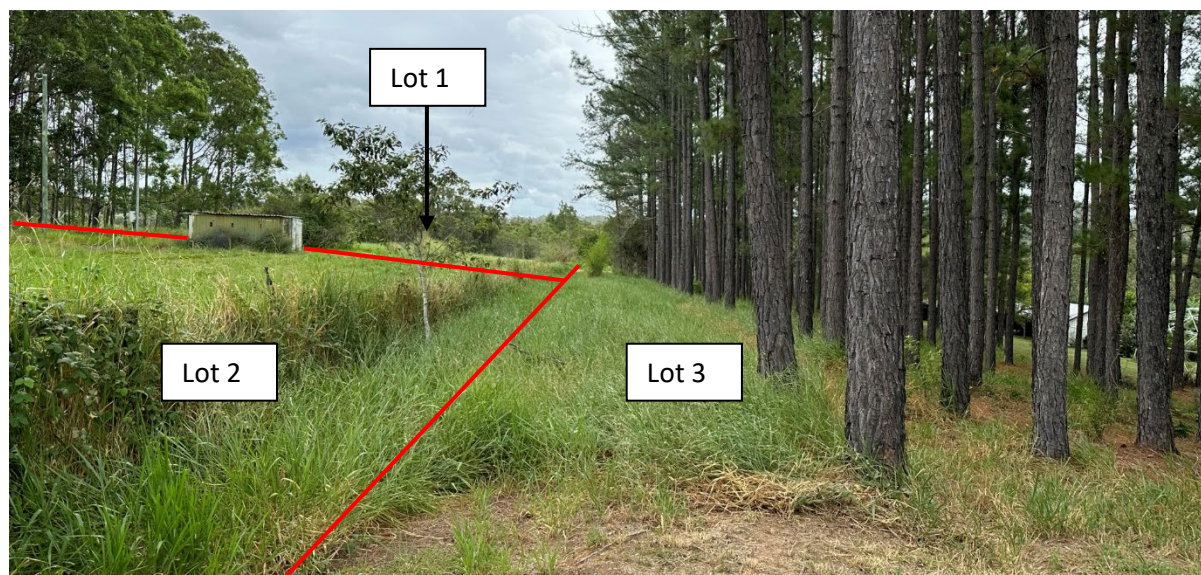


Figure 6: Location of the boundary between lots 1 and 2 and lot 3 showing slope within the pine plantation.

Whilst the proposed layout achieves lots having the required frontage to Koah Road, in response to the site layout, the development will result in lots having areas less than 2ha.

Lot	Area	Frontage
Lot 1	1.116ha	85.8m
Lot 2	1.172ha	85.8m
Lot 3	3.518ha	6.2m

The proposed development demonstrates compliance with the corresponding Performance Outcome as the proposed development includes lots that are:

- (a) consistent with the design of lots in the surrounding area;
- (b) allow for the desired amenity of the zone to be achieved;
- (c) 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:
 - (i) centres;
 - (ii) public transport services; and
 - (iii) open space; and
- (f) allows for the protection of environmental features; and
- (g) accommodates site constraints.

The proposed road frontage of lots 1 and 2 is greater than the minimum sought by the relevant assessment benchmarks. The proposed access strip width to lot 3 has a width of



6.26m, less than the Acceptable Outcome of 8m. This width of this access strip reflects the existing access to the Dwelling house that has been used for more than 40 years.

The proposed development will provide vacant lots are of sufficient area and dimensions to achieve the desired amenity sought for rural residential lifestyle lots.

Bushfire hazard overlay code

The subject site is predominantly mapped as Potential Impact Buffer with limited land being within the Medium Potential Bushfire Intensity designation. Each lot is provided with sufficient area and dimensions to provide enable a Dwelling house to be separated from mapped hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is greater. As part of the future development of each lot for a Dwelling house, 5,000 litres of water storage for firefighting purposes will be provided.

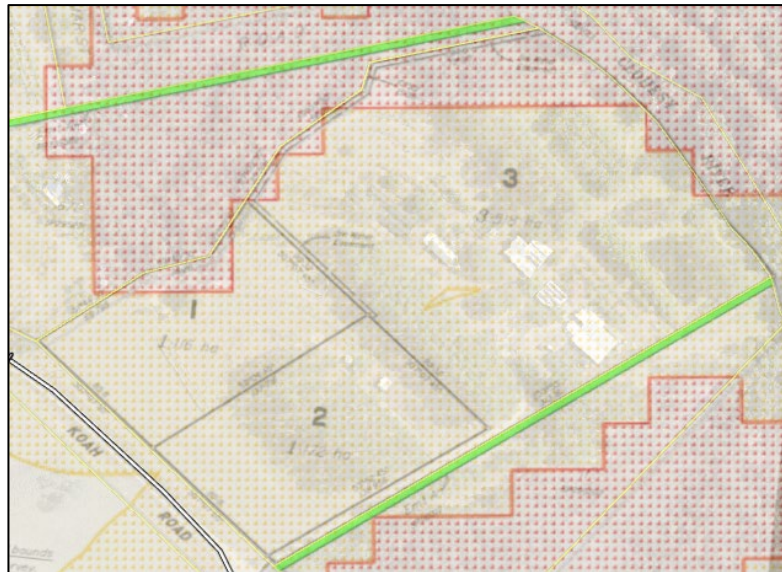


Figure 7: Proposed lot layout and Bushfire hazard overlay mapping

Flood hazard overlay code

The subject site is adjacent to the Clohesy River and includes land within the modelled flood hazard area. Whilst proposed lot 3 includes land within the modelled flood hazard area, lot contains sufficient area and dimensions outside of the modelled flood hazard area to contain a Dwelling house and associated outbuildings as demonstrated by the existing infrastructure on the site. The lot layout does not increase the number of people at risk from flooding as access is not provided through this area.

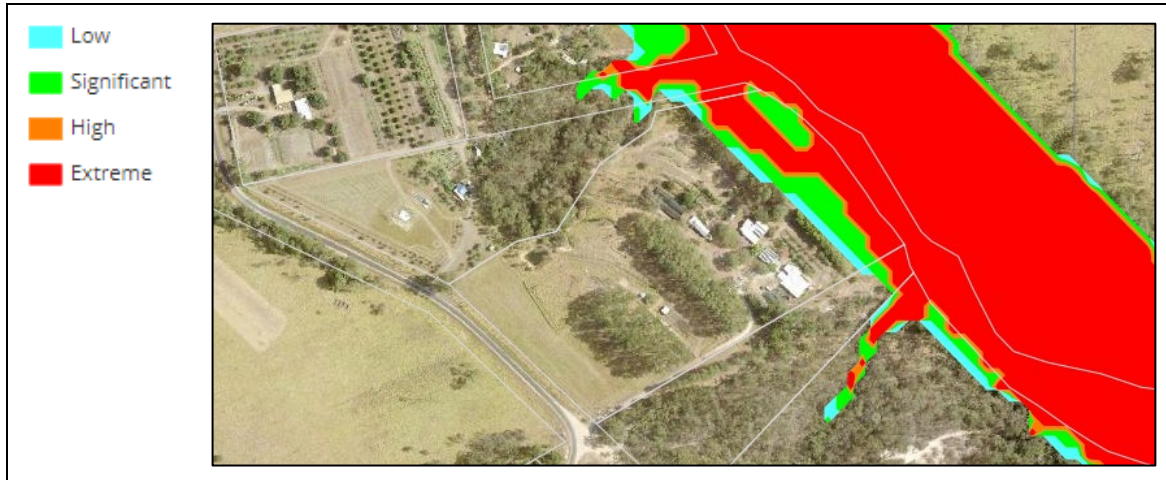


Figure 8: Modelled Flood Hazard Levels

Parking and access code

It is proposed to retain the existing driveway to lot 3 without alteration as it is suitable for the intended use having regard to the intensity of vehicle movements which will not increase as a result of the proposed development; the nature of the use is not proposed to change; the existing driveway and associated access to Copland Road / Koah Road is the existing character of the locality.

As per Table 9.4.3.3C, surfacing options for access, manoeuvring and car parking areas include the option of a compacted gravel surface as currently provided at the subject site. It is proposed to maintain this driveway and associated access to lot 3 in accordance with the stated assessment benchmark.

3.0 Infrastructure

The site is not within the Priority Infrastructure Area (PIA) of the Local Government Infrastructure Plan (LGIP).

3.1 Stormwater

Whilst an additional Dwelling house on each lot will result in an increase in impervious area, each lot has sufficient area and dimensions to ensure that the design of the future Dwelling house can be such that there is no increase in stormwater run-off that results in an actionable nuisance on adjacent properties.

3.2 Water Supply

Each lot will be serviced by a bore or riparian water rights together with sufficient water storage infrastructure for firefighting purposes. Access to the Clohesy River for lots 1 and 2 is provided via an easement over lot 3 as detailed on the plan of development.

3.3 Sewerage

The proposed lots have sufficient area and dimensions to be provided with on-site wastewater disposal systems in accordance with the Plumbing and Drainage Act 2018 and On-Site Domestic Wastewater Management Standard (ASNZ1547).

3.4 Electricity and telecommunications

Supply will be provided from the existing connections to proposed lot 2 and lot 3 and via a new connection to lot 1.

3.5 Traffic and transport

Access to each lot will be via a Rural Allotment Access in accordance with FNQROC Development Manual Standards.

4.0 Conclusion

The proposed development represents an orderly and logical development of the subject site that will provide for the efficient use of land available for rural residential housing on land zoned for this purpose.

It is requested that the application be approved subject to reasonable conditions.



Attachment 1

Assessment against the applicable assessment benchmarks



6.2.10 Rural residential zone code

6.2.10.1 Application

- (1) This code applies to assessing development where:
 - (a) located in the Rural residential zone; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

6.2.10.2 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.

6.2.10.3 Criteria for assessment

Table 6.2.10.3—Rural residential zone code - For accepted development subject to requirements and assessable development

Performance outcomes		Acceptable outcomes	Applicant comment
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: <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. 	AO1 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	Complies with Acceptable Outcome. No buildings are proposed as part of the Reconfiguring a lot application.	
Outbuildings and residential scale			
PO2 Domestic outbuildings: <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 	AO2.1 On lots less than 2 hectares, domestic outbuildings do not exceed: <ul style="list-style-type: none"> (a) 150m² in gross floor area; and (b) 5.5 metres above natural ground 	Complies with Acceptable Outcome. No buildings are proposed as part of the Reconfiguring a lot application.	

Performance outcomes	Acceptable outcomes	Applicant comment
character of development in the Rural residential zone.	level. AO2.2 On lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m ² in gross floor area; and (b) 8.5 metres above natural ground level.	Complies with Acceptable Outcome. No buildings are proposed as part of the Reconfiguring a lot application.
Siting		
PO3 Development is sited in a manner that considers and respects: (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.	AO3 Buildings and structures include a minimum setback of: (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 4,000m ² precinct; and (e) 3 metres from a side or rear boundary otherwise.	Complies with Acceptable Outcome. No buildings are proposed as part of the Reconfiguring a lot application.
Accommodation density		
PO4 The density of Accommodation activities: (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	AO4 Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.	Complies with Acceptable Outcome. No buildings are proposed as part of the Reconfiguring a lot application.

Performance outcomes	Acceptable outcomes	Applicant comment
frontage of the site.		
For assessable development		
Site cover		
<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 of surrounding buildings; and (c) appropriately balances built and natural features. 	<p>AO5 No acceptable outcome is provided.</p>	<p>Complies with Performance Outcome. No buildings are proposed as part of the Reconfiguring a lot application.</p>
Building design		
<p>PO6 Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> (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>AO6 No acceptable outcome is provided.</p>	<p>Complies with Performance Outcome. No buildings are proposed as part of the Reconfiguring a lot application.</p>
<p>PO7 Development complements and integrates with the established built character of the Rural residential zone, having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	<p>AO7 No acceptable outcome is provided.</p>	<p>Complies with Performance Outcome. No buildings are proposed as part of the Reconfiguring a lot application.</p>
Non-residential development		
PO8	AO8	Complies with Performance Outcome.

Performance outcomes	Acceptable outcomes	Applicant comment
<p>Non-residential development:</p> <ul style="list-style-type: none"> (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 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>No acceptable outcome is provided.</p>	<p>No non-residential development is proposed.</p>
Amenity		
<p>PO9 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO9 No acceptable outcome is provided.</p>	<p>Complies with Performance Outcome. The additional traffic movements associated with the two additional lots is not considered to be of a scale that will detract from the amenity of the local area.</p>
<p>PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; 	<p>AO10 No acceptable outcome is provided.</p>	<p>Complies with Performance Outcome. The additional traffic movements associated with the two additional lots is not considered to be of a scale that will detract from the amenity of the local area.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
(f) privacy; (g) lighting; (h) odour; and (i) emissions.		

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

- (1) This code applies to assessing development where:
- (a) land the subject of development is located within a Bushfire hazard area and Potential impact buffer (100 metres) identified on the **Bushfire hazard overlay maps (OM-003a-o)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

8.2.3.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development in a Bushfire hazard area is compatible with the nature of the hazard;
 - (b) The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;
 - (c) Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and
 - (d) Appropriate infrastructure is available to emergency services in the event of a bushfire.


8.2.3.3 Criteria for assessment

Table 8.2.3.3—Bushfire hazard overlay code — For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant comment
For accepted development subject to requirements and assessable development		
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>Note— A Bushfire hazard management plan must be</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>AO1.2</p>	<p>Complies with Acceptable Outcome AO1.2. Provision for 5,000 litres of water storage for firefighting purposes will be made for each lot. This may include the use of the existing dam located on proposed lot 1.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>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>	
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-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>AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within 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. 	<p>Complies with Acceptable Outcome AO1.2. The identified uses are not proposed on lots 1-3.</p>
Lot design		
PO3	Where within a 'Bushfire hazard area'	Complies with Performance Outcome.

Performance outcomes	Acceptable outcomes	Applicant comment
<p>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> <p>(a) is responsive to the nature and extent of bushfire risk; and</p> <p>(b) allows efficient emergency access to buildings for 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>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 maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	<p>The proposed lot layout minimises the potential adverse impacts through the provision of significant area outside of the area mapped as having Potential Bushfire Intensity.</p> <p>Any future Dwelling house is capable of being separated from mapped hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is greater.</p>
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> <p>(a) ensuring adequate access for fire-fighting and other emergency vehicles;</p> <p>(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</p>	<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> <p>(a) with a maximum gradient of 12.5%;</p> <p>(b) to not use cul-de-sacs; and</p> <p>(c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p> <p>AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-</p>	<p>Complies with Acceptable Outcome. No new roads are proposed.</p> <p>Complies with Acceptable Outcome. The existing driveway provides access to proposed lot 4. The boundary between the area mapped as Medium potential bushfire intensity and Potential impact buffer generally reflects</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>(c) the event of a fire; and providing for the separation of developed areas and adjacent bushland.</p> <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> <ol style="list-style-type: none"> located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; the minimum cleared width not less than 6 metres; the formed width is not less than 2.5 metres; the formed gradient is not greater than 15%; vehicular access is provided at both ends; passing bays and turning areas are provided for fire-fighting appliances located on public land. <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>o) firebreaks are provided:</p> <ol style="list-style-type: none"> consisting of a perimeter road that separates lots from areas of bushfire hazard; a minimum cleared width of 20 metre; a maximum gradient of 12.5%; and a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	<p>the existing lot layout with the subject site predominantly mapped within the Potential impact buffer area.</p> 
Hazardous materials		
<p>PO5</p> <p>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>AO5</p> <p>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>Complies with Acceptable Outcome.</p> <p>The proposed development does not involve the processing or storage of dangerous goods or hazardous materials</p>
Landscaping		
<p>PO6</p> <p>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</p>	<p>AO6</p> <p>No acceptable outcome is provided.</p>	<p>Complies with Performance Outcome.</p> <p>Landscaping within the proposed lots will not result in an increase in bushfire hazard.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. <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>		
Infrastructure		
<p>PO7</p> <p>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 demonstrate compliance with the Performance outcome.</p>	<p>AO7</p> <p>The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications 	<p>Complies with Acceptable Outcome.</p> <p>The infrastructure associated with water supply and wastewater treatment will be located below ground.</p> <p>The electricity supply to the subject site is via an overhead supply, with new electricity connections being provided in accordance with Ergon’s service standard.</p>
Private driveways		
<p>PO8</p> <p>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</p>	<p>AO8</p> <p>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 	<p>Complies with Performance Outcome.</p> <p>The proposed layout provides for the safe evacuation of occupants and for access within the site.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
demonstrate compliance with the Performance outcome.	(f) Services' Fire Hydrant and Vehicle Access Guidelines; and serve no more than three dwellings or buildings.	

8.2.4 Environmental significance overlay code

8.2.4.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is affected by a constraint category identified on the **Environmental significance overlay maps (OM-004a-z)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Biodiversity and Water quality are appropriately reflected in Overlay Map 4 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

8.2.4.2 Purpose

- (1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:


- (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
 - (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed, enhanced and rehabilitated;
 - (b) the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;
 - (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
 - (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
 - (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
 - (f) development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and
 - (g) riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.

8.2.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant comment
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 with Acceptable Outcome. It is not proposed to clear vegetation as part of the proposed development.</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 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 	<p>AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Complies with Acceptable Outcome. It is not proposed to clear vegetation as part of the proposed development.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>water quality, hydrology, geomorphology and biophysical processes;</p> <p>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge effects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
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>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)</p> <p>AO3.1 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 with Acceptable Outcome. The proposed lot layout results in lots of sufficient area and dimensions outside of the Waterway Buffer area.</p>
	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p>	<p>Complies with Acceptable Outcome. It is not proposed to clear vegetation as part of the proposed development.</p>
Waterways and wetlands		
<p>PO4 ‘High ecological significance wetlands’</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p>	<p>Complies with Acceptable Outcome. The proposed lot layout results in lots of sufficient area and dimensions outside of the Waterway Buffer area.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>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> <ul style="list-style-type: none"> (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	
	<p>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.2 A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Not applicable as the site is not within a High ecological wetland buffer.</p>
	<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) AO4.3 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>	<p>Complies with Performance Outcome. The site slopes from the Koah Road frontage to the Clohesy River as depicted in the transect below. The existing drainage regime will be maintained with future dwellings using dissipation devices to ensure there is no concentration of flow within the site.</p> 
	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway</p>	<p>Complies with Acceptable Outcome. The future wastewater treatment systems will be</p>

Performance outcomes	Acceptable outcomes	Applicant comment
	<p>Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.4 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>	<p>designed and sited to maintain required separation distances.</p>
For assessable development		
Wildlife Habitat		
<p>PO5 Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <ul style="list-style-type: none"> (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and (d) mitigates the impact of other forms of 	<p>AO5 No acceptable outcome is provided</p>	<p>Complies with Performance Outcome. The proposed reconfiguration will not result in development within the mapped Wildlife habitat area as it is located within the area of the site that is subject to flooding.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>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 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 not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>Not applicable as the site is not a Legally secured offset area.</p>
Protected areas		
<p>PO7 Development within a 'Protected area' identified on the Environmental Significance Overlay Maps (OM-004a-o)</p>	<p>AO7 No acceptable outcome is provided</p>	<p>Not applicable as the site is not a Protected area.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>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>		
Ecological corridors and Habitat linkages		
<p>PO8 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 	<p>AO8 No acceptable outcome is provided</p>	<p>Complies with Performance Outcome. The proposed development does not compromise the provision of habitat connectivity within the Ecological Corridor as it does not involve the removal of vegetation or changes in topography.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>(c) corridor' or 'Habitat linkage'; the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</p> <p>(d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>(e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.</p> <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</p>		

Table 8.2.4.3B - Setback and buffer distances from waterways

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

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

8.2.6 Flood hazard overlay code

8.2.6.1 Application

- (1) This code applies to assessing development where:
- (a) land the subject of development is located within a Flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

Note—where new information, including flood studies or flood modelling supersedes the Flood hazard overlay maps (OM-006a-o) Council may have regard to this new information in the application of the Flood hazard overlay code in the interests of the precautionary principle and the safety of persons and property.

8.2.6.2 Purpose

- (1) The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas identified on the **Flood hazard overlay maps (OM-006a-o)** so that risk to life, property, community and the environment during flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development in the 'Extreme flood hazard area':
 - i. maintains and enhances the hydrological function of the land;
 - ii. does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
 - iii. is limited to:
 - A. flood proofed Sport and recreation activities;
 - B. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
 - C. flood proofed Utility installations, Substations or Major electricity infrastructure;
 - D. conservation and natural area management; and
 - E. replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard;Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.
 - (b) Development in the 'High flood hazard area':
 - i. maintains the hydrological function of the land;
 - ii. does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;

- iii. is limited to:
 - A. flood proofed Sport and recreation activities and Club uses;
 - B. Non-resident workforce accommodation, Relocatable home park, Resort complex, Rooming accommodation, Short term accommodation and Tourist park uses where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;
 - C. a Dwelling house 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 or where for minor intensification of existing Dwelling houses;
 - D. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
 - E. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
 - F. flood proofed Utility installations, Substations or Major electricity infrastructure;
 - G. conservation and natural area management; and
 - H. replacement of existing lawful development;

where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

- iv. protects surrounding land and land uses from increased flood hazard impacts;
 - v. elevates habitable rooms for all accommodation activities (including where for minor building work) above the defined flood level, including freeboard.
- (c) Development in the 'Significant flood hazard area':
- i. minimises risk to life and property from flood events;
 - ii. involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;
 - iii. is limited to:
 - A. Sport and recreation activities;
 - B. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
 - C. Rural activities;
 - D. Accommodation activities, excluding Residential care facility and Retirement facility;
 - E. flood proofed Community activities, excluding Child care centre, Hospital and Community use where a flood emergency evacuation plan ensures the safety of people during a flood event;
 - F. flood proofed Utility installations, Substations or Major electricity infrastructure;
 - G. conservation and natural area management;
 - iv. locates habitable rooms for all accommodation activities above the defined flood level, including freeboard; and

- v. locates the minimum floor level for all buildings other than accommodation activities, industrial activities and business activities above the defined flood level.
- (d) Development in the 'Low flood hazard area':
- i. minimises risk to life and property from flood events;
 - ii. locates habitable rooms for all Accommodation activities above the defined flood level, including freeboard; and
 - iii. locates the minimum floor level for all buildings other than Accommodation activities above the defined flood level, including freeboard.
- (e) Development in the 'Potential flood hazard area':
- i. maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;
 - ii. does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;
 - iii. locates habitable rooms for all Accommodation activities above a 1% Annual Exceedance Probability (AEP), including freeboard; and
 - iv. locates the minimum floor level for all building work other than Accommodation activities above the 1% AEP flood level, including freeboard.

8.2.6.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant comment
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.	AO1 The processing or storage of dangerous goods or hazardous materials is: <ul style="list-style-type: none"> (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 with Acceptable Outcome. The proposed development does not involve the processing or storage of dangerous goods or hazardous materials.
PO2 Essential community infrastructure is able to function effectively during and immediately after flood events.	AO2 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	Complies with Acceptable Outcome. Whilst proposed lot 4 includes land within the mapped flood hazard area, the lot contains sufficient area and dimensions outside of this area to contain a Dwelling house and associated outbuildings.

Performance outcomes	Acceptable outcomes	Applicant comment
Flood hazard overlay maps (OM-006a-o).		
Extreme flood hazard area		
<p>PO3 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 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>Complies with Acceptable Outcome. The proposed development will not involve a use within the Extreme flood hazard area.</p>
	<p>AO3.2 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>Complies with Acceptable Outcome. The proposed development is not for a Sport and recreation activity.</p>
<p>PO4 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; 	<p>AO4.1 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 	<p>Complies with Acceptable Outcome. The proposed development does not involve buildings within the Extreme flood hazard area.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>(d) ensure the safety of all persons by ensuring that 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> <ol style="list-style-type: none"> i. gross floor area; or ii. the number of dwellings or bedrooms on the premises. 	<p>the defined flood level provided for habitable rooms within a dwelling.</p> <p>AO4.2 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>AO4.3 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>AO4.4 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>Complies with Acceptable Outcome. The proposed development does not involve building work.</p> <p>Complies with Acceptable Outcome. The proposed development does not involve building work.</p> <p>Complies with Acceptable Outcome. Whilst proposed lot 3 include land within the mapped flood hazard area, the lot contains sufficient area and dimensions outside of this area to contain a Dwelling house and associated outbuildings. The area mapped within the hazard area</p>
<p>PO5 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> <ol 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>AO5 Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	<p>Complies with Acceptable Outcome. Whilst proposed lot 3 includes land within the mapped flood hazard area, the lot contains sufficient area and dimensions outside of this area to contain a Dwelling house and associated outbuildings.</p>
<p>High flood hazard area</p>		

Performance outcomes	Acceptable outcomes	Applicant comment
<p>PO6 Development, where for a Material change of use within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM-006a-o), is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (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>AO6.1 Uses within the following activity groups are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <ul style="list-style-type: none"> (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; (b) Community activities except where for a Club with a maximum gross floor area of 100m²; (c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation. 	<p>Complies with Acceptable Outcome. Whilst proposed lot 3 includes land within the mapped flood hazard area, the lot contains sufficient area and dimensions outside of this area to contain a Dwelling house and associated outbuildings.</p>
	<p>AO6.2 Sport and recreation activities are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <ul style="list-style-type: none"> (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building). 	<p>Complies with Acceptable Outcome. The proposed development is not for a Sport and recreation activity.</p>
<p>PO7 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 	<p>AO7.1 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 	<p>Complies with Acceptable Outcome AO7.1. The proposed development does not involve building work.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>(d) adjoining premises; ensure the safety of all persons by ensuring that an appropriate 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—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>level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</p> <p>OR</p> <p>AO7.2 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—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>AO7.3 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>Complies with Acceptable Outcome. The proposed development does not involve building work.</p>
	<p>AO7.4 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>Complies with Acceptable Outcome. The proposed development does not involve building work.</p>
	<p>AO7.5 New temporary, relocatable or impermanent</p>	<p>Complies with Acceptable Outcome. The proposed development does not involve building work.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
	<p>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>AO7.6 Dwellings do not exceed four bedrooms.</p> <p>AO7.7 Building work on an existing dwelling does not comprise additional bedrooms.</p> <p>AO7.8 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> <p>AO7.9 Development does not increase the number of lots in the 'High flood hazard area; as identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	<p></p> <p>Complies with Acceptable Outcome. The proposed development does not involve building work.</p> <p>Complies with Acceptable Outcome. The proposed development does not involve building work.</p> <p>Complies with Acceptable Outcome. The proposed development does not involve building work.</p> <p>Complies with Acceptable Outcome. Whilst proposed lot 3 includes land within the mapped flood hazard area, the lot contains sufficient area and dimensions outside of this area to contain a Dwelling house and associated outbuildings.</p>
<p>PO8 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>AO8 Filling above ground level is not undertaken in the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	<p>Complies with Acceptable Outcome. The proposed development does not involve filling within the flood hazard area.</p>
Significant flood hazard area		
<p>PO9 Development, involving a Material change of use, within a 'Significant flood hazard area' on the Flood hazard overlay maps</p>	<p>AO9 The following uses are not located within a 'Significant flood hazard area' identified on the Flood hazard overlay maps (OM006a-</p>	<p>Complies with Acceptable Outcome. The proposed development will not involve a stated use within the Extreme flood hazard area.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>(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>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. 	
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<p>PO10 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; (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</p>	<p>AO10.1 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>AO10.2 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—AO10.2 accepts that the cost of flood impact is</p>	<p>Complies with Acceptable Outcome AO10.1. Whilst proposed lots 3 and 4 include land within the mapped flood hazard area, each lot contains sufficient area and dimensions outside of this area to contain a Dwelling house and associated outbuildings.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>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>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>AO10.3 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>Complies with Acceptable Outcome. Whilst proposed lot 3 includes land within the mapped flood hazard area, the lot contains sufficient area and dimensions outside of this area to contain a Dwelling house and associated outbuildings as demonstrated by the existing improvements.</p>
<p>PO11 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 Development does not involve in excess of 50m³ of fill above ground level per 1,000m² of site area.</p>	<p>Complies with Acceptable Outcome. The proposed development does not involve filling within the flood hazard area.</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>		
<p>PO12 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 	<p>AO12 No acceptable outcome is provided.</p>	<p>Not applicable as the proposed lots will contain Dwelling houses.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>(b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings.</p> <p>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the 'Extreme flood hazard area' identified on the 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>		
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<p>PO13 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</p>	<p>AO13 No acceptable outcome is provided.</p>	<p>Complies with Performance Outcome. The proposed development does not involve works within the flood hazard area and access through the mapped flood hazard area is not required.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
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.		

Table 8.2.6.3B Flood immunity levels

Development Category	Minimum design floor or pavement levels (mAHD)
Category A	1% AEP + 0.5 metres
Category B	1% AEP + 0.3 metres
Category C	1% AEP
Category D	1% AEP
Category E	2% AEP

Note—Refer Table 8.2.6.3D for building classification by Category.

Table 8.2.6.3C Community infrastructure flood immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Emergency services, where for:	
• Emergency Shelters	0.1% AEP
• Police facilities	0.5% AEP
• Other Emergency services	0.1% AEP + 0.5 metres
Hospital	0.1% AEP+ 0.5 metres
Community use (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	0.5% AEP
Special industry (where for power station)	0.5% AEP

Development Type	Minimum design floor or pavement levels (mAHD)
Substations	0.5% AEP
Utility installation (where for a sewage treatment plant)	Defined flood level
Utility installation (where for a water treatment plant)	0.5% AEP
Utility installation (other)	Alternative outcome required.
Air services	Alternative outcome required.

Table 8.2.6.3D Development category

Building Code of Australia Building classification⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
Class 1–4	Habitable room	Category A
	Non-habitable room including patio and courtyard	Category B
	Non-habitable part of a Class 2 or Class 3 building excluding the essential services ⁽²⁾ control room	Category B
	Parking located in the building undercroft of a multiple dwelling	Category C
	Carport, unroofed car park; vehicular manoeuvring area	Category D
	Essential electrical services ⁽²⁾ of a Class 2 or Class 3 building only	Category A
	Basement parking entry	Category C + 0.3 metres
Class 5, Class 6, or Class 8	Building floor level	Category C
	Garage or car park located in the building undercroft	Category C
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Basement parking entry	Category C

	Essential electrical services ⁽²⁾	Class 8 – Category Class 5 & 6 – Category A
Class 7a	Refer to the relevant building class specified in this table	
Class 7b	Building floor level	Category C
	Vehicular access and manoeuvring area	Category D
	Essential electrical services ⁽²⁾	Category C
Class 9	Building floor level	Category A
	Building floor level for habitable rooms in Class 9a or 9c where for a Residential care facility	0.2% AEP flood
	Building floor level for habitable rooms in Class 9b where involving children, such as a child care centre	0.2% AEP flood
	Garage or car park located in the building undercroft	Category C
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Essential electrical services ⁽²⁾	Category A

Building Code of Australia Building classification⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
Class 10a	Car parking facility	Refer to the relevant building class specified in this table
	Shed or the like	Category D
Class 10b	Swimming pool	Category E
	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood planning levels do not apply

⁽¹⁾ Refer to the Building Code of Australia for definitions of building classifications.

⁽²⁾ Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift or pump controls.

9.4.2 Landscaping code

9.4.2.1 Application

This code applies where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
 - (a) complements the scale and appearance of the development;
 - (b) protects and enhances the amenity and environmental values of the site;
 - (c) complements and enhances the streetscape and local landscape character; and
 - (d) ensures effective buffering of incompatible land uses to protect local amenity.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Landscaping is a functional part of development design and is commensurate with the intended use;
 - (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
 - (c) Landscaping treatments complement the scale, appearance and function of the development;
 - (d) Landscaping contributes to an attractive streetscape;
 - (e) Landscaping enhances the amenity and character of the local area;
 - (f) Landscaping enhances natural environmental values of the site and the locality;
 - (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
 - (h) Landscaping provides shade in appropriate circumstances;
 - (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
 - (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

9.4.2.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant comment
For accepted development subject to requirements and assessable development		
<p>PO1 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 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>Complies with Performance Criteria. The proposed development is for reconfiguring a lot. Landscaping is not necessary for this stage of development.</p>
<p>PO2 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; 	<p>AO2 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>Complies with Performance Criteria. The proposed development is for reconfiguring a lot. Landscaping is not necessary for this stage of development.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
(e) provide shade for pedestrians; and (f) includes a range and variety of planting.	Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip	
PO3 Development includes landscaping and fencing along side and rear boundaries that: (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.	AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B . AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries: (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. AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	Complies with Performance Criteria. The proposed development is for reconfiguring a lot. Landscaping is not necessary for this stage of development.
PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	AO4.1 Landscaping is provided in car parking areas which provides: (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 500m ² : (i) shade structures are provided	Complies with Performance Criteria. The proposed development is for reconfiguring a lot. Landscaping is not necessary for this stage of development.

Performance outcomes	Acceptable outcomes	Applicant comment
	<p>(ii) for 50% of parking spaces; and a minimum of 10% of the parking area as landscaping.</p> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p> <p>AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	
<p>PO5 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 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p>AO5.2 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>Complies with Performance Criteria. The proposed development is for reconfiguring a lot. Landscaping is not necessary for this stage of development.</p>
<p>PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p>AO6.1 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>AO6.2 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>Complies with Performance Criteria. The proposed development is for reconfiguring a lot. Landscaping is not necessary for this stage of development.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
	<p>AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <ul style="list-style-type: none"> (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary. 	
For assessable development		
<p>PO7 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 No acceptable outcome is provided.</p>	<p>Complies with Performance Criteria. The proposed development is for reconfiguring a lot. Landscaping is not necessary for this stage of development.</p>

Table 9.4.2.3B—Side and rear boundary landscape treatments

Location or use	Landscape Strip Minimum Width	Screen Fencing Minimum Height	Extent of treatment
Where car parking, servicing or manoeuvring areas adjoin a side or rear boundary	1 metre	Not applicable	To the extent these areas adjoin the boundary
Where involving a use other than a dwelling house on a site with a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone:	1.5 metres	1.8 metres	Along the common boundary.
Development for an industrial activity which has a common boundary with land not within the Industry zone	2 metres	1.8 metres	Along the common boundary
Development involving (a) Tourist park not in the Rural zone (b) Sales office (c) Multiple dwelling (d) Residential care facility; or (e) Dual occupancy	Not applicable	1.8 metres	Along all side and rear boundaries and between dwellings for a Dual occupancy.

Development involving (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or (d) Utility installation	2 metres	Not applicable	Along all side and rear boundaries
For: (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker's accommodation.	Not applicable	1.8 metres	To prevent visibility

Note—Where more than one landscape treatment is applicable to a development in the above table, the development is to provide a landscape treatment that satisfies all applicable minimum specifications.

9.4.3 Parking and access code

9.4.3.1 Application

This code applies to assessing development where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.3.2 Purpose

- (1) The purpose of the Parking and access code is to ensure:
 - (a) parking areas are appropriately designed, constructed and maintained;
 - (b) the efficient functioning of the development and the local road network; and
 - (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;
 - (b) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;
 - (c) Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network;
 - (d) Premises are adequately serviced to meet the reasonable requirements of the development; and
 - (e) End of trip facilities are provided by new major developments to facilitate alternative travel modes.

9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant comment
For accepted development subject to requirements and assessable development		
Car parking spaces		
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ol 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 	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B . Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	Complies with Performance Criteria. The proposed development is for reconfiguring a lot. Parking spaces will be provided as part of future development.

Performance outcomes	Acceptable outcomes	Applicant comment
(j) infrastructure; and accessibility of the use to all members of the community.		
Vehicle crossovers		
<p>PO2 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 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 with Acceptable Outcome. Proposed lots 1 and 2 will be provided with crossovers to Koah Road in accordance with FNQROC requirements and lots 3 will be accessed via the existing driveway as provided for by Table 9.4.3.3C.</p>
	<p>AO2.2 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>Complies with Acceptable Outcome. The subject site has access to one road frontage.</p>
	<p>AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.</p>	<p>Complies with Acceptable Outcome. The proposed development does not involve an identified use.</p>
<p>PO3 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 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.</p>	<p>Complies with Acceptable Outcome. Table 9.4.3.3C provides surfacing options for access, manoeuvring and car parking areas. These surfacing options include the option of a compacted gravel surface as currently provided at the subject site. It is proposed to maintain this driveway to provide access to lot 3.</p>
For assessable development		
Parking area location and design		

Performance outcomes	Acceptable outcomes	Applicant comment
<p>PO4 Car parking areas are located and designed to:</p> <ul style="list-style-type: none"> (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality. 	<p>AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p> <p>AO4.2 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>AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.</p> <p>AO4.4 Parking and any set down areas are:</p> <ul style="list-style-type: none"> (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances. 	<p>Complies with Performance Criteria. The proposed development is for reconfiguring a lot. Parking spaces will be provided as part of future development.</p>
Site access and manoeuvring		
<p>PO5 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; 	<p>AO5.1 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 	<p>Complies with Performance Criteria. The proposed development is for reconfiguring a lot. Parking spaces will be provided as part of future development.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>(c) provide a functional and convenient layout; and</p> <p>(d) accommodate all vehicles intended to use the site.</p>	<p>Facilities.</p> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p> <p>AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTRROADS.</p> <p>AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p> <p>AO5.4 Pedestrian and cyclist access to the site: (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>	
<p>PO6 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: (i) hours of operation; (ii) noise (iii) light; and (iv) odour;</p> <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the</p>	<p>AO6.1 Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.</p> <p>AO6.2 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: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.</p> <p>AO6.3</p>	<p>Complies with Performance Outcome. The proposed development does not involve an internal road network.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>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>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p> <p>AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p> <p>AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p> <p>AO6.6 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>AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.</p>	
Servicing		
<p>PO7 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>AO7.1 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>	<p>Complies with Performance Criteria. The proposed development is for reconfiguring a lot. Service vehicles will not access the site.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
(c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear. AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	
Maintenance		
PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles. AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	Complies with Performance Criteria. The proposed development is for reconfiguring a lot. Parking spaces will be provided as part of future development.
End of trip facilities		
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D . AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D .	Complies with Performance Criteria. The subject site is not within an identified zone.
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		
PO10	AO10	Not applicable as not involving an identified use.

Performance outcomes	Acceptable outcomes	Applicant comment
<p>The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>A traffic impact report is prepared by a suitably qualified person that identifies:</p> <ul style="list-style-type: none"> (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts. 	
<p>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</p>		
<p>PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO11 A traffic impact report is prepared by a suitably qualified person that identifies:</p> <ul style="list-style-type: none"> (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts. 	<p>Not applicable as not involving an identified use.</p>

Table 9.4.3.3C—Pavement Standards for Access, Manoeuvring and Car Parking areas

Zone	Compacted Gravel Base (minimum thickness)	Surfacing Options
All development other than dwelling house		
All zones other than the Conservation zone or the Rural zone	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
Conservation zone or Rural zone	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free
Dwelling house		
All zones	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

- (1) This code applies to assessing development where:
 - (a) for Reconfiguring a lot; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.4.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that land is:
 - (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;
 - (b) provided with access to appropriate movement and open space networks; and
 - (c) contributes to housing diversity and accommodates a range of land uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
 - (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.
 - (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;
 - (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;
 - (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;
 - (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;
 - (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;
 - (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;
 - (i) Subdivision within the Rural zone maintains rural landholdings in viable parcels;

- (j) Land in historical townships is not reconfigured to be used for urban purposes; and
- (k) Residential subdivision and greenfield development is designed to consider and respect:
 - i. topography;
 - ii. climate responsive design and solar orientation;
 - iii. efficient and sustainable infrastructure provision;
 - iv. environmental values;
 - v. water sensitive urban design;
 - vi. good quality agricultural land; and
 - vii. the character and scale of surrounding development.

9.4.4.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant comment
Area and frontage of lots		
<p>PO1 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 	<p>AO1.1 Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</p>	<p>Complies with Performance Outcome. Refer to section 2.5 in the Planning Report.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
(f) allows for the protection of environmental features; and (g) accommodates site constraints.		
Existing buildings and easements		
PO2 Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: (a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and (b) any continuing use is not compromised by the reconfiguration.	AO2.1 Each land use and associated infrastructure is contained within its individual lot. AO2.2 All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.	Complies with Acceptable Outcome. Each lot can accommodate the relevant infrastructure within the individual lot. Complies with Acceptable Outcome. The existing structures are located within proposed lot 3 achieve the 10m setback as per the Rural residential zone code.
PO3 Reconfiguring a lot which contains an existing easement ensures: (a) future buildings, structures and accessways are able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.	AO3 No acceptable outcome is provided.	Complies with Performance Outcome. The subject site does not contain existing easements.
Boundary realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure	AO4 No acceptable outcome is provided.	Complies with Performance Outcome. The proposed development is not for a boundary realignment.

Performance outcomes	Acceptable outcomes	Applicant comment
connections and potential connections.		
Access and road network		
<p>PO5 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>AO5 No acceptable outcome is provided.</p>	<p>Complies with Performance Outcome. The access to each lot will not have an adverse impact on the safety, drainage, visual amenity, privacy of adjoining premises or service provision to the proposed lots.</p> <p>Proposed lots 1 and 2 will be provided with crossovers to Koah Road in accordance with FNQROC requirements and the existing access will continue to provide access to lot 3 in accordance with the surface options provided in Table 9.4.3.3C.</p>
<p>PO6 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>AO6 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 with Acceptable Outcome. Proposed lots 1 and 2 will be provided with crossovers to Koah Road in accordance with FNQROC requirements and proposed lots 3 will continue to be accessed via the existing driveway.</p>
<p>PO7 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 	<p>AO7 No acceptable outcome is provided.</p>	<p>Complies with Performance Outcome. The subject site is not within the industry zone.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
<p>(d) of the intended use; the movement and turning requirements of B-Double vehicles.</p> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>		
Rear lots		
<p>PO8 Rear lots are designed to:</p> <p>(a) provide a high standard of amenity for residents and other users of the site;</p> <p>(b) provide a high standard of amenity for adjoining properties; and</p> <p>(c) not adversely affect the safety and efficiency of the road from which access is gained.</p>	<p>AO8.1 Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p>Complies with Performance Outcome. Proposed lot 3 is provided with frontage to the Clohesy River which provides a high standard of amenity.</p>
	<p>AO8.2 No more than two rear lots are created behind any lot with a road frontage.</p>	<p>Complies with Acceptable Outcome. The proposed development involves the creation of one rear lot.</p>
	<p>AO8.3 Access to lots is via an access strip with a minimum width of:</p> <p>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</p> <p>(b) 8 metres otherwise.</p>	<p>Complies with Performance Outcome. The access strip to lot 3 has a width of 6.26m. This access width reflects the existing access to the Dwelling house that has been used for more than 40 years. It is proposed to retain the existing all-weather driveway without alteration as it is suitable for all weather and is dust free.</p>
	<p>AO8.4 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 with Acceptable Outcome. A single access strip is provided.</p>
	<p>AO8.5 No more than 1 in 10 lots created in a new</p>	<p>Complies with Acceptable Outcome. The proposed development is not a new subdivision.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
	subdivision are rear lots.	
	AO8.6 Rear lots are not created in the Centre zone or the Industry zone.	Complies with Acceptable Outcome. The subject site is not in the Centre zone or Industry zone.
Crime prevention and community safety		
PO9 Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to: (a) sightlines; (b) the existing and intended pedestrian movement network; (c) the existing and intended land use pattern; and (d) potential entrapment locations.	AO9 No acceptable outcome is provided.	Complies with Performance Criteria. The proposed development is for reconfiguring a lot. The design does not impact on sightlines, the existing and intended pedestrian movement network, the existing and intended land use pattern or provide potential entrapment locations.
Pedestrian and cycle movement network		
PO10 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.	AO10 No acceptable outcome is provided.	Complies with Performance Criteria. The proposed reconfiguring a lot does not involve the creation of new road that would provide infrastructure for pedestrians and cyclists.
Public transport network		
PO11 Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure	AO11 No acceptable outcome is provided.	Complies with Performance Criteria. The subject site does not include or adjoin a future public transport corridor or future public transport site.

Performance outcomes	Acceptable outcomes	Applicant comment
planning process, development: (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.		
Residential subdivision		
PO12 Residential lots are: (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.	AO12 No acceptable outcome is provided.	Complies with Performance Criteria. The proposed development includes a variety of lot sizes.
Rural residential zone		
PO13 New lots are only created in the Rural residential zone where land is located within the 4,000m ² precinct, the 1 hectare precinct or the 2 hectare precinct.	AO13 No acceptable outcome is provided.	Complies with Performance Criteria. The subject site is within the Rural residential zone 2 hectare precinct.
Additional provisions for greenfield development only		
PO14 The subdivision design provides the new community with a local identity by	AO14 No acceptable outcome provided.	Not applicable as the proposed development is not for greenfield development.

Performance outcomes	Acceptable outcomes	Applicant comment
responding to: (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.		
PO15 The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	AO15 No acceptable outcome provided.	
PO16 The road network is designed to: (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. Note—Figure B provides further guidance in relation to the desired outcome.	AO16 No acceptable outcome provided.	
PO17 Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.	AO17 The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	
PO18 The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	AO18 No acceptable outcome provided.	

Performance outcomes	Acceptable outcomes	Applicant comment
<p>PO19 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 A minimum of 10% of the site area is dedicated as open space.</p> <p>AO19.2 A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	
<p>PO20 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 	<p>AO20 No acceptable outcome is provided.</p>	

Performance outcomes	Acceptable outcomes	Applicant comment
(g) which includes a diversity of settings;		

Table 9.4.4.3B—Minimum area and dimensions for Reconfiguring a lot

Zone	Type	Minimum area	Minimum frontage
Centre	All lots	800m ²	20 metres
Community facilities	All lots	Not specified	Not specified
Conservation	All lots	Not specified	Not specified
Emerging community	All lots	10 hectares	100 metres
Low density residential	Where greenfield development and connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	350m ²	10 metres
	Where connected to reticulated water and sewerage		
	Rear lot	800m ²	5 metres
	All other lots	600m ²	16 metres
	Where connected to reticulated water		
	Rear lot	1,000m ²	5 metres
	All other lots	800m ²	16 metres
	Medium density residential	Rear lot	600m ²
All other lots		400m ²	10 metres
Industry	All lots	1,500m ²	45 metres
Recreation and open space	All lots	Not specified	Not specified
Rural	All lots	60 hectares	400 metres
Rural residential	2 hectare precinct		
	All lots	2 hectares	60 metres
	1 hectare precinct		
	All lots	1 hectare	40 metres
	4,000m ² precinct		
	All lots	4,000m ²	40 metres

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

- (1) This code applies to assessing development where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.5.2 Purpose

- (1) The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development provides an adequate, safe and reliable supply of potable, fire- fighting and general use water in accordance with relevant standards;
 - (b) Development provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
 - (c) Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
 - (d) Development connects to the road network and any adjoining public transport, pedestrian and cycle networks while ensuring no adverse impacts on the safe, convenient and efficient operation of these networks;
 - (e) Development provides electricity and telecommunications services that meet its desired requirements;
 - (f) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
 - (g) Development does not affect the efficient functioning of public utility mains, services or installations;
 - (h) Infrastructure dedicated to Council is cost effective over its life cycle;
 - (i) Work associated with development does not cause adverse impacts on the surrounding area; and
 - (j) Development prevents the spread of weeds, seeds or other pests.

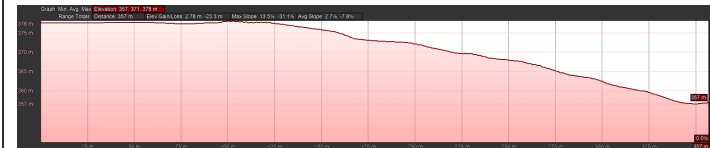
9.4.5.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant comment
For accepted development subject to requirements and assessable development		
Water supply		
PO1	AO1.1	AO1.1 is not applicable as the subject site is not within the

Performance outcomes	Acceptable outcomes	Applicant comment
<p>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>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>reticulated water supply area.</p>
	<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>Complies with Acceptable Outcome. The proposed lots will have options for water supply from either bore or from the Clohesy River. On-site tanks will be provided as part of the future development of each lot for a Dwelling house.</p>
<p>Wastewater disposal</p>		
<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; 	<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</p>	<p>AO2.1 is not applicable as the subject site is connected to reticulated sewer.</p>

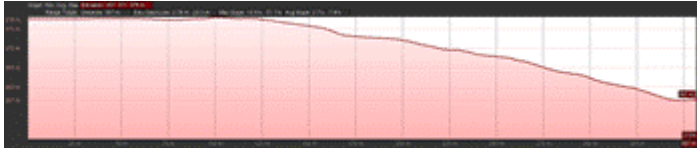
Performance outcomes	Acceptable outcomes	Applicant comment
(b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	Complies with Acceptable Outcome. The proposed lots have sufficient area and dimensions to contain on-site wastewater disposal systems that will accommodate the demand associated with the future development of each lot for a Dwelling house.
Stormwater infrastructure		
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.	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.	Complies with Acceptable Outcome. The existing swale within Koah Road will remain unchanged.
	AO3.2 On-site drainage systems are constructed: (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.	Complies with Acceptable Outcome. The subject site slopes from the Koah Road frontage to the Clohesy River as depicted in the transect below. The existing stormwater regime will be maintained with future dwellings using dissipation devices to ensure there is no concentration of flow within the site.



Performance outcomes	Acceptable outcomes	Applicant comment
Electricity supply		
<p>PO4 Each lot is provided with an adequate supply of electricity</p>	<p>AO4 The premises: (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: (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>	<p>Complies with Acceptable Outcome. There is an existing overhead electricity supply to proposed lots 2 and 3 which will be maintained as part of the development. The new electricity connection to proposed lot 1 will be provided in accordance with Ergon's service standards.</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>Complies with Acceptable Outcome. Each lot will be provided with a connection to a telecommunication service.</p>
Existing public utility services		
<p>PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO6 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</p>	<p>Complies with Acceptable Outcome. The proposed development does not involve works that will affect the efficient functioning of public utility mains, services or installations.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
	Scheme Policy 4 – FNQROC Regional Development Manual.	
Excavation or filling		
<p>PO7 Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> (g) streetscape; (h) scenic amenity; (i) environmental values; (j) slope stability; (k) accessibility; or (l) privacy of adjoining premises. 	<p>AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	<p>Complies with Acceptable Outcome. No excavation or filling is proposed.</p>
	<p>AO7.2 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>Complies with Acceptable Outcome. No excavation or filling is proposed.</p>
	<p>AO7.3 Earthworks batters:</p> <ul style="list-style-type: none"> (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>Complies with Acceptable Outcome. No excavation or filling is proposed.</p>
	<p>AO7.4 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"> (c) adjoining premises; or (d) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	<p>Complies with Acceptable Outcome. No excavation or filling is proposed.</p>
	<p>AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning</p>	<p>Complies with Acceptable Outcome. No excavation or filling is proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant comment
	Scheme Policy 4 – FNQROC Regional Development Manual.	
	AO7.6 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.	Complies with Acceptable Outcome. No retaining walls are proposed.
	AO7.7 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.	Complies with Acceptable Outcome. No excavation or filling is proposed.
For assessable development		
Transport network		
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	AO8.1 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.	Complies with Acceptable Outcome. Proposed lots 1 and 2 will be provided with crossovers to Koah Road in accordance with FNQROC requirements and proposed lot 3 will be access via the existing crossover and driveway.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	Complies with Acceptable Outcome. Footpath is not required as the site is not within the Centre Zone or Recreation and Open Space Zone.
Public infrastructure		
PO9	AO9	Complies with Acceptable Outcome.

Performance outcomes	Acceptable outcomes	Applicant comment
<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>Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>The application is for reconfiguring a lot. Any future works will be undertaken in accordance with the relevant provisions of the FNQROC Regional Development Manual.</p>
<p>Stormwater quality</p>		
<p>PO10 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 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>AO10.2 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</p>	<p>Complies with Performance Outcome. The site slopes from the Koah Road frontage to the Chlosey River as depicted in the transect below. The existing drainage regime will be maintained with future dwellings using dissipation devices to ensure there is no concentration of flow within the site.</p> 

Performance outcomes	Acceptable outcomes	Applicant comment
	development: (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.	
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	AO11 No acceptable outcome is provided.	Complies with Performance Outcome. The proposed development does not include storage areas for stormwater detention.
Excavation or filling		
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas. AO12.2 Transportation of fill to or from the site does	Not applicable as the proposed development does not involve excavation or filling.

Performance outcomes	Acceptable outcomes	Applicant comment
	not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site. AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site. AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (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.	
Weed and pest management		
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	Complies with Performance Outcome. The proposed reconfiguring a lot does not involve development that could spread weeds, seeds or other pests.
Contaminated land		

Performance outcomes	Acceptable outcomes	Applicant comment
<p>PO16 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 Development is located where:</p> <ul style="list-style-type: none"> (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit. 	<p>Complies with Acceptable Outcome. The proposed development is not located where soils are contaminated.</p>
<p>Fire services in developments accessed by common private title</p>		
<p>PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of:</p> <ul style="list-style-type: none"> (a) 120 metres for residential development; and (b) 90 metres for any other development. <p>AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	<p>Not applicable as the proposed development does not involve common private title.</p>

Attachment 2

DA Form 1



DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Amanda Grist and Steve Grist
Contact name <i>(only applicable for companies)</i>	c/- Innovate Urban Pty Ltd
Postal address <i>(P.O. Box or street address)</i>	PO Box 8170
Suburb	Cairns City
State	Qld
Postcode	4870
Country	
Contact number	0402 809 209
Email address <i>(non-mandatory)</i>	peter@innovateurban.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	2203-Copland

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
		1	Copland Road	Koah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	672	SP295201	Mareeba Shire Council
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? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

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

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

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

Reconfiguration of 1 lot into 3 lots

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

- Material change of use Reconfiguring a lot Operational work Building work

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

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

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

e) Relevant plans

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

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

6.3) Additional aspects of development

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- 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?

Yes

No

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
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	3			

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?	
What stage(s) will this development application apply to?	

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m 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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
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 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 checked="" 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:	
-----------------------------	--	-----------	--

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

Yes

Note: See the *Planning Regulation 2017* 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

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

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

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference 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			

Attachment 3

Site photos



INNOVATE URBAN

town planning | project strategy

Document Set ID: 4220014

Version: 1, Version Date: 16/05/2023

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

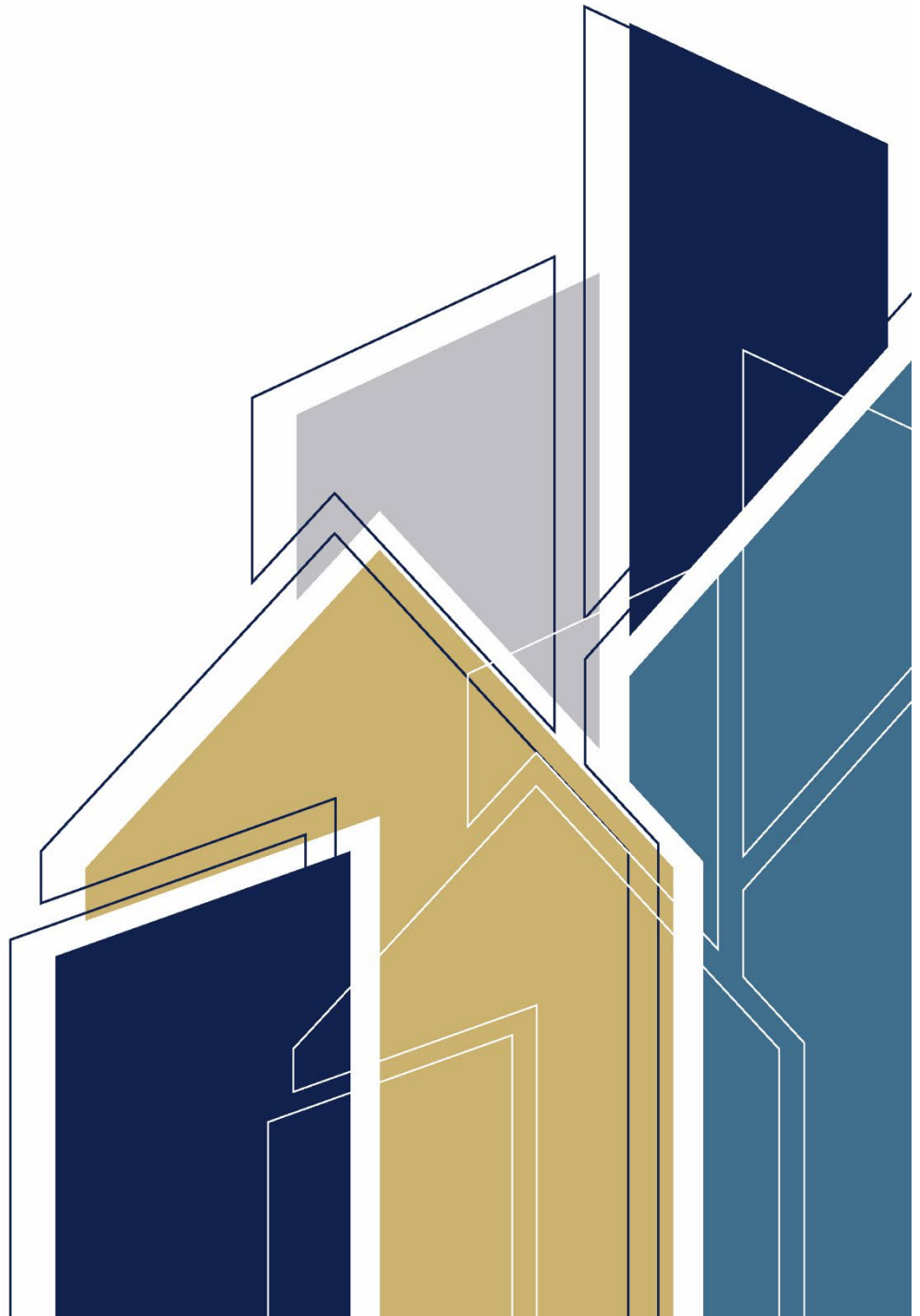


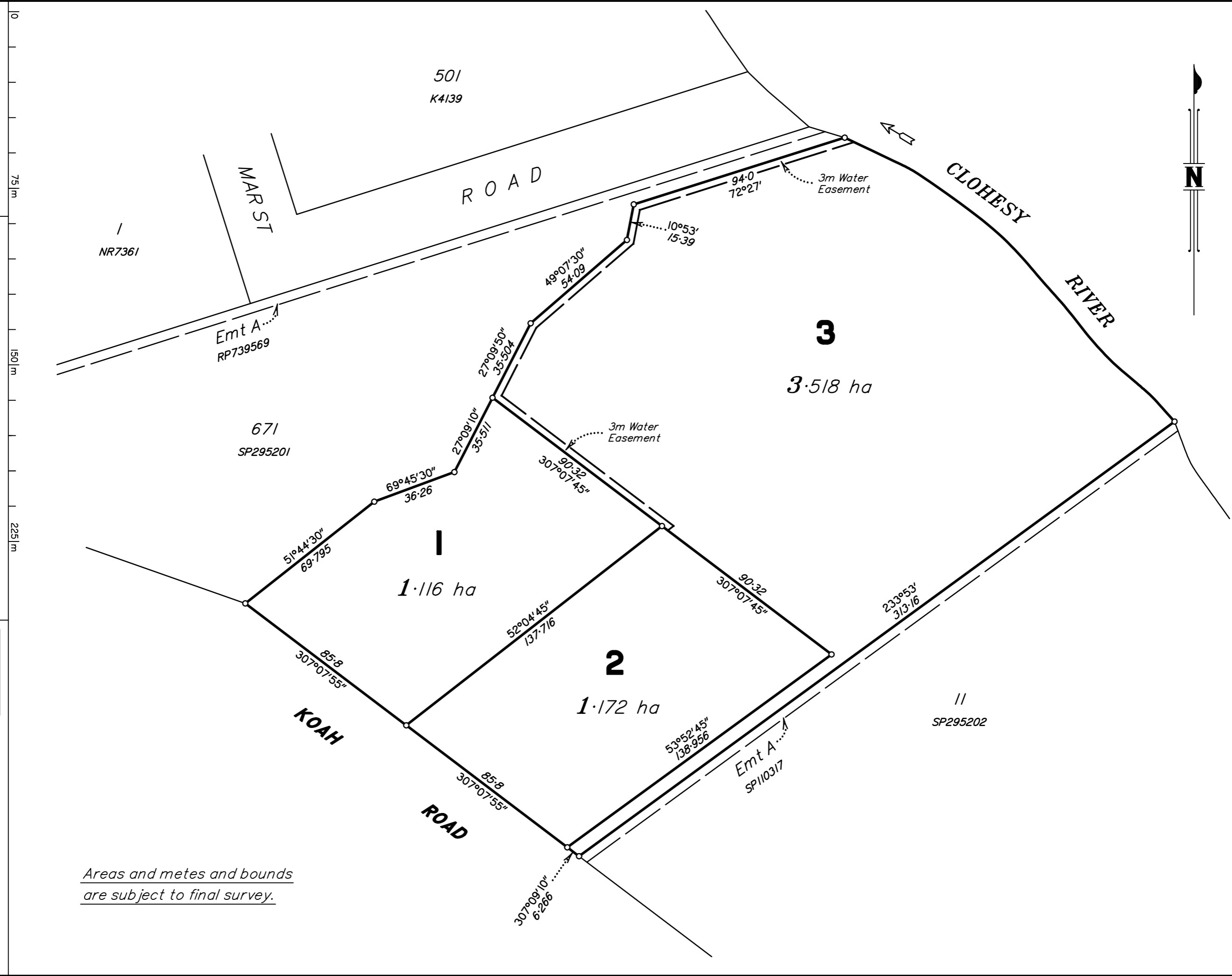
Photo 12



Attachment 4

Plan of reconfiguration

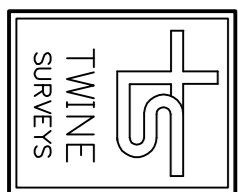




Areas and metes and bounds are subject to final survey.

LOCAL GOVERNMENT: MSC
 LOCALITY: Koah
 Scale 1:1500
 Reference: 9341
 Lot Layout – 10-05-2023

DEVELOPMENT PLAN
 Plan of Lots 1 – 3
 Cancelling Lot 672 on SP395201



TWINE SURVEYS PTY LTD
 36 Mabel Street, Atherton QLD 4883
 PO Box 146, Atherton QLD 4883
 P: 07 4091 1303
 E: info@twinesurveys.com.au



INNOVATE URBAN
town planning | project strategy

0402 809 203

peter@innovateurban.com.au

PO Box 8170, Cairns Qld 4870

innovateurban.com.au