

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>	M and J Grunske C/ Urban Planet Town Planning Consultants
Contact name <i>(only applicable for companies)</i>	Ward Veitch
Postal address <i>(P.O. Box or street address)</i>	PO Box 232
Suburb	Hervey Bay
State	Queensland
Postcode	4655
Country	Australia
Contact number	0427282088
Email address <i>(non-mandatory)</i>	ward@urbanplanet.com.au
Mobile number <i>(non-mandatory)</i>	0427282088
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	21153

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



PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
<i>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.</i>				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> 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
		40	Wilkinson Road	Tuan
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4650	51	MCH567	Fraser Coast
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)				
<i>Note: Place each set of coordinates in a separate row.</i>				
<input type="checkbox"/> Coordinates of premises by longitude and latitude				
Longitude(s)		Latitude(s)		Datum
				<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:
<input type="checkbox"/> Coordinates of premises by easting and northing				
Easting(s)		Northing(s)		Datum
		Zone Ref. <input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:
3.3) Additional premises				
<input type="checkbox"/> Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application <input checked="" type="checkbox"/> Not required				
4) Identify any of the following that apply to the premises and provide any relevant details				
<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer				
Name of water body, watercourse or aquifer:				
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>				
Lot on plan description of strategic port land:				
Name of port authority for the lot:				
<input type="checkbox"/> In a tidal area				
Name of local government for the tidal area (if applicable):				
Name of port authority for tidal area (if applicable):				
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>				
Name of airport:				

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

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

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

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
One (1) lot into seventeen (17) lots
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?
<input type="checkbox"/> Yes
<input type="checkbox"/> No

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?
1

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	17			

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

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?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: <table border="1" style="display: inline-table; width: 300px; height: 15px;"></table> | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

- Yes – specify number of new lots:
- No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Fraser Coast Regional Council

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

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- 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 <i>Transport Infrastructure Act 1994</i>: <input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input 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 – <i>Form 69: Notification of a facility exceeding 10% of schedule 15 threshold</i> is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

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

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

No

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

Environmental offsets

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

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

No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

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

Yes – the development application involves premises in the koala habitat area in the koala priority area

Yes – the development application involves premises in the koala habitat area outside the koala priority area

No

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

Water resources

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

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

No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

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

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

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

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

Referable dams

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

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
 No

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

Tidal work or development within a coastal management district

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

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

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

Queensland and local heritage places

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

- Yes – details of the heritage place are provided in the table below
 No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the Transport Infrastructure Act 1994

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

- Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
 No

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

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

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*
- Note:** It is unlawful to intentionally provide false or misleading information.
- Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.
- Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:
- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
 - required by other legislation (including the *Right to Information Act 2009*); or
 - otherwise required by law.
- This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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

Date received: Reference number(s):

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

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

Individual owner's consent for making a development application under the *Planning Act 2016*

We,

MARK & JULIEANNE (JULIANNE) MARGARET GRUNSKÉ [Insert full name.]

as owner of the premises identified as follows:

Wilkinson Road Tuan
Lot 51 MCH567

consent to the making of a development application under the *Planning Act 2016* by:

Urban Planet Town Planning Consultants

on the premises described above for:

Reconfiguring a Lot – One (1) lot into seventeen (17) lots

M LG

Grunské

2/12/21

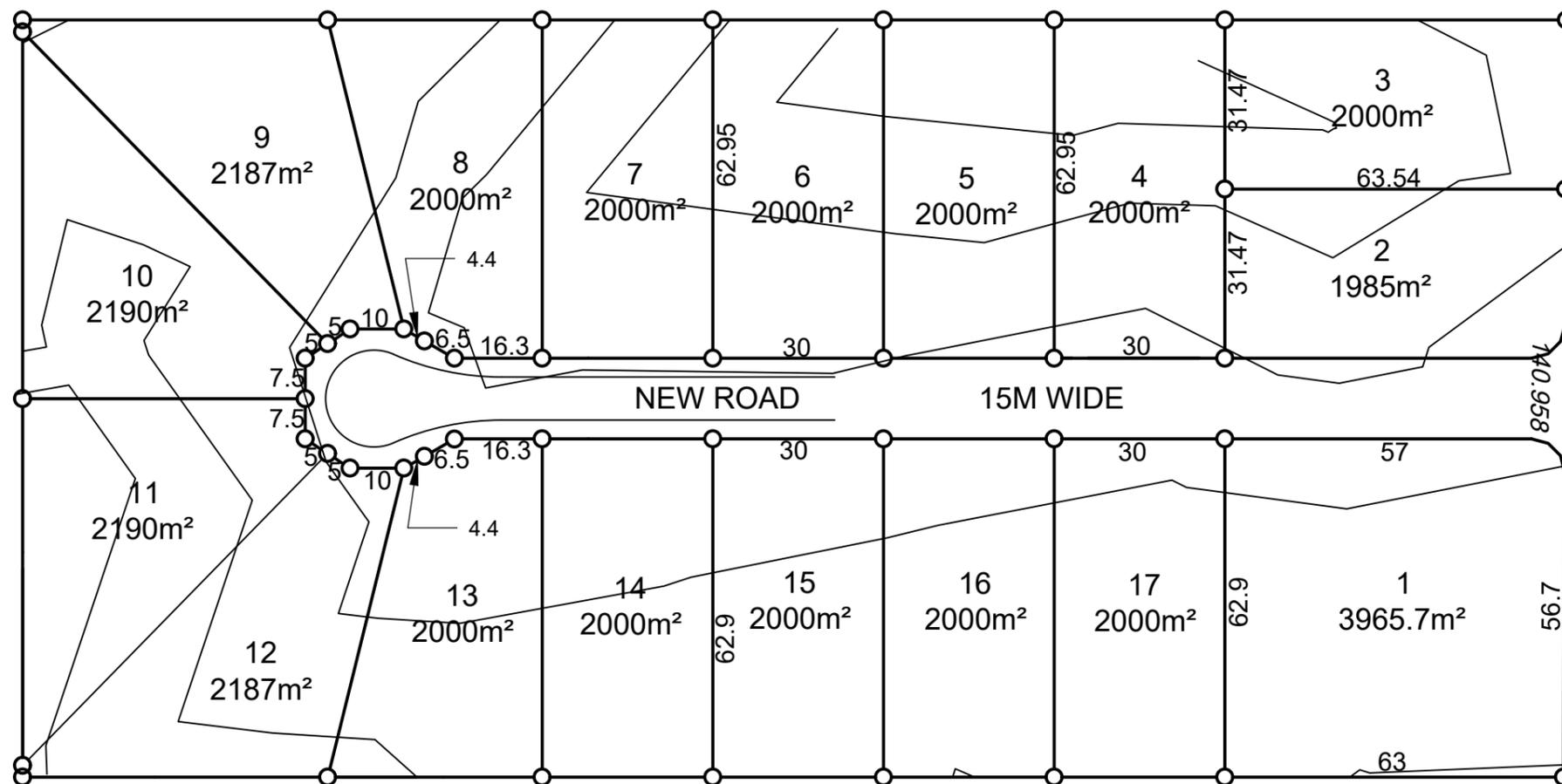
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6 December 2021

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6 December 2021



AREAS AND DIMENSIONS ARE APPROXIMATE
ONLY AND SUBJECT TO FINAL SURVEY

	LOCATION: WILKINSON ROAD TUAN 4650 LOT 51 MCH 567	PROJECT:	DRAWING NUMBER: 21153-01	DRAWN BY: ILC
			SCALE: 1:1000	DATE: 03/12/2021
				SHEET SIZE: A3

Received by FCRC

RAL21/0138

6 December 2021

Planning Report

Reconfiguring a Lot located at Wilkinson Road
Tuan

M and J Grunske

Date: November 2021

Reference: 21153

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Signed on behalf of Urban Planet Town Planning Consultants.

Ward Veitch
Partner

Date November 2021

Copy Number...../04

1.0 PROPOSAL

The development details are:

PROPOSAL	<p>Reconfiguring a Lot – One (1) lot into seventeen (17) lots</p> <p>The proposal is generally consistent with the requirements of the Town Planning Scheme. The proposal is consistent with the character of the locality and the expectations of Council’s statutory planning documents.</p> <p>The details of the development are depicted on the proposal plans at Attachment 1.</p>
APPLICANT	M and J Grunske c/ Urban Planet Town Planning Consultants
PROPERTY DESCRIPTION	Lot 51 MCH567
AREA OF LAND	4.094 hectares
ADDRESS	Wilkinson Road Tuan
ZONING	Low Density Residential (LDR1)
CATEGORY	Code Assessable
CURRENT USE	Vacant

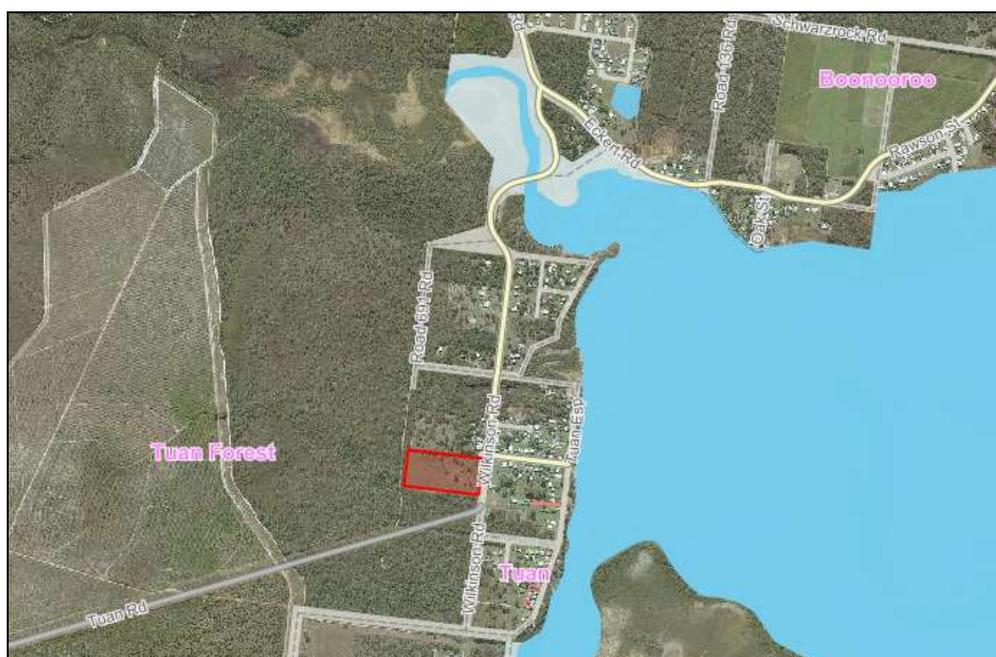
1.1 Site Description

The subject site is described as Lot 51 MCH567 and contains an area of approximately 4.056 hectares. The site has a frontage to Wilkinson Road (approximately 141 metres). This road frontage is bitumen sealed with swale drainage.

The site is located in Tuan, south of the Boonaroo township. This small seaside village contains a large number of detached dwellings developed on sites of varying area from 800 m² or greater. Most of the township development is located east of Wilkinson Road. To the south and west of the site is the Tuan Forest.

The site is vacant and is best described as generally level and clear of any significant vegetation. Some scattered larger trees are located on the site however the site is maintained cleared.

The location of the site is depicted below.



1.2 History

A development permit to reconfigure the site into twenty-six (26) lots with a minimum lot size of 1200 m² was approved by the Maryborough City Council in June 1994. This approval has since lapsed.

An Operational Works permit (reference OP-146042) for clearing works on the site was issued on 15 August 2014. This approval was subject to restoration planting which has been completed by the applicant.

1.3 Planning Context

This development application advocates the reconfiguring of the subject site into seventeen (17) lots for low density residential (LDR1) purposes. This proposal is consistent with the expected future development of the site expected by the zone applied by the 2014 Fraser Coast Planning Scheme.

2014 Fraser Coast Planning Scheme

Addressing the broad and higher level planning issues as a first issue, the site is contained within the Low Density Residential zone within the LDR1 designation, thus providing for a minimum lot size of 2000 m². The proposed development advocates the development of seventeen (17) standard format lots that provide acceptable outcomes in respect of the intent of the Planning Scheme in terms of lot size and dimensions requirements set out in the relevant acceptable solutions in the Scheme for this locality.

Larger lots are provided at the head of the cul-de-sac given the (not irregular) format of the lots. This land area provides for greater flexibility in the location of the future dwelling and outbuildings. The allotment at the front of the site is marginally smaller than 2000 m² given the need to provide a truncation for the new road.

The proposed development offers an allotment configuration that is consistent with the general pattern of development in this locality and the expectations of the Planning Scheme. The proposed new lots generally offer a large, regular allotment configuration that will provide for a new dwelling and required services whilst retaining the expected streetscape elements in this location.

The relevant provisions of the reconfiguring code provide for the following outcome:

Development provides for the size, dimensions and orientation of lots to:-

- (a) be appropriate for their intended use;
- (b) be compatible with the preferred character for the zone and local area in which the land is located;
- (c) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and significant retaining walls;
- (d) provide for the efficient use of land whilst including sufficient area for suitable and useable private open space; and

(e) take account of and respond sensitively to site constraints.

In this location given the existing development patterns and approvals, it is reasonable to conclude:

- (a) the proposed lots do have areas appropriate for their intended use. This is consistent with adjoining land and the locality;
- (b) the lots are compatible with the preferred character for local area in which the land is located;
- (c) the site is not in a rural zone or indeed a rural locality;
- (d) the sites both provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and significant retaining walls accounting for the topography and the demonstrated existing development;
- (e) provide for the efficient use of land whilst including sufficient area for suitable and useable private open space, again looking at the overall lot size and the likely building footprint on the new lots; and
- (f) the proposal takes account of and responds sensitively to site constraints.

It is our understanding the site has access to all urban services, aside from reticulated sewer.

The proposed development offers suitable outcomes to the acceptable outcomes provided in the Planning Scheme and suitable conditions can be imposed in relation to the provision of services to each of the sites. The proposal:

- is for low density, low-rise residential uses;
- incorporates a high level of residential amenity, personal health and safety and protection for property in the configuration of the proposed new lots;
- maintains a relatively lower residential density and protects the prevailing residential character and amenity of the precinct;
- provides for the full range of available urban services to support the needs of the community;
- supports an efficient land use pattern that:-
 - (i) is well connected to other parts of the urban fabric and planned future development. In this regard, the site is infill within the existing developed residential structure of the locality;
 - (ii) provides for the creation of walkable and legible residential neighbourhoods that integrate with active transport networks;
 - (iii) maximises the efficient extension and safe operation of infrastructure; and
- does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

Walkable Neighbourhoods Assessment Benchmarks

In relation to the **Walkable Neighbourhoods** provisions, the following matters are noted:

The reconfiguration provides connectivity for pedestrians by— (a) ensuring that any roads constructed or extended in association with the reconfiguration are connected in a grid-like pattern that is responsive to topography and other physical constraints; and (b) ensuring that, to the extent topography and other physical constraints reasonably permit, any roads constructed or extended in association with the reconfiguration, or footpaths provided in relation to the reconfiguration— (i) connect to roads and footpaths in surrounding areas; or (ii) allow for connection to future roads and footpaths in surrounding areas.

The site is small and has no logical potential for connectivity to developable land adjoining. As such the use of the cul-de-sac is the only design option.

(1) The reconfiguration provides for convenient pedestrian movement by ensuring the length of each boundary of a block for the reconfiguration does not exceed the lesser of— (a) a maximum length for a boundary of a block stated in a local assessment benchmark for the reconfiguration; or (b) 250m. (2) Subsection (1) does not apply in relation to a block for the reconfiguration that the development application for the reconfiguration states will be subdivided as part of a future stage of development.

Compliant layout.

The reconfiguration provides shade for comfortable walking by— (a) if a local assessment benchmark for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road—complying with the local assessment benchmark; or (b) otherwise—ensuring at least 1 tree is planted per 15m on each side of a new road.

This matter can be suitably conditioned by the Assessment Manager.

The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring— (a) for a new road used mainly for providing direct access to a created lot—a footpath is constructed— (i) if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road—on both sides of the road; or (ii) otherwise—on at least 1 side of the new road; or (b) for another new road—a footpath is constructed on both sides of the road.

This matter can be suitably conditioned by the Assessment Manager.

(1) The reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public. (2) In this section— park includes— (a) an existing park; and (b) a park, to be provided under a development approval, if development of the park has started; and (c) land

identified as a park in a local planning instrument; and (d) land identified in an LGIP for public park infrastructure.

There is no parkland or open space areas planned by Council or requested as part of any development within 400 metres of the subject site. The site does have accessibility to the recreational facilities located at the reserve area of the foreshore immediately east (coastal management area) that is approximately 320 metres distant. Given the location of the site relative to the foreshore reserve and the level of accessibility, it is our opinion the site meets the outcome sought by the **Walkable Neighbourhoods** provisions.

Access and Traffic

The proposed development advocates access from Wilkinson Road which is constructed to bitumen seal standards with swale drainage provisions.

It is apparent the road hierarchy will not be impacted by the proposed development as access to Wilkinson Road would be consistent with the outcomes sought by the Planning Scheme. The development and subsequent trip generation of seventeen lots will not likely adversely impact the function of the local road network in this location.

Drainage and Wetlands

The proposed development does not in our view have an adverse impact on the existing stormwater catchment and stormwater flows in the locality of the site. The application is supported by a SWMP (generally as approved previously) that provides for suitable connectivity of the proposed new development to the local drainage network. Stormwater flows towards the site from the west are to be suitably managed as previously approved and advocated in the SWMP.

Given the direction of flows within the catchment as mapped, the proposed SWMP should have no adverse impacts on the wetland area that is located upstream of the development site.

Bushfire Hazard

The site adjoins an area of moderate bushfire hazard (State forest) and as such the construction of new dwellings within the site on the southern and western boundaries will require planning and design to meet the BCA requirements for bushfire. The adjoining site is maintained by the State and the western boundary has a suitable management trail located along the length of the site which provides a degree of buffering.

Coastal Management

The site is impacted by the mapped extent of EPA and storm tide inundation. The actual extent of this impact is questionable given the adjoining site contains dams within this area and the nearest dam to the site is fresh water rather than brackish or salt. It is our understanding the site has no intrusion of marine plants. Given the adjoining residential land use and the location of the site, it is a reasonable

conclusion the proposed development will not impact on coastal processes or ecology.

2.4 Planning Scheme Overlays

Acid Sulphate Soils (ASS)

Although the site is in a location that may have potential ASS, the nature of the proposed use may trigger any need for ASS investigations (excavation or filling). The Assessment Manager can impose a generic condition that requires identification and management of ASS if materials are imported for filling or excavation works area required as part the land use application over the site.



Biodiversity Areas, Waterways and Wetlands

The development site does not contain any identified areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation.

The overlay mapping does provide for a buffer to the local wetland located west of the site. The subject site is located downstream of the wetland area and is separated from the subject site by the existing State forestry reserve and infrastructure (maintenance and fire trail). The proposed development does not in our view have an adverse impact on the existing stormwater catchment and stormwater flows in the locality of the site. The application is supported by a SWMP (generally as approved previously) that provides for suitable connectivity of the proposed new development to the local drainage network. Stormwater flows towards the site from the west are to be suitably managed as previously approved and advocated in the SWMP.

Given the direction of flows within the catchment as mapped, the proposed SWMP should have no adverse impacts on the wetland area that is located upstream of the development site.



Bushfire Hazard

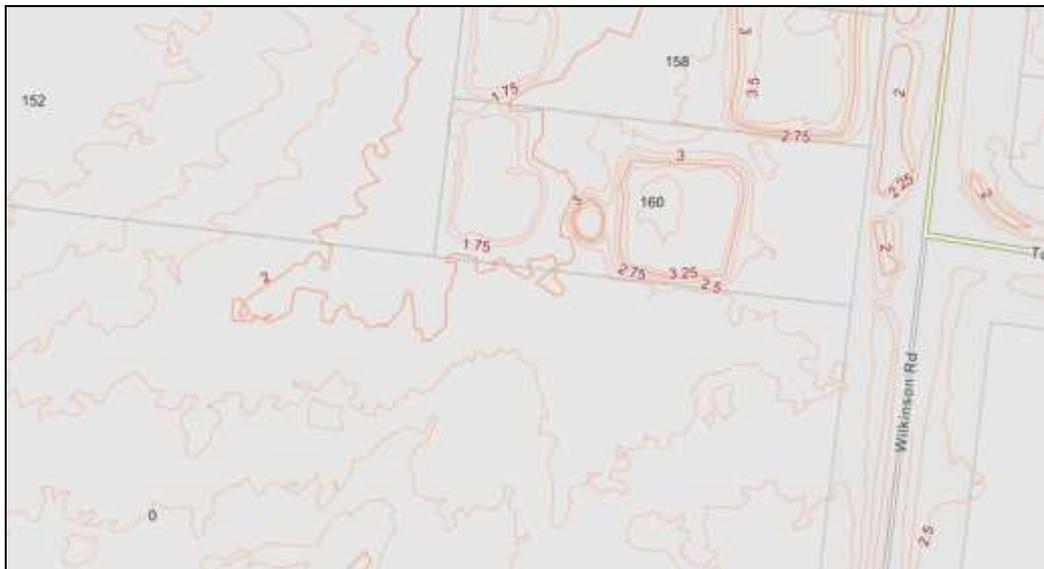
Bushfire hazard is mapped on the land opposite the site to the west and south and is associated with retained vegetation on that land. Management will be undertaken within the site to manage the potential risks associated with bushfire hazard as may be applicable in this location. The construction of new dwellings within the site on the southern and western boundaries will require planning and design to meet the BCA requirements for bushfire. The adjoining site is maintained by the State and the western boundary has a suitable management trail located along the length of the site which provides a degree of buffering.



Coastal Protection

The site is impacted by the mapped extent of EPA and storm tide inundation. The actual extent of this impact is questionable given the adjoining site contains dams within this area and the nearest dam to the site is fresh water rather than brackish or salt. It is our understanding the site has no intrusion of marine plants.

Pursuant to the contour information for the site, the land is relatively level, levels being between 2 and 3 metres AHD. It is evident the levels fall at the northern boundary to the adjoining dam with the accompanying residential dwelling.



Extract from Planning Scheme Contour Overlay showing site low point and adjoining dam

Given the adjoining residential land use and the location of the site, it is a reasonable conclusion the proposed development will not impact on coastal processes or ecology. The location of the site does not provide evidence the site contributes towards coastal process in this locality however could be subject to storm surge (to be mitigated by site filling as required by the Assessment Manager).



1.5 State Interests

The SARA mapping database indicates the site is contained within the Coastal zone and is within the Coastal Management District.

The site is located within the trigger area for Wetland Protection areas and high impact earthworks will be required in the development of the site.

The site development does not trigger referral based on the impacts on the State Road Network as the thresholds in Schedule 20 of the Planning Regulation 2017 are not reached.

The relevant SDAP provisions are addressed herein.



1.1 Commonwealth Interests

The proposed development of the site does not trigger referral to the Department of the Environment and Energy under the provisions of the *Environmental Protection and Diversity Conservation Act 1999*.

1.2 Attachments

Attachment	Title	Author
1	Reconfiguring Plan	Urban Planet

State code 8: Coastal development and tidal works

Table 8.2.1: All development

Performance outcomes	Acceptable outcomes	Response
Development in the erosion prone area		
<p>PO1 Development does not occur in the erosion prone area unless the development:</p> <ol style="list-style-type: none"> 1. is one of the following types of development: <ol style="list-style-type: none"> a. coastal-dependent development; or b. temporary, readily relocatable or able to be abandoned; or c. essential community infrastructure; or d. redevelopment of an existing permanent building or structure that cannot be relocated or abandoned; and 2. cannot feasibly be located elsewhere. 	No acceptable outcome is prescribed.	<p>The site does contain mapped erosion prone area. Given the circumstances non the ground in this location it is evident the site is not subject to coastal processes and is located such that any tidal inundation will be limited. The site will be filled to levels specified by the Assessment Manager to ensure habitable floor levels are provided above the nominated storm surge in this location. Pursuant to the contour information for the site, the land is relatively level, levels being between 2 and 3 metres AHD. It is evident the levels fall at the northern boundary to the adjoining dam with the accompanying residential dwelling.</p>
<p>PO2 Development other than coastal protection work:</p> <ol style="list-style-type: none"> 1. avoids impacting on coastal processes; and 2. ensures that the protective function of landforms and vegetation is maintained. <p>Note: In considering reconfiguring a lot applications, the state may require land in the erosion prone area to be surrendered to the State for coastal management purposes under the <i>Coastal Protection and Management Act 1995</i>. Where the planning chief executive receives a copy of a land surrender requirement or proposed land surrender notice under the <i>Coastal Protection and Management Act 1995</i>, this must be considered in assessing the application.</p>	No acceptable outcome is prescribed.	<p>The subject site is impacted by storm surge which will be addressed by future development applications in terms of minimum habitable floor levels. Pursuant to the contour information for the site, the land is relatively level, levels being between 2 and 3 metres AHD. It is evident the levels fall at the northern boundary to the adjoining dam with the accompanying residential dwelling. Given the adjoining residential land use and the location of the</p>

Performance outcomes	Acceptable outcomes	Response
		<p>site, it is a reasonable conclusion the proposed development will not impact on coastal processes or ecology. The location of the site does not provide evidence the site contributes towards coastal process in this locality however could be subject to storm surge (to be mitigated by site filling as required by the Assessment Manager).</p>
<p>PO3 Development is located, designed and constructed to minimise the impacts from coastal erosion by:</p> <ol style="list-style-type: none"> 1. locating the development as far landward as practicable; or 2. where it is demonstrated that 1 is not feasible, mitigate or otherwise accommodate the risks posed by coastal erosion. 	<p>No acceptable outcome is prescribed.</p>	<p>Potential impacts will be mitigated on the site by the requirements of the Assessment Manager to provide for minimum habitable floor levels above the identified storm surge levels on the site.</p>
<p>PO4 Development does not significantly increase the risk or impacts to people and property from coastal erosion.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Potential impacts will be mitigated on the site by the requirements of the Assessment Manager to provide for minimum habitable floor levels above the identified storm surge levels on the site. Given the adjoining residential land use and the location of the site, it is a reasonable conclusion the proposed development will not impact on coastal processes or ecology. The location of the site does not provide evidence the site contributes towards coastal process in this locality however could be subject to storm surge (to be mitigated by site filling as required by the Assessment Manager).</p>

Performance outcomes	Acceptable outcomes	Response
PO5 Development other than coastal protection work avoids directly or indirectly increasing the severity of coastal erosion either on or off the site.	No acceptable outcome is prescribed.	Compliant outcomes will be provided as required by the Assessment Manager. This is a standard requirement of the Assessment manager for any site impacted by storm surge whether within a CMD or not.
PO6 In areas where a coastal building line is present, building work is located landward of the coastal building line unless coastal protection work has been constructed to protect the development.	No acceptable outcome is prescribed.	N/A
Artificial waterways		
PO7 Development of artificial waterways, canals and dry-land marinas minimises impacts on coastal resources by: <ul style="list-style-type: none"> 1. maintaining the tidal prism volume of the natural waterway to which it is connected 2. demonstrating a whole-of-life strategy for the disposal of dredged material. 	No acceptable outcome is prescribed.	N/A
Coastal protection work		
PO8 Works for beach nourishment minimise adverse impacts on coastal processes and avoid any increase in the severity of erosion on adjacent land by: <ul style="list-style-type: none"> 1. sourcing sand from an area that does not adversely impact on the active beach system 2. ensuring imported sand is compatible with natural beach sediments and coastal processes of the receiving beach. 	No acceptable outcome is prescribed.	N/A

Performance outcomes	Acceptable outcomes	Response
<p>PO9 Erosion control structures are only constructed where there is an imminent threat to buildings or infrastructure of value, and there is no feasible option for either:</p> <ol style="list-style-type: none"> 1. beach nourishment; or 2. relocation or abandonment of structures. <p>Statutory Note: The monetary value of buildings or infrastructure should be more than the cost of associated erosion control structures.</p>	<p>No acceptable outcome is prescribed.</p>	<p>N/A</p>
<p>PO10 Erosion control structures minimise interference with coastal processes, or any increase to the severity of erosion on adjacent land by:</p> <ol style="list-style-type: none"> 1. locating the erosion control structure as far landward as practicable and directly adjacent to the structure it is intended to protect 2. where required and feasible, importing sand to the site to mitigate any increase in the severity of erosion 3. the design of the structure. 	<p>No acceptable outcome is prescribed.</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Response
Water quality		
<p>PO11 Development:</p> <ol style="list-style-type: none"> 1. maintains or enhances environmental values of receiving waters 2. achieves the water quality objectives of Queensland waters 3. avoids the release of prescribed water contaminants to tidal waters. <p>Note: See Environmental Protection (Water) Policy 2009 for the relevant water quality objectives.</p>	No acceptable outcome is prescribed.	These matters can be suitably conditioned as may be relevant. The site development is supported by stormwater quantity and quality reporting.
Category C and R areas of vegetation		
<p>PO12 Development:</p> <ol style="list-style-type: none"> 1. avoids impacts on category C areas of vegetation and category R areas of vegetation; or 2. minimises and mitigates impacts on category C areas of vegetation and category R areas of vegetation after demonstrating avoidance is not reasonably possible. 	No acceptable outcome is prescribed.	N/A
Public use of and access to state coastal land		
<p>PO13 Development maintains or enhances public use of and access to and along state coastal land (except where this is contrary to the protection of coastal resources or public safety).</p>	No acceptable outcome is prescribed.	N/A
<p>PO14 Private marine development ensures that works:</p> <ol style="list-style-type: none"> 1. are used for marine access purposes only 2. minimise the use of state coastal land 3. do not interfere with access between navigable waterways and adjacent properties. 	No acceptable outcome is prescribed.	N/A

Performance outcomes	Acceptable outcomes	Response
<p>PO15 Development ensures erosion control structures are located within the premises they are intended to protect unless there is no feasible alternative.</p>	<p>No acceptable outcome is prescribed.</p>	<p>N/A</p>
<p>Matters of state environmental significance</p>		
<p>PO16 Development:</p> <ol style="list-style-type: none"> 1. avoids impacts on matters of state environmental significance; or 2. minimises and mitigates impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and 3. provides an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance. <p>Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan. For the Brisbane Port LUP, see www.portbris.com.au.</p> <p>Note: Guidance for determining if the development will have a significant residual impact on the matter of state environmental significance is provided in the Significant Residual Impact Guideline, Department of State Development, Infrastructure and Planning, 2014. Where the significant residual impact is considered an acceptable impact on the matter of state environmental significance and an offset is considered appropriate, the offset should be delivered in accordance with the <i>Environmental Offsets Act 2004</i>.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Given the adjoining residential land use and the location of the site, it is a reasonable conclusion the proposed development will not impact on coastal processes or ecology. The location of the site does not provide evidence the site contributes towards coastal process in this locality however could be subject to storm surge (to be mitigated by site filling as required by the Assessment Manager).</p>

State code 9: Great Barrier Reef wetland protection areas

Table 9.2.1: All development

Performance outcomes	Acceptable outcomes	Response
General		
PO1 Development is not carried out in a wetland in a wetland protection area.	No acceptable outcome is prescribed.	Complies. No development is advocated within the wetland protection area.
PO2 Development provides an adequate buffer surrounding a wetland to: 1. maintain and protect wetland environmental values; and 2. avoid adverse impacts on native vegetation within the wetland and the buffer.	AO2.1 The buffer surrounding a wetland has a minimum width of: 1. 200 metres, where the wetland is located outside a prescribed urban area; or 2. 50 metres, where the wetland is located within a prescribed urban area.	The site is located between 115 and 15 metres from the extent of the mapped wetland located west of the site. The application provides for a SWMP that maps the current catchment and flows. Given the direction of flows, the site contours and the proposed stormwater management, it is reasonable to suggest the development will not impact on flows to the wetland area or rely on discharge to that location. A suitable buffer is therefore in place.
Hydrology		
PO3 Development enhances or avoids adverse impacts on the existing surface and groundwater hydrology in a wetland protection area, and, where adverse impacts cannot be reasonably avoided, impacts are mitigated.	No acceptable outcome is prescribed.	The site is located downstream of the wetland area and is included in the low density residential zone. Suitable separation to the wetland is provided and mitigation measures pursuant to the SWMP.
Water quality		
PO4 Development avoids adverse impacts to the water quality of the wetland in the wetland protection area and in the wetland buffer and where adverse impacts cannot be reasonably avoided, impacts are mitigated.	No acceptable outcome is prescribed.	A site specific stormwater management strategy has been provided.

Performance outcomes	Acceptable outcomes	Response
<p>PO5 Development does not use the wetland in the wetland protection area for stormwater treatment.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Compliant outcomes will be provided. Stormwater quality and treatment if required will be provided outside the extent of the wetland.</p>
<p>Land degradation</p>		
<p>PO6 Development avoids land degradation in the wetland protection area and, where land degradation cannot be reasonably avoided, it is mitigated.</p>	<p>No acceptable outcome is prescribed.</p>	<p>N/A</p>
<p>Vegetation</p>		
<p>PO7 Development outside the wetland and its buffer:</p> <ol style="list-style-type: none"> 1. avoids impacts on category C areas of vegetation and category R areas of vegetation; or 2. minimises and mitigates impacts on category C areas of vegetation and category R areas of vegetation after demonstrating avoidance is not reasonably possible. 	<p>No acceptable outcome is prescribed.</p>	<p>N/A</p>
<p>Fauna management</p>		
<p>PO8 Development:</p> <ol style="list-style-type: none"> 1. protects wetland fauna from any impacts associated with noise, light or visual disturbance 2. protects the movement of wetland fauna within and through a wetland protection area; and 3. does not introduce pest plants, pest animals or exotic species into a wetland and its buffer. 	<p>No acceptable outcome is prescribed.</p>	<p>The potential impacts of development on fauna will be minimal given there is no proposal to disturb the existing wetland areas.</p>
<p>Matters of state environmental significance</p>		
<p>PO9 Development outside the wetland:</p> <ol style="list-style-type: none"> 1. avoids impacts on matters of state environmental significance; or 2. minimises and mitigates impacts on matters of state environmental significance after demonstrating avoidance is not reasonably 	<p>No acceptable outcome is prescribed.</p>	<p>Given the proposed development parameters, the SWMP and the location and nature of the development is submitted that no matters of significance for the existing wetlands will be impacted.</p>

Performance outcomes	Acceptable outcomes	Response
<p>possible; and</p> <p>3. provides an offset if, after demonstrating all reasonable avoidance minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance.</p> <p>Note: Guidance for determining if the development will have a significant residual impact on the matter of state environmental significance is provided in the Significant Residual Impact Guideline, Department of State Development, Infrastructure and Planning, 2014. Where the significant residual impact is considered an acceptable impact on the matter of state environmental significance and an offset is considered appropriate, the offset should be delivered in accordance with the <i>Environmental Offsets Act 2004</i>.</p>		

2.0 Planning Assessment

The site is located within the Low Density Residential zone and the proposed development is a Code Assessable use. The following Codes are triggered:

Applicable Zone Code

Reconfiguring a Lot code

Transport & Parking Code

Works, services and infrastructure Code

6.2.1 Low density residential zone code

6.2.1.2 Purpose

(1) The purpose of the Low density residential zone code is to provide for predominantly low density, low-rise residential uses on a range of lot sizes, supported by community uses and small scale services and facilities that cater for local residents. Whilst primarily intended to accommodate dwelling houses and dual occupancies, limited other residential uses may also be established in the zone where compatible with the prevailing residential character and amenity. Despite the above, in identified precincts, development will primarily be limited to dwelling houses and relatively larger lot sizes will be maintained in response to localised character and amenity considerations¹.

The proposed reconfiguration is compatible land uses in the low density residential zone in the LDR1 designation. The proposed development provides for lot sizes generally consistent with the outcomes sought by the relevant codes. In this regard, the proposal provides for lot sizes that will accommodate suitable low rise residential dwellings. The proposed new sites have suitable dimensions and area to provide for a dwelling and open space provisions for future residents.

The site has access to all available urban services, aside from reticulated sewer, and has provision for high levels of accessibility to community services through the existing pedestrian and road networks in this location.

(2) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:-

(a) development is predominantly for low density, low-rise residential uses on a range of lot sizes;

The proposed development provides for lot sizes generally consistent with the outcomes sought by the relevant codes. The lot configuration and the provision of suitable site areas is consistent with the intent of the zone in the development of a variety of lots sizes that are suitable for low rise detached dwelling development.

(b) limited non-residential developments that cater for the day to day needs of local residents occurs where that development does not have a significant adverse impact on the amenity of surrounding residents;

N/A

(c) development incorporates a high level of residential amenity, personal health and safety and protection for property;

Compliant design outcomes are provided in the provision of suitable sites for a future dwellings and ancillary outbuildings. The proposed new sites provide for a suitable building platform for typical house configurations, open space and parking. Development density is consistent with the outcomes sought by the Planning Scheme and planning practices in infill development sites.

(d) development provides for a range of lot sizes, unless otherwise specified in a precinct;

The proposed development provides for lot sizes consistent with the outcomes sought by the relevant codes given the configuration of the land and the site constraints. The proposed new sites provide for a suitable building platform for typical house configurations, open space and parking.

(e) development in Precinct LDR1 (Minimum lot size 2,000m²) maintains a relatively lower residential density and protects the prevailing park residential character and amenity of the precinct;

Compliant outcomes in the intent of the designation are provided in terms of the proposed lot sizes and configuration in this location. Lot size is consistent with the traditional outcomes in this locality.

(f) development is provided with the full range of urban services to support the needs of the community;

It is our understanding the site has access to the full range of available urban services expected within the low density zone, aside from reticulated sewer. Wastewater disposal will be provided within the proposed new lots.

(g) development supports an efficient land use pattern that:-

- (i) is well connected to other parts of the urban fabric and planned future development;*
- (ii) provides for the creation of walkable and legible residential neighbourhoods that integrate with active transport networks;*
- (iii) encourages public transport accessibility and use; and*
- (iv) maximises the efficient extension and safe operation of infrastructure; and*

Compliant outcomes are provided given the location of the site and the accessibility of the site to local services including pedestrian and cycle provisions. Connectivity is advocated to the road network via external connectivity as required under the infrastructure agreement.

(h) development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

The proposed extensions are unlikely to adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure given the nature of the use and the availability of local services.

Table 6.2.1.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes	Outcome provided
Residential uses		
<p>PO1 Unless otherwise specified in a precinct, development provides for low density housing types, primarily in the form of dwelling houses and dual occupancies that promote variety in housing size and choice.</p>	<p>AO1 No acceptable outcome provided.</p>	<p>In our view the proposed development provides for primarily a housing product. In general terms this form of development is not inconsistent with the expectations of development in a low density locality.</p>
<p>PO2 Limited other residential uses such as residential care facilities and retirement facilities may be established in the zone, unless otherwise specified in a precinct, where such uses are compatible with the prevailing scale and residential character of surrounding development.</p>	<p>AO2 No acceptable outcome provided.</p>	<p>N/A</p>
Non-residential uses		
<p>PO3 Development may provide for limited nonresidential uses including community uses, emergency services, sales offices, and shops (limited to corner stores) which:-</p> <ul style="list-style-type: none"> (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the local residential character and amenity of the area; (d) wherever possible, are co-located with other non-residential uses in the zone; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets. 	<p>AO3 No acceptable outcome provided.</p>	<p>N/A</p>

General		
PO4 Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts, having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	AO4 No acceptable outcome provided.	Compliant outcomes are advocated by this application.
PO5 Development in the zone provides for an attractive, open and low density form of urban residential living.	AO5 No acceptable outcome provided.	Compliant Design for the proposed land uses within the site. The proposed development overall provides for a suitable building form and density.
PO6 To maintain the low intensity character and residential amenity of the zone, development has a low-rise built form with a maximum building height of:- (a) 8.5m above ground level; or (b) 10.0m above ground level where located on slopes exceeding 15%.	AO6 No acceptable outcome provided.	Compliant design outcomes are provided for the proposed development.
PO7 Development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the intended scale and character of surrounding development.	AO7 No acceptable outcome provided.	Compliant Design. The proposed land use elements provide for a suitable building form and density.

<p>PO8 Development is located, designed and operated to be responsive to the Fraser Coast’s sub-tropical climate and minimizes the consumption of energy and water.</p>	<p>AO8 No acceptable outcome provided.</p>	<p>Compliant Design outcomes will be achieved at Building Works stage.</p>
<p>PO9 Development mitigates adverse impacts on areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.</p>	<p>AO9 No acceptable solution provided.</p>	<p>The development site does not contain any identified areas of environmental significance, including creeks, gullies, waterways, wetlands, habitats and vegetation. Matters associated with coastal protection have been addressed.</p>
<p>PO10 Development is provided with the full range of urban services to support the needs of the community, including parks, reticulated water, sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p>AO10.1 Access to electricity and telecommunication infrastructure is available for the site.</p> <p>AO10.2 Access to reticulated water and sewerage is available.</p> <p>OR Adequate area is available for on-site servicing for water supply and sewerage treatment and disposal.</p> <p>AO10.3 The site has direct access to a gazette road.</p> <p>AO10.4 Sufficient stormwater drainage is available at the lawful point of discharge from the site.</p>	<p>Compliant outcomes. The site has access to all available urban services.</p> <p>Water is available to the site.</p> <p>Complies.</p> <p>Complies.</p> <p>This point of discharge is nominated by Council (Wilkinson Road)</p>

<p>PO11 Development does not adversely impact on the continued safe operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p>AO11 No acceptable solution provided.</p>	<p>Compliant and approved.</p>
<p><i>Development in Precinct LDR1 (Minimum lot size 2,000m2)</i></p>		
<p>PO12 Development in Precinct LDR1 (Minimum lot size 2,000m2):- (a) is primarily limited to dwelling houses and does not involve dual occupancies or other forms of multiunit residential development; and (b) maintains relatively large lot sizes and avoids re-subdivision of existing residential lots.</p>	<p>AO12.1 Dual occupancies and multi-unit residential uses are not established in Precinct LDR1.</p> <p>AO12.2 Development in Precinct LDR1 maintains a minimum lot size of 2,000m2.</p>	<p>Noted</p> <p>Complies.</p>

9.4.3 Reconfiguring a lot code

9.4.3.2 Purpose and overall outcomes

(1) The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:-

- (a) is appropriate for their intended use;*
- (b) is responsive to site constraints;*
- (c) provides appropriate access; and*
- (d) supports high quality urban design outcomes.*

Compliant outcomes provided by a layout that responds to site topography, access, connection to external networks and provision of services. The layout provides for suitable site areas for the proposed land uses as required by the code for LDR1 residential lots.

(2) The overall outcomes sought for the Reconfiguring a lot code are the following:-

(a) development provides for lots that are of a size and have dimensions that:-

- (i) are appropriate for their intended use;*
- (ii) respect the prevailing subdivision pattern in the locality;*
- (iii) promote a range of housing types in the case of residential development;*
- (iv) are compatible with the prevailing character and density of development; and*
- (v) sensitively respond to site constraints;*

It is our opinion that each of the proposed sites:

- Provide suitable configuration, dimension and accessibility to be suitable for the likely end use (new dwelling). The layout of the sites provides adequate building area, open space and parking provisions;
- Promotes a housing form that is consistent with the Planning Scheme provisions in the zone;
- Provides suitable connectivity to the pedestrian and road network; and
- Responds to the site constraints.

(b) development provides for lots that have a suitable and safe means of access to a public road;

The proposed new lot will be provided with a vehicular access designed to Council standards from the identified points of connectivity which will cater for uses associated with residential land use. The dimensions and construction of the access will provide for suitable private vehicle movement and access.

(c) development provides for subdivisions that result in the creation of safe and healthy communities by:-

- (i) incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;*
- (ii) incorporating a road and transport network with a grid or modified grid street pattern that is responsive to and integrated with the natural topography of the site, is integrated with existing or planned adjoining development and supports the circulation of public transport with no or only minimal route redundancy;*
- (iii) avoiding adverse impacts on economic or natural resource areas;*
- (iv) avoiding adverse impacts on native vegetation, waterways, wetlands and other ecologically important areas present on, or adjoining the site;*
- (v) avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, landslide and steep slopes;*

- (vi) incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design; and*
- (vii) providing timely, efficient and appropriate infrastructure including reticulated water and sewerage where available, sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas.*

It is our opinion that suitable outcomes will be provided in the design of the proposed development in that it provides:

- Access to a well-designed and efficient external transport network that promotes walking, cycling. In this regard connectivity is provided to the available points of connection;
- Mitigated risk to people and property of natural hazards;
- A lot layout that is responsive to natural climatic influences and allows for a new dwelling to reflect the principles of sub-tropical and sustainable design. In this regard the size and configuration of the proposed lots allows a significant amount of flexibility in siting and design for a new dwelling;
- Timely, efficient and appropriate infrastructure including reticulated water and waste water, sealed roads, pedestrian and bicycle connectivity.

It is our view the proposed lots and the proposed development provide for suitable land uses outcomes and the delivery of services without unduly impacting on the land form or the availability of local services. The site development provides suitable connectivity to the local road network and the adjoining lands.

9.4.3.1 Assessment benchmarks

Table 9.4.3.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes		Applicant response
<i>Lot layout and site responsive design</i>				
PO1	<p>Development provides for a lot layout and configuration of roads and other transport corridors that sensitively responds to the following:-</p> <p>(a) the setting of the site within an urban or non-urban context;</p> <p>(b) any environmental values or natural hazards present on, or adjoining the site;</p> <p>(c) any places of cultural heritage significance or character areas present on, or adjoining the site;</p> <p>(d) any important landmarks, views, vistas or other areas of high scenic value present on, or able to be viewed from the site;</p> <p>(e) any economic resources present on, adjoining or near the site; and</p> <p>(f) sub-tropical and sustainable</p>	AO1	<p>No acceptable outcome provided.</p> <p>Note—the Council may require an applicant to prepare a local area structure plan to demonstrate compliance with performance outcome PO1.</p>	<p>Compliant elements are provided in the proposed subdivision proposal whilst providing connectivity to the road network that exists in this location.</p>

Performance outcomes		Acceptable outcomes		Applicant response
	design principles including the orientation of lots, the provision of water cycle infrastructure and the incorporation of landscaping within the subdivision.			
Lot layout and neighbourhood / estate design				
PO2	<p>Development provides for a lot layout and infrastructure configuration that:-</p> <ul style="list-style-type: none"> (a) provides for an efficient land use pattern; (b) effectively connects and integrates the site with existing or planned development on adjoining sites; (c) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles in that order of priority; (d) incorporates a multi-function road network that facilitates separation of incompatible land uses, provides enhanced public access to the open space network, minimises 	AO2	<p>No acceptable outcome provided.</p> <p>Note—the Council may require an applicant to prepare a local area structure plan to demonstrate compliance with performance outcome PO2.</p>	Compliant elements are provided in the proposed subdivision proposal whilst providing connectivity to the road network that exists in this location.

Performance outcomes	Acceptable outcomes	Applicant response
<p>edge effects on retained vegetation, and creates fire breaks and evacuation routes to assist in hazard management;</p> <p>(e) creates legible and interconnected movement and open space networks;</p> <p>(f) provides defined edges to public open space and avoids or minimises direct interface between public open space and freehold lots;</p> <p>(g) avoids narrow pathways and/or drainage reserves between lots;</p> <p>(h) provides for the creation of a diverse range of lot sizes capable of accommodating a mix of housing types and other uses required to support the community as appropriate to the zone and, where applicable, local plan area;</p> <p>(i) promotes a sense of community identity and belonging;</p>		

Performance outcomes		Acceptable outcomes		Applicant response
	<p>(j) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources;</p> <p>(k) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting;</p> <p>(l) provides for a grid or modified movement network which avoids or minimises the use of cul-de-sac; and</p> <p>(m) avoids the sporadic or out-of-sequence creation of lots.</p>			
Size and dimensions of lots				
PO3	<p>Development provides for the size, dimensions and orientation of lots to:-</p> <p>(a) be appropriate for their intended use;</p> <p>(b) be compatible with the preferred character for the zone and local area in which the land is located;</p> <p>(c) in the case of land included in the Rural zone, maintain the productive use of rural lands;</p>	AO3.1	<p>Unless otherwise specified in this code or a local plan code, a lot complies with the minimum lot size specified in Column 2 of Table 9.4.3.3.2 (Minimum lot size and dimensions).</p>	Complies.
		AO3.2	A lot (excluding small residential lots)	Complies.

Performance outcomes		Acceptable outcomes		Applicant response
		AO3.5	<p>immunity for residential development by:-</p> <p>(a) for greenfield subdivision development, each lot provides for a house pad that is flood free in accordance with Planning scheme policy for development works (Table SC6.3.5.4d Terrestrial flooding - Lot and building pad immunity and freeboard by use type and Table SC6.3.5.4e Storm tide flooding - Lot and building pad immunity and freeboard by use type); or</p> <p>(b) for infill development, interference with the natural ground level of the site is avoided.</p> <p>A lot has a development envelope located a minimum of 300mm above the defined flood level that:-</p> <p>(a) where included in a centre zone or industry zone, complies with Column 2 of Table 9.4.3.3.2 (Minimum lot size and dimensions);</p> <p>(b) where included in the Rural residential zone, is at least 1,200m² in area, generally rectangular in shape and with a minimum dimension of 30m; and</p> <p>(c) where included in the Rural zone, is at least 1,200m² in area.</p>	Complies.

Performance outcomes		Acceptable outcomes		Applicant response
		AO3.6	No additional lot which includes a house site is created on land with a slope of 25% or greater.	Complies.
		AO3.7	No additional lots are created on land included in:- (a) the Limited development (constrained land) zone; or (b) an extractive resource separation area identified on an Extractive resource areas overlay map.	Complies.
		AO3.8	Lot boundaries are aligned to avoid traversing ecologically important areas.	Complies.
Small residential lots¹				
PO4	To facilitate and encourage urban consolidation and housing diversity, development may provide for small residential lots to be created where:- (a) they are within easy walking distance of an activity centre or public transport stop; (b) the development will be consistent with the preferred	AO4.1	Despite acceptable outcome AO3.1 above, small residential lots may be created on land in one of the following zones:- (a) the Medium density residential zone; (b) the Emerging community zone; or (c) the Low density residential zone, other than in Precinct LDR1, where the parent lot has a minimum area of 2,000m ² . The land is serviced by reticulated water	N/A

¹ Note—for the purposes of this code, a small residential lot is a residential lot with an area less than 500m².

Performance outcomes		Acceptable outcomes		Applicant response
	<p>character for the zone and local area in which the land is located; and</p> <p>(c) the land is fit for purpose and not subject to significant topographic constraints.</p>	<p>AO4.2</p>	<p>supply and sewerage.</p>	
		<p>AO4.3</p>	<p>The land does not have a slope of greater than 10%.</p>	
PO5	<p>Small residential lots are dispersed across a development in a configuration that:-</p> <p>(a) promotes variety in streetscape character; and</p> <p>(b) avoids an area being dominated by a particular lot type.</p>	<p>AO5.1</p>	<p>Not more than four small residential lots of a particular type (i.e. row, narrow or small lot) are located in a row.</p>	N/A
		<p>AO5.2</p>	<p>A maximum of 50% of all small residential lots within any neighbourhood block are of a particular type (i.e. row, narrow or small lot).</p>	
PO6	<p>Small residential lots are developed in accordance with a plan of development which demonstrates that:-</p> <p>(a) the majority of lots are provided with a north-south orientation to optimise opportunities for passive solar design;</p> <p>(b) the development is efficiently configured and provides access that optimises the use of public streets by pedestrians and minimises</p>	<p>AO6.1</p>	<p>A plan of development outlining a building lot envelope, complies with the design criteria for small residential lots specified in Table 9.4.3.3.3 (Design criteria for small residential lots).</p>	N/A
		<p>AO6.2</p>	<p>Each small residential lot is capable of containing a rectangle suitable for building purposes where the long axis of the rectangle is within 30° east and 20° west of true north.</p>	

Performance outcomes		Acceptable outcomes		Applicant response
	<p>pedestrians/vehicle conflict points;</p> <p>(c) an appropriate building envelope can be accommodated;</p> <p>(d) any building contained within the building envelope is unlikely to impact adversely upon the amenity of adjoining premises as a result of overshadowing, privacy and access to sunlight; and</p> <p>(e) landscape planting can be accommodated in deep soil zones to soften built form elements, improve micro climate and contribute to the quality of the public realm.</p>			
Rear (hatchet) lots				
PO7	Development provides for rear	AO7	Rear lots are designed such that:-	N/A

Performance outcomes	Acceptable outcomes	Applicant response
<p>lots to be created only where:-</p> <ul style="list-style-type: none"> (a) the lots are not likely to prejudice the subsequent development of adjoining land; (b) it is not desirable nor practicable for the site to be reconfigured so that all lots have full frontage to a road; (c) the siting of buildings on the rear lot is not likely to be detrimental to the use and amenity of the surrounding area; (d) uses on surrounding land will not have a detrimental effect on the use and amenity of the rear lot; (e) the safety and efficiency of the road from which access is gained is not adversely affected; and (f) vehicular access to rear lots does not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like. 	<ul style="list-style-type: none"> (a) the minimum area of the lot, exclusive of any access strip, complies with Column 2 of Table 9.4.3.3.2 (Minimum lot size and dimensions); (b) the gradient of the access strip does not exceed 15% if sealed and 10% if unsealed; (c) only one rear lot is provided behind each standard lot; (d) no more than four lots directly adjoin the rear lot, excluding lots that adjoin at one point; (e) no more than two rear lots gain access from the same access handle; (f) no more than 20% of lots within a development are accessed from an access handle; (g) where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided; (h) no more than two rear lots and rear lot access strips directly adjoin each other (excluding lots that directly adjoin each other at a single point e.g. a corner); (i) rear lot access strips are located on only one side of a full frontage lot; and (j) rear lot access strips and driveways comply with the requirements of Table 	

Performance outcomes		Acceptable outcomes		Applicant response
			<p>9.4.3.3.4 (Access strip requirements for rear lots) and the standards specified in the Planning scheme policy for development works.</p>	
Irregular shaped lots				
PO8	<p>Development provides for irregular shaped lots to be created only where:-</p> <p>(a) the creation of regular lots is impractical such as at a curve in the road;</p> <p>(b) safe access to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and</p> <p>(c) the irregular lot is suitable for its intended purpose.</p>	AO8	<p>Irregular shaped lots are designed so that they:-</p> <p>(a) comply with the maximum depth to frontage ratio specified in Column 4 of Table 9.4.3.3.2 (Minimum lot size and dimensions); and</p> <p>(b) comply with the requirements of Table 9.4.3.3.5 (Minimum width for irregular shaped lots).</p> <p>OR</p> <p>Where in Precinct LDR1 of the Low density residential zone, irregular shaped lots have the following dimensions:-</p> <p>(a) a minimum frontage width of 15m; and</p> <p>(b) a maximum depth to frontage ratio of 4.5:1.</p>	N/A
Rearrangement of lot boundaries				

Performance outcomes		Acceptable outcomes		Applicant response
PO9	Development provides that the rearrangement of lot boundaries is an improvement on the existing situation.	AO9	<p>The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with Table 9.4.3.3.2 (Minimum lot size and dimensions), and at least one of the following is achieved:-</p> <ul style="list-style-type: none"> (a) the rearrangement of lots remedies an existing boundary encroachment by a building, structure or other use areas; (b) the rearranged lots will be made more regular in shape; (c) access is provided to a lot that previously had no access or an unsuitable access; (d) the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the site is situated; and (e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings. 	N/A
Site access				
PO10	All new lots are to have lawful	AO10	A driveway crossover is provided for lots in	This matter can be suitably conditioned by the Assessment

Performance outcomes		Acceptable outcomes		Applicant response
	access from the road.		<p>accordance with the applicable standard drawing contained in the Planning scheme policy for development works:</p> <p>(a) FC-230-01 Residential Driveway Slab and Tracks;</p> <p>OR</p> <p>(b) FC-230-02 Commercial Driveway Slab;</p> <p>OR</p> <p>(c) FC-230-03 Rural Access Pipe/ Box Culvert and Invert crossings;</p> <p>OR</p> <p>(d) FC-230-04 Water Sensitive Urban Design Vehicle Crossing for Single Dwelling.</p>	Manager.
<i>Volumetric subdivision</i>				
PO11	Development provides that the	AO11	No acceptable outcome provided.	N/A

Performance outcomes		Acceptable outcomes		Applicant response
	subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the site is located, or is consistent with a development approval that has not lapsed.			
Buffers to sensitive land uses, incompatible uses and infrastructure				
PO12	Development provides for lots to be created in locations that:- (a) are adequately buffered to prevent potential adverse impacts on future users of the lots; (b) separate the lots from incompatible uses and infrastructure; and (c) do not create “reverse amenity” situations where the continued operation of existing uses is compromised by the proposed development.	AO12.1	Where located adjacent to rural land, setbacks for any part of a lot included in a residential zone, the Emerging community zone or the Rural residential zone are in accordance with an assessment report prepared by an appropriately qualified consultant that demonstrates, to the Council’s satisfaction, compliance with the performance outcome.	N/A
		AO12.2	Any part of any lot included in a residential zone, the Emerging community zone or the	N/A

Performance outcomes		Acceptable outcomes		Applicant response
		AO12.3	<p>Rural residential zone:-</p> <p>(a) achieves the minimum lot size specified in Column 1 of Table 9.4.3.3.2 (Minimum lot size and dimensions) clear of any electricity transmission line easement;</p> <p>(b) is not located within 500m of an existing or planned high voltage transmission grid substation site;</p> <p>(c) is not located within 100m of an existing bulk supply transformer;</p> <p>(d) is not located within 60m of an existing zone transformer; and</p> <p>(e) is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use.</p> <p>Any reconfiguring a lot involving land in a residential zone, the Emerging community zone or the Rural residential zone provides for the number of lots burdened by electrical transmission line easements to be reduced to one.</p>	N/A
Services and utilities				
PO13	New lots are provided with	AO13.1	At no cost to the Council, new lots are	Compliant land uses including on-site wastewater

Performance outcomes	Acceptable outcomes	Applicant response
<p>infrastructure, services and public utilities, including sewerage, water, electricity and communication services that:-</p> <p>(a) enhance the health, safety and convenience of the community;</p> <p>(b) does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure;</p> <p>(c) minimise adverse impacts to the environment (including the amenity of the local area); and</p> <p>(d) minimise risk of failure or damage during a natural hazard event.</p>	<p>provided with and connected to:-</p> <p>(a) electricity, gas (where available) and telecommunications services;</p> <p>Editor’s note—the provision of telecommunications infrastructure is regulated in accordance with Federal Government legislation.</p> <p>(b) streetlighting in accordance with the requirements specified in the Planning scheme policy for development works;</p> <p>(c) reticulated sewerage where the subdivision is within a sewerage service area. Where the subdivision is not within a sewerage service area, new lots are provided with an area suitable to accommodate an on-site treatment and disposal system that complies with the requirements of the <i>Plumbing and Drainage Act 2003</i>; and</p> <p>Note—the sewerage service area is shown on the Plans for Trunk Infrastructure – Wastewater.</p> <p>(d) reticulated water supply where the subdivision is within a water supply</p>	<p>treatment.</p>

Performance outcomes		Acceptable outcomes		Applicant response
			<p>service area;</p> <p>Note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.</p>	
		AO13.2	<p>Required network infrastructure and utilities to service the subdivision are provided by way of dedicated road, public reserve or, as a minimum, by way of easements to ensure continued access is available to these services.</p>	<p>This matter can be suitably conditioned by the Assessment Manager.</p>
		AO13.3	<p>Infrastructure is planned, designed and constructed in accordance with Council’s Local Government Infrastructure Plan, and the Planning scheme policy for development works, or where applicable, the requirements of the service provider.</p>	<p>This matter can be suitably conditioned by the Assessment Manager.</p>
Stormwater management infrastructure				
PO14	Development provides for the	AO14	No acceptable outcome provided.	Complies.

Performance outcomes		Acceptable outcomes		Applicant response
	<p>effective drainage of lots and roads in a manner that:-</p> <p>(a) maintains and restores the natural flow regime;</p> <p>(b) effectively manages stormwater quality and quantity; and</p> <p>(c) ensures no adverse impacts on receiving waters and surrounding land.</p>			
PO15	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	AO15	Stormwater and water quality outcomes comply with the stormwater design objectives of Table 9.4.3.3.6 (Construction Phase – stormwater management design objectives) and Table 9.4.3.3.7 (Post Construction Phase – stormwater management design objectives) .	Complies.
Landscaping and streetscaping				
PO16	The subdivision provides for appropriate landscaping and	AO16	No acceptable outcome provided.	N/A

Performance outcomes		Acceptable outcomes		Applicant response
	<p>streetscaping within proposed road reserves and other public spaces that:-</p> <p>(a) creates a high level of comfort, safety and visual attractiveness;</p> <p>(b) has a design and configuration that provides for ease of maintenance and access;</p> <p>(c) is consistent with the nature and location of the subdivision; and</p> <p>(d) where practicable, retains and integrates existing significant vegetation within the landscaping concept for the proposed subdivision.</p>		<p>Editor's note—Section 9.4.2 (Landscaping code) includes requirements for the design and construction of landscape elements that will need to be detailed at the operational works approval stage of the proposed subdivision.</p>	
Public parks and open space infrastructure				
PO17	Development provides for public parks and open space infrastructure that:-	AO17	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.2 (Landscaping</p>	N/A

Performance outcomes	Acceptable outcomes	Applicant response
<ul style="list-style-type: none"> (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; (b) is well distributed and contributes to the legibility, accessibility and character of the locality; (c) creates attractive settings and focal points for the community; (d) benefits the amenity of adjoining land uses; (e) incorporates appropriate measures for stormwater and flood management; (f) facilitates the retention of native vegetation, waterways, wetlands and other ecologically important areas and natural and cultural features; (g) facilitates the retention or enhancement of ecological corridors and connections to surrounding areas of open 	<p>code) includes requirements for the design and construction of landscape elements in public parks and open space infrastructure that will need to be detailed at the operational works approval stage of the proposed subdivision.</p>	

Performance outcomes		Acceptable outcomes		Applicant response
	<p>space;</p> <p>(h) is cost effective to maintain; and</p> <p>(i) is dedicated as public land in the early stages of the subdivision.</p>			
<i>Waterway esplanades</i>				
PO18	<p>Development involving subdivision including or adjacent to a major waterway provides for continuous public access along the full length of the waterway in addition to any requirement for public park and open space.</p> <p>Editor's note—for the purposes of this code, a major waterway is a waterway identified as being stream order 3 or above.</p>	AO18	No acceptable outcome provided.	N/A
<i>Fire services in community title developments</i>				
PO19	Hydrants are located in positions that will enable fire services to	AO19.1	Residential streets and common access ways within a common private title should have	N/A

Performance outcomes		Acceptable outcomes		Applicant response
	access water safely, effectively and efficiently.	AO19.2	hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.	This matter can be conditioned as applicable.
PO20	Road widths and construction within the development are adequate for fire emergency vehicle to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	AO20	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.	Complies.
PO21	Hydrants are suitably identified so that fire services can locate them at all hours.	AO21	Hydrants are identified as specified in "Identification of street hydrants for firefighting purposes" available under "Publications on the Department of	This matter can be conditioned as applicable.

Performance outcomes		Acceptable outcomes		Applicant response
			Transport and Main Roads website www.tmr.qld.gov.au/~?media/busind/techstdpubs/trum/125Amend18.pdf	
Additional requirements for lots that are capable of further reconfiguration				
PO22	New lots that are of a size or shape capable of further reconfiguration are designed so the further reconfiguration will achieve:- (a) sufficient area and dimensions to accommodate the appropriate intended land use; (b) the provision of a safe, efficient and effective infrastructure network; and (c) limited proportions of rear allotments.	AO22	The ability to further reconfigure the site is demonstrated by submitting a concept plan that meets the requirements for the applicable zone.	N/A

9.4.4 Transport and parking code

9.4.4.2 Purpose and overall outcomes

(1) The purpose of the Transport and parking code is to ensure that transport infrastructure including pathways, public transport infrastructure, roads, parking and service areas, are provided in a manner which meets the needs of the development, whilst promoting active and public transport use and preserving the character and amenity of the Fraser Coast.

The proposed development has been designed to provide connectivity to the external road network. The point of connectivity will be designed to meet the standards provided by the Assessment Manager. Reference is made to the Council traffic assessment and the design plans attached to this report.

(2) The purpose of the Transport and parking code will be achieved through the following overall outcomes:-

- (a) development is consistent with the objectives of the strategic transport network, which are to:-*
- (i) provide for a highly permeable and integrated movement network;*
 - (ii) improve coordination between land use and transport so as to maximize the potential for walking, cycling and public transport use and reduce reliance on private motor vehicle travel;*
 - (iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users;*
 - (iv) limit road construction to the minimum necessary to meet the endorsed levels of service for ultimate development of the Fraser Coast; and*
 - (v) provide for staging of Council's limited trunk road construction program to maximise sustainability;*

Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager. All movement areas and connectivity to transport networks will be designed in accordance with the requirements of the Assessment Manager at Operational Works stage or part of the site development, whichever is sooner or relevant to the development.

(b) transport infrastructure is designed and constructed to acceptable standards and operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of life cycle costs, including reduced ongoing maintenance costs;

Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.

(c) development provides for on-site parking, access, circulation and servicing areas that are safe, convenient and meet the reasonable requirements of the development.

Compliant outcomes have been provided on the attached plan of development. These matters can be suitably conditioned by the Assessment Manager.

Table 9.4.4.3.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Outcome provided
<i>Provision of on-site parking and servicing</i>		
<p>PO1 Development provides sufficient onsite car parking, bicycle parking and service vehicle spaces to satisfy the demand anticipated to be generated by the development.</p>	<p>AO1.1 Subject to acceptable outcome AO1.2 (below), development provides on-site car parking spaces, bicycle spaces and service vehicle spaces at the minimum rates specified in Table 9.4.4.3.4 (Minimum on-site parking requirements).</p> <p>parking spaces is not a whole number, the required number of parking spaces is the nearest whole number. Note—the minimum on-site bicycle parking rates specified in Table 9.4.4.3.4 provide for the needs of all users of the development including employees, customers, students and visitors.</p> <p>AO1.2 For development located in premises that were lawfully constructed in accordance with a previous development approval granted under a prior planning scheme, or are a pre-existing nonconforming use, the minimum number of on-site car parking spaces is equal to the number of spaces required by the previous development approval or provided by the pre-existing nonconforming use.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager. Reference is made to the details contained in this report and the attached plans of development.</p> <p>N/A</p>

Layout, design and construction of on-site parking, servicing and access		
<p>PO2 Development ensures that the siting, layout and design of access, on-site manoeuvring areas and parking and service areas:-</p> <ul style="list-style-type: none"> (a) is safe, convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant; (b) does not interfere with the planned function, safety, capacity, efficiency and operation of the transport network; (c) limits potential conflict between service vehicles, other vehicles and pedestrians; and (d) minimises adverse impacts on the local streetscape character and amenity of the surrounding area. 	<p>AO2.1 Car parking dimensions and manoeuvring areas are designed and marked in accordance with <i>Australian Standard AS2890.1 Parking Facilities – Off Street Parking</i>.</p> <p>AO2.2 Bicycle parking is designed in accordance with the standards specified in <i>AS2890.3 – Parking Facilities –Bicycle Parking Facilities</i>.</p> <p>AO2.3 Service vehicle parking and manoeuvring is designed in accordance with the standards specified in <i>Australian Standard AS2890.2 Parking Facilities – Commercial Off Street Parking</i>.</p> <p>AO2.4 On-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion</p> <p>AO2.5 The location and design of any new site access is consistent with the standards specified in the Planning scheme policy for development works.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>

	<p>AO2.6 For assessable development, the number of site access driveways is minimised (usually one), with access to the lowest order transport corridor to which the site has frontage, consistent with amenity impact constraints.</p> <p>AO2.7 Assessable development provides clearly defined pedestrian paths within and around on-site vehicle parking areas that:- (a) are located in areas where people will choose to walk; and (b) ensure pedestrian movement through vehicle parking areas is along aisles rather than across them.</p>	<p>Complies.</p> <p>N/A</p>
<p>PO3 Access driveways, internal circulation and manoeuvring areas, service areas and parking areas are constructed to best-practice engineering standards to accommodate the volume and type of vehicles anticipated to be generated by the development.</p>	<p>AO3 Access driveways, internal circulation and manoeuvring areas, service areas and parking areas are constructed in accordance with the standards specified in the Planning scheme policy for development works.</p>	<p>N/A</p>
<p>Service vehicle requirements</p>		
<p>PO4 Development provides for driveways, internal circulation areas and service areas to be designed to:- (a) ensure that proposed loading, unloading, waste collection and fuel delivery facilities (if required) can satisfactorily accommodate the number and type of service vehicles expected on-site; and (b) the movement of service vehicles on-site and loading and unloading operations do not interfere with on-site amenity and the safe and</p>	<p>AO4.1 Driveways, internal circulation areas, and service areas are provided to accommodate the nominated design vehicles for each development type using <i>AUSTROADS AP-34/95 Design Vehicles and Turning Path Templates</i>.</p>	<p>N/A</p>

<p>convenient movement of other vehicles and pedestrians on the site.</p>	<p>AO4.2 Where development incorporates on-site collection of refuse bins, access and manoeuvring areas suitable for accommodating a HRV are provide</p>	<p>N/A</p>
<p>Table 9.4.4.3.2 Criteria for assessable development only – additional access and parking requirements</p>		
<p>Site access</p>		
<p>PO1 Development is designed such that turning traffic at driveways minimizes the impact of the development on external traffic systems.</p>	<p>AO1 Turns to and from driveways on district collector or higher classification transport corridors are restricted to left turns only, or provision is made for right turns in accordance with the standards specified in the Planning scheme policy for development works.</p>	<p>N/A.</p>
<p>PO2 Development provides for sight distances to and from driveways sufficient to ensure safe operation.</p>	<p>AO2 Available sight distances from driveways comply with the standards specified in the Planning scheme policy for development works.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<p>PO3 Development provides appropriate and sufficient signage to ensure safe and convenient usage of site access systems.</p>	<p>AO3 Appropriate direction, regulatory, warning and information signage and line marking is provided in accordance with the requirements of the Planning scheme policy for development works.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>

Car parking requirements

<p>PO4 Development provides for shared or multiple use of car parking areas, particularly large car parking areas:- (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); (b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive); and (c) to reduce the amount and size of the car parking area.</p>	<p>AO4 No acceptable outcome provided.</p>	<p>N/A</p>
<p>PO5 Development ensures that car parking areas, service areas and access driveways are located where:- (a) they will not dominate the streetscape; and (b) will not unduly intrude upon pedestrian use of footpaths, through:- (i) the use of rear access lanes; (ii) car parking areas and service areas situated at the rear of the premises or below ground level; or (iii) shared driveways.</p>	<p>AO5 No acceptable outcome provided.</p>	<p>N/A.</p>
<p>PO6 Development provides for multi-level car parking areas to be located, designed, articulated and finished to minimize adverse impacts to the local streetscape character.</p>	<p>AO6 No acceptable outcome provided.</p>	<p>N/A</p>
<p>PO7 Development provides for car parking areas which are located, designed and managed to promote public security and safety.</p>	<p>AO7 No acceptable outcome provided.</p>	<p>N/A</p>

Table 9.4.4.3.3 Criteria for assessable development only – other requirements

Road and transport network

<p>PO1 Development, particularly where involving high trip generating land uses or the creation of new roads and other transport corridors, ensures that the road network:-</p> <ul style="list-style-type: none"> (a) accords with the 2031 Strategic transport network as shown on Figure 9.4.4A to Figure 9.4.4F (2031 Strategic Transport Network); (b) provides visible distinction of roads, based on function and design features; (c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements; (d) allows for unimpeded and practical access to the development site and each proposed lot; (e) accommodates or facilitates access to cycle and pedestrian pathways; (f) facilitates a high standard of urban design which reflects a grid pattern to assist in connectivity and permeability, particularly for pedestrians and cyclists; (g) connects to and integrates with existing roads and other relevant facilities within and external to the land to be developed or subdivided; (h) provides for the dedication and construction of roads where required to allow access to, and proper development of, adjoining land that is intended for development; (i) provides for the construction and adequate drainage of all proposed roads, pathways, 	<p>AO1 No acceptable outcome provided. Editor’s note—the Planning scheme policy for development works specifies standards and provides guidance for the design and construction of roads and transport corridors. Editor’s note—a Traffic Impact Assessment Report and Integrated Transport Plan prepared in accordance with the Planning scheme policy for information that Council may require may assist in demonstrating compliance with the performance outcome.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
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<p>laneways and bikeways within and adjoining the land to be developed;</p> <p>(j) minimises any adverse impacts on the existing transport network, surrounding land uses, and the amenity of the locality; and</p> <p>(k) does not adversely impact on wildlife movement corridors.</p>		
<p>PO2 Development facilitates orderly provision of the transport network.</p>	<p>AO2.1 Development provides for upgrades or contributes to the construction of transport network improvements.</p> <p>AO2.2 Required upgrading of the transport network is provided in accordance with the hierarchy characteristics and requirements outlined in the Planning scheme policy for development works.</p>	<p>N/A</p> <p>This can be suitably conditioned.</p>

<i>Pedestrian and bicycle network and facilities</i>		
<p>PO3 Development provides for the establishment of a safe and convenient network of pedestrian and bicycle paths that:-</p> <ul style="list-style-type: none"> (a) provides a high level of permeability and connectivity; (b) provide for joint usage where appropriate; (c) maximises opportunities to link activity centres, employment areas, residential areas, community facilities, open space and public transport stops located internally and externally to the site; (d) have an alignment that maximizes visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other infrastructure; (e) incorporates safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails; and (f) is well lit and located where there is casual surveillance from nearby premises. 	<p>A03 No acceptable outcome provided. Editor’s note—the Planning scheme policy for development works specifies standards and provides guidance for the design and construction of pedestrian and bicycle paths</p>	<p>N/A</p>

<p>PO4 Appropriate on-site end of trip facilities are provided to encourage walking and cycling as an alternative to private car travel.</p>	<p>AO4.1 Development for a business activity, community activity, sport and recreation activity, industry activity, or for a hostel, short term accommodation, resort complex, residential care facility, air services or marina provides residents, employees and visitors with shower cubicles and ancillary change rooms and lockers (including provision for both males and females) at the following rates:-</p> <ul style="list-style-type: none">(a) 1 cubicle and 5 lockers for the first 5,500m² of gross floor area, provided that the development exceeds a minimum gross floor area of 1,500m²; plus(b) 1 additional cubicle and 5 additional lockers for that part of the development that exceeds 5,500m² gross floor area up to a maximum of 30,000m² gross floor area; plus(c) 2 additional cubicles and 10 additional lockers for that part of the development that exceeds 30,000m² gross floor area.	<p>N/A</p>
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	<p>AO4.2 Development provides bicycle access, parking and storage facilities that:-</p> <ul style="list-style-type: none"> (a) are located close to the building's pedestrian entrance; (b) are obvious and easily and safely accessible from outside the site; (c) do not adversely impact on visual amenity; and (d) are designed in accordance with the Planning scheme policy for development works. 	N/A
<i>Public transport facilities</i>		
<p>PO5 Development encourages the use of public transport through:-</p> <ul style="list-style-type: none"> (a) appropriate development design which maximises accessibility via existing and planned public transport facilities; and (b) appropriate provision of on-site or off-site public transport facilities, having regard to the specific nature and scale of development, and the number of people or lots involved. 	<p>AO5.1 Development is designed and arranged to provide safe, convenient and functional linkages to existing and proposed public transport facilities.</p>	N/A.

	<p>AO5.2 On-site public transport facilities are provided in conjunction with the following development:- (a) shopping centre, where having a gross floor area of greater than 10,000m²; (b) tourist attraction, having a total use area of greater than 10,000m²; (c) educational establishment, where accommodating more than 500 students; (d) major sport, recreation and entertainment facility; (e) indoor sport and recreation, where having a gross floor area of more than 1,000m² or for spectator sports; and (f) outdoor sport and recreation where for spectator sports.</p> <p>AO5.3 On-street public transport facilities are provided as part of the following development:- (a) shopping centre, where having a gross floor area of 10,000m² or less; (b) tourist attraction, where having a gross floor area of 10,000m² or less; (c) educational establishment, where accommodating 500 or less students; and (d) indoor sport and recreation where having a gross floor area of 500m² or less and not for spectator sports.</p>	<p>N/A</p> <p>N/A</p>
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	<p>A05.4 Where not otherwise specified above, on street public transport facilities are provided where development is located on an existing or future public transport route.</p> <p>A05.5 Public transport facilities are located and designed in accordance with the standards specified in the Planning scheme policy for development works.</p>	<p>N/A</p> <p>N/A</p>
<p>PO6 Development involving the creation of new roads ensures that a network of public transport routes is provided such that public transport can efficiently service the neighbourhood/estate with no or only minimal route redundancy.</p>	<p>A06 No acceptable outcome provided.</p>	<p>N/A</p>
<p>PO7 Development involving the creation of new roads ensures that the design of streets and roads to be used as a public transport route allows for the efficient and unimpeded movement of buses without facilitating high traffic speeds.</p>	<p>A07 No acceptable outcome provided.</p>	<p>N/A</p>
<p><i>Amenity and environmental impacts of transport infrastructure</i></p>		
<p>PO8 Development ensures that on-site vehicle access, manoeuvring and parking facilities do not have adverse impacts on people, properties or activities, with regard to light, noise, emissions or stormwater run-off.</p>	<p>A08 No acceptable outcome provided.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>

Transport corridor widths, pavement, surfacing and verges

<p>PO10 Development provides the reserve width and external road works along the full extent of the site frontage, and other transport corridors where appropriate, to support the function and amenity of the transport corridor including, where applicable:-</p> <ul style="list-style-type: none"> (a) paved roadway; (b) kerb and channel; (c) safe vehicular access; (d) safe footpaths and bikeways; (e) safe on-road cycle lanes or verges for cycling. (f) stormwater drainage; (g) provision of public utility services; (h) streetscaping and landscaping; and (i) provision of street lighting systems, road signage and line marking. 	<p>AO10 The design and construction of road works, including external road works, is:-</p> <ul style="list-style-type: none"> (a) undertaken in accordance with the Planning scheme policy for development works; and (b) consistent with the characteristics intended for the particular type of transport corridor specified in the Planning scheme policy for development works. 	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<p>PO11 Development provides for road pavement and surfacing that:-</p> <ul style="list-style-type: none"> (a) is sufficiently durable to carry wheel loads for design traffic; (b) provides adequate area for parked vehicles; (c) ensures the safe passage of vehicles, pedestrians and bicycles; (d) ensures appropriate management of stormwater and maintenance of all-weather access; and (e) allows for reasonable travel comfort. 	<p>AO11 Road pavement design and construction is undertaken in accordance with the standards specified in the Planning scheme policy for development works.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<p>PO12 Development provides pavement edging that controls:-</p> <ul style="list-style-type: none"> (a) vehicle movements by delineating the extent of the carriageway; and (b) stormwater runoff. 	<p>AO12 Design and construction of pavement edging is undertaken in accordance with the standards specified in the Planning scheme policy for development works.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>

<p>PO13 Development provides verges and footpaths that:-</p> <ul style="list-style-type: none"> (a) allow safe access for pedestrians clear of obstructions; (b) allow safe passage of wheel chairs and other mobility aids; (c) allow safe passage of cyclists; (d) allow access for vehicles onto properties; (e) include an area for public utility services; (f) allow signage and line marking; and (g) contribute to the amenity of transport corridors. 	<p>AO13 Verge and footpath design and construction is:-</p> <ul style="list-style-type: none"> (a) undertaken in accordance with the standards specified in the Planning scheme policy for development works; and (b) in accordance with the characteristics intended for the particular type of transport corridor specified in the Planning scheme policy for development works. 	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<i>Intersections and traffic controls</i>		
<p>PO14 Development provides for traffic speeds and volumes to be catered for through the design and location of intersections and traffic controls so as to:-</p> <ul style="list-style-type: none"> (a) ensure the function, safety and efficiency of the road network is maintained; (b) minimise unacceptable traffic noise to adjoining land uses; and (c) maintain convenience and safety levels for pedestrians, cyclists and public transport. 	<p>AO14 Intersections and speed control devices are designed and constructed in accordance with the Planning scheme policy for development works.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<i>Development staging</i>		
<p>PO15 Staged development is planned, designed and constructed to ensure that:-</p> <ul style="list-style-type: none"> (a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; (b) transport infrastructure provided is capable of servicing the entire development; (c) early bus access and circulation is achieved through the connection of collector roads; and (d) materials used are consistent throughout the development. 	<p>AO15 No acceptable outcome provided.</p>	<p>The proposed development will be staged however specific staging has not been identified unless and until the proposal obtains approval and the applicant receives market feedback.</p>

9.4.6 Works, services and infrastructure code

9.4.6.2 Purpose and overall outcomes

(1) The purpose of the Works, services and infrastructure code is to ensure that development works and the provision of infrastructure and services meets the needs of the development, and is undertaken in a sustainable manner in accordance with best practice.

All services to the site will be delivered in accordance with the requirements of the Assessment Manager and the Wide Bay Water Corporation. The site will be serviced by all available and required urban services. It is our understanding that all services are in place in this locality to service the proposed extent and form of land uses advocated by the proposed development aside from reticulated sewer services.

(2) The purpose of the Works, services and infrastructure code will be achieved through the following overall outcomes:-

- (a) works are undertaken such that environmental harm and nuisance resulting from construction activities is avoided or minimised and the environmental values of water are protected;*
- (b) development is designed and constructed to a standard that meets community expectations, maintains public health and safety, prevents unacceptable off-site impacts and minimises whole of life cycle costs;*
- (c) physical and human infrastructure networks that provide basic and essential services and facilities to local communities are able to meet the planned increase in demand resulting from a planned increase in development density;*
- (d) development is provided with an appropriate level of water, wastewater treatment and disposal, drainage, energy and communications infrastructure and other services;*
- (e) infrastructure is designed, constructed and provided in a manner which maximises resource efficiency and achieves acceptable maintenance, renewal and adaptation costs;*
- (f) infrastructure is integrated with surrounding networks;*
- (g) development over or near infrastructure does not compromise or interfere with the integrity of the infrastructure; and*
- (h) filling or excavating does not adversely or unreasonably impact on the natural environment, drainage conditions or adjacent properties.*

The provision of all services to the site can be suitably conditioned to meet the requirements of the respective service provider. The site filling works will be completed in accordance with a future Operational Works application.

Table 9.4.6.3.1 Criteria for self-assessable and assessable development – if involving excavating or filling

Performance outcomes	Acceptable outcomes	Outcome provided
<i>Excavating or filling</i>		
<p>PO1 Excavating or filling:-</p> <ul style="list-style-type: none"> (a) does not cause environmental harm; (b) does not impact adversely on visual amenity or privacy; (c) maintain natural landforms as far as possible; and (d) is stable in both the short and long term. 	<p>AO1.1</p> <p>Development provides that:-</p> <ul style="list-style-type: none"> (a) on sites with a slope of 15% or more, or otherwise included in the Rural zone, the extent of excavation (cut) and fill does not involve a total change of more than 1.5m relative to the natural ground level at any point; or (b) on sites with a slope of less than 15%, or not otherwise included in the Rural zone, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the natural ground level at any point; (c) no part of any cut or fill batter is within 1.5m of any property boundary except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any vegetation; (d) retaining walls are no greater than 1.5m high; (e) all stored material is:- <ul style="list-style-type: none"> (i) contained wholly within the site; (ii) located in a single manageable area that does not exceed 50m²; and (iii) located at least 10m from any property boundary; and 	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>

	<p>(f) any batter or retaining wall is structurally adequate.</p> <p>Note—retaining walls that are not works for reconfiguring a lot are defined as building work under the Act. They are not operational work and must be assessed under the provisions of the <i>Building Act 1975</i>.</p> <p>AO1.2 Excavating or filling is carried out in accordance with the standards specified in <i>AS3798-2007: Guidelines on Earthworks for Commercial and Residential Developments</i>.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<p>PO2 Excavating or filling does not interfere with natural stormwater flows</p>	<p>AO2 Any excavating or filling does not restrict or interfere with overland flow.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<p>PO3 Excavating or filling does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.</p>	<p>AO3.1 Development does not change flood flows, velocities or levels external to the development site.</p> <p>OR Development directs flows to a legal point of discharge that has a downstream system with sufficient capacity to convey the additional flows.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>

	<p>A03.2 For a retaining wall, stormwater flows are intercepted prior to flowing over the wall and directed to a legal point of discharge.</p> <p>A03.3 Dams are constructed a minimum distance of 20m from the toe of the dam wall or water's edge to the boundary of the property.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p> <p>N/A</p>
<p>PO4 Excavating or filling does not result in any contamination of land or water, or pose a health or safety risk to users and neighbours of the site.</p>	<p>A04 Development provides that:-</p> <ul style="list-style-type: none"> (a) no contaminated material is used as fill; (b) for excavation, no contaminated material is excavated or contaminant disturbed; and (c) waste materials are not used as fill, including:- <ul style="list-style-type: none"> (i) commercial waste; (ii) construction/demolition waste; (iii) domestic waste; (iv) garden/vegetation waste; and (v) industrial waste. 	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>

<p>PO5 Excavating or filling does not damage, obstruct, interfere with or increase the risk of damage to Council infrastructure or a service provider's infrastructure.</p>	<p>AO5 Development provides that:-</p> <ul style="list-style-type: none"> (a) infrastructure is protected from damage during construction; (b) maximum and minimum soil cover is maintained to underground infrastructure in accordance with manufacturer's specifications; (c) access for the maintenance of services not obstructed or inhibited; and (d) the capacity or function of infrastructure is not reduced. 	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<p>Table 9.4.6.3.2 Criteria for assessable development only – if involving excavating or filling</p>		
<p>PO1 The location and extent of excavating or filling is consistent with the intended use of the site.</p>	<p>AO1 The extent of excavating or filling is in accordance with an existing development approval for a material change of use, reconfiguring a lot or building work (which has not lapsed).</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<p>PO2 Excavating or filling does not prevent or create difficult access to the property.</p>	<p>AO2 Driveways are able to be constructed and maintained in accordance with the requirements of the Planning scheme policy for development works.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>

<p>PO3 Excavating or filling does not cause significant impacts through truck movements, dust or noise, on the amenity of the locality in which the works are undertaken or along routes taken to transport the material.</p>	<p>AO3 Excavating or filling is undertaken in accordance with the requirements of the Planning scheme policy for development works.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<p>PO4 The transportation of materials in association with excavating or filling activities minimises adverse impacts on the road system.</p>	<p>AO4 Material is transported in accordance with the requirements of the Planning scheme policy for development works.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<p>PO5 Excavating or filling does not damage, obstruct, interfere with or increase the risk of damage to Council infrastructure or a service provider's infrastructure.</p>	<p>AO5 Existing infrastructure:- (a) is not affected by the work; (b) remains in accordance with the Planning scheme policy for development works; or (c) is relocated or modified to comply with the Planning scheme policy for development works.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>

Table 9.4.6.3.3 Criteria for assessable development only – requirements for infrastructure, services and utilities

General requirements for Infrastructure, services and utilities

<p>PO1 Development is provided with infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs.</p>	<p>AO1.1 Where available, development is provided with and connected to stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services. Editor’s note—the provision of telecommunications infrastructure is regulated in accordance with Federal Government legislation.</p> <p>AO1.2 In an urban area, electricity infrastructure is provided or relocated underground where:- (a) five or more new lots are created; (b) a new road is created; or (c) there is existing underground power in the vicinity of the development site.</p> <p>AO1.3 Where applicable, development is provided with street lighting in accordance with the requirements specified in the Planning scheme policy for development works.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p> <p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p> <p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
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	<p>AO1.4 The development is provided with and connected to reticulated sewerage where the development is within a sewerage service area. Where the development is not within a sewerage service area, an on-site treatment and disposal system is provided that complies with the requirements of the <i>Plumbing and Drainage Act 2003</i>. Note—the sewerage service area is shown on the Plans for Trunk Infrastructure – Wastewater.</p> <p>AO1.5 The development is provided with and connected to reticulated water where the development is within a water supply service area. Where the development is not within a water supply service area, development is provided with adequate on-site rainwater collection. Note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.</p>	<p>N/A</p> <p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<p>PO2 Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which:- (a) ensures appropriate capacity to meet the current and planned future needs of the development; (b) is integrated with and efficiently extends existing networks;</p>	<p>AO2.1 Infrastructure is planned, designed and constructed in accordance with Council’s Priority Infrastructure Plan, and the Planning scheme policy for development works, or where applicable, the requirements of the service provider.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>

<ul style="list-style-type: none"> (c) minimises risk to life and property; (d) avoids ecologically important areas; (e) minimises risk of environmental harm; (f) achieves acceptable maintenance, renewal and adaptation costs; (g) can be easily and efficiently maintained; (h) minimises potable water demand and wastewater production; and (i) ensures the ongoing construction or operation of the development is not disrupted; (j) where development is staged, each stage is fully serviced before a new stage is released; (k) ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health; and (l) minimises visual and amenity impacts. 	<p>AO2.2 Existing infrastructure is relocated or modified where necessary to ensure compliance with the Planning scheme policy for development works or where applicable, the requirements of the service provider.</p> <p>AO2.3 Compatible public utility services are colocated in common trenching in order to minimise the land required and the costs for underground services.</p> <p>AO2.4 Infrastructure, services and utilities are located and aligned so as to:-</p> <ul style="list-style-type: none"> (a) avoid disturbance of ecologically important areas; (b) minimise earthworks; and (c) avoid crossing waterways or wetlands. <p>AO2.5 Where the crossing of a waterway or wetland cannot be avoided tunnel boring techniques are used to minimise disturbance and disturbed areas are reinstated and revegetated on completion of works.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p> <p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p> <p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p> <p>N/A</p>
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	<p>AO2.6 The selection of materials used in the construction of infrastructure is suitable, durable, easy to maintain and cost effective, taking into account the whole of life cycle cost, and achieves best practice environmental management and energy savings.</p> <p>AO2.7 Access easements for maintenance purposes are provided over Council infrastructure within privately owned land.</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p> <p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<i>Stormwater management infrastructure</i>		
<p>PO3 Development provides for the effective drainage of lots and roads in a manner that:- (a) maintains where possible major natural flow paths and catchment run-off characteristics; (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters and the surrounding land.</p>	<p>AO3 Drainage systems for development comply with the standards specified in the Planning scheme policy for development works</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
<i>Works over or near sewerage, water and stormwater drainage infrastructure</i>		
<p>PO4 Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:- (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes.</p>	<p>AO4 Development that will involve building or operational work near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the Planning scheme policy for development works.</p>	<p>N/A</p>

Table 9.4.6.3.4 Criteria for assessable development only – stormwater and water quality

<p>PO1 Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.</p>	<p>AO1 Stormwater and water quality outcomes comply with the stormwater design objectives of Table 9.4.6.3.6 and Table 9.4.6.3.7</p>	<p>Compliant outcomes will be provided. These matters can be suitably conditioned by the Assessment Manager.</p>
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3.0 CONCLUSION

It is our opinion that the proposed Reconfiguring a Lot is consistent with the objectives and future intent of the Fraser Coast Planning Scheme. It is therefore submitted that the proposed development is suitable for approval subject to reasonable and relevant conditions.

Attachment 1
Development Plans