

APPLICATION FOR MATERIAL CHANGE OF USE

DWELLING HOUSE (ON INDUSTRY ZONED LAND)

IMPACT ASSESSMENT



100 Wattle Street, Allingham (Cassady Beach Road, Allingham)

Lot 6 on CWL3598, Parish of Cordelia

1.0 Summary

This report has been prepared for Ian and Patricia Belcher and forms part of a development application to the Hinchinbrook Shire Council for land located at 100 Wattle Street, Allingham and more formally described as Lot 6 on CWL3598, Parish of Cordelia.

This application seeks approval for a Development Permit – Material Change of Use: Dwelling House (on Industry Zoned Land). The proposed development is located in the Industry zone and is subject to Impact Assessment.

It is submitted that the proposed development achieves the intent of all relevant elements of the planning scheme and its component purposes and overall outcomes. Compliance summaries against the applicable planning scheme codes have been prepared and demonstrate that the proposal accords or can be conditioned to accord with the Performance Outcomes and Acceptable Outcomes.

In summary, this Town Planning Assessment Report supports the approval for the Development Application and recommends that the proposed development be approved subject to reasonable and relevant conditions.

1.1 Development application details

Proposed development:	Dwelling House
Type of approval sought:	Development Permit for Material Change of Use – Dwelling House (on Industrial Zoned Land)
Site address:	100 Wattle Street (Cassady Beach Road) Allingham QLD 4850
Real property description:	Lot 6 on CWL3598 Parish of Cordelia
Site area:	1491m ²
Assessment manager:	Hinchinbrook Shire Council
Owner details:	Ian Belcher and Patricia Anne Belcher
Applicant details:	Ian Belcher and Patricia Anne Belcher
Applicant contact details:	20 Blackbean Street Allingham QLD 4850
Telephone Number:	0466 386 225
Email:	trishbelch@gmail.com

1.2 Planning instrument details

Planning scheme:	<i>Hinchinbrook Shire Planning Scheme 2017</i>
Applicable preliminary approval:	Not Applicable
Strategic framework:	<i>Hinchinbrook Shire Planning Scheme 2017</i> Strategic Framework <ul style="list-style-type: none"> - 3.3 Economy <ul style="list-style-type: none"> - Element - Diversity - 3.4 Thriving Places <ul style="list-style-type: none"> - Element – Hinchinbrook Style - Element – Urban Settlements - 3.5 Savvy Infrastructure <ul style="list-style-type: none"> - Element – Location and Constraints - Element – Delivery and Sequencing - Element – Level of Service
Zone:	Industry Zone
Local plan:	Not Applicable
Level of assessment:	Impact Assessment
Applicable overlays:	Coastal Hazard Storm Tide Overlay <ul style="list-style-type: none"> - Medium Stormtide Hazard Transport Network Overlay <ul style="list-style-type: none"> - Minor Rural Road Environmental Significance Overlay <ul style="list-style-type: none"> - High Value Vegetation Acid Sulphate Soils Overlay <ul style="list-style-type: none"> - Land at or below 5m AHD Agricultural Land Overlay <ul style="list-style-type: none"> - Class B Bushfire Hazard <ul style="list-style-type: none"> - High Risk Area
Applicable codes:	Industrial Zone Code; Infrastructure, Services and Works Code; Landscaping Code; Parking & Access Code; Coastal Hazard Overlay Code; Acid Sulphate Soils Overlay Code; Environmental Significance Overlay Code; and Bushfire Hazard Overlay Code.

1.3 Referral agencies

Referral requirement	Referral agency and role
The proposal does not trigger referral under the Planning Regulation 2017.	Not Applicable

As per the matters of State interest, outlined in the attached State Assessment and Referral Agency mapping, the proposed Material Change of Use – Dwelling House (on Industrial Zoned Land) on the premises located at 100 Wattle Street, Allingham, does not require further assessment by a referral agency.

2.0 Site details

2.1 Site description

The proposal site is located South of the centre of the beachfront township of Allingham and currently unimproved by any structures and cleared of all existing vegetation.

The industry zoned site is serviced by reticulated water services and hydrant, along with existing electricity and telecommunication infrastructure. The site is not serviced via reticulated sewerage and effluent disposal and will require on-site sewerage treatment as part of any future development of the site, in line with the requirements for the Allingham township.

Table 1: Site description

Site characteristic	Description
Existing land use	The allotment is currently unimproved industrial land cleared of all vegetation.
Existing structures	Not Applicable.
Frontage and access	24m (approx.) road frontage to constructed and HSC maintained Wattle Street, Allingham (Cassady Beach Road, Allingham)
Topography and views	Flat topography with slight decline from road frontage to rear of site.
Existing vegetation	The site is cleared of any agricultural or remnant vegetation.
Existing waterways	Not Applicable.



Figure 1: Zoning site identification (source 2017, Hinchinbrook Shire Council Planning Scheme)



Figure 2: Aerial site identification (photo source 2018, Hinchinbrook Shire Council)

2.2 Surrounding land uses

The area surrounding the proposal site is a mixture of Unallocated State Land along with established industry uses including builders' depot and onsite caretakers' residence, industrial sheds and a boiler-making/fabrications business with on-site dwelling and associated outbuildings.

The surrounding land use located directly adjoining the proposal site is environmental management and conservation zoned land to the West and Industry zoned land to the North improved with an existing industrial shed utilised for the carpentry business conducted by the Applicant.

Surrounding Land Uses

North	The adjoining allotment directly to the North of the premises is owned by the Applicant and utilised for a carpentry business.
South	The adjoining allotment directly to the South of the premises is Unallocated State Land mapped with regulated vegetation and within a wetlands trigger area.
East	24m (approx.) road frontage to constructed and HSC maintained Wattle Street, Allingham (Cassady Beach Road, Allingham)
West	The adjoining allotment directly to the West of the premises is Unallocated State Land mapped with regulated vegetation and within a wetlands trigger area.



Figure 3: Aerial surrounding land uses (photo source 2018, Hinchinbrook Shire Council)

3.0 Proposed development details

The Applicant proposes to relocate a single detached residential dwelling house to the site, located at 100 Wattle Street, Allingham, for habitation in a full-time capacity.

Under the *Hinchinbrook Shire Planning Scheme 2017*, the use is defined as follows:

Dwelling House – means a residential use of premises involving:

- 1) *1 dwelling for a single household any domestic outbuildings associated with the dwelling; or*
- 2) *1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.*

The proposed dwelling will house occupants whom undertake carpentry services from the adjacent industry zoned allotment and will allow for ease of access to the facility, whilst also facilitating passive security measures to its onsite industrial shed.

Whilst the development of the site is proposed for a non-industry specific use, the proposal is not considered to be an appropriate use nor out of character in the context of its surrounds, given precedence exists whereby dwellings are located on surrounding industrial zoned allotments within the immediate vicinity.

In addition, the Applicant proposes to undertake several measures to mitigate any potential noise, emission and/or visual amenity issue surrounding the differing uses, such as:

- Native vegetation landscaping;
- Dwelling placement on allotment having regard to the nature of industrial activities on adjoining lots;
- Fencing;
- Business Operations/Management; and

- Access Location.

The proposal plans included in Appendix A detail the location of the proposal on site and its relationship to adjacent tenancies and properties.

Table 3: Summary of development aspects

Material change of use	
Building height	The proposed relocated dwelling will not exceed 11m in height.
Gross floor area (GFA)	<310m ²
Non GFA site use area	1181m ² (approx.)
Site coverage	21% (approx.)
Car parking	Sufficient parking space (after dwelling relocation) for a minimum of two (2) vehicles with manoeuvrability to facilitate ingress and egress from the site in a forward facing direction.
Site access	With a 24m road frontage there exists sufficient space to construct an access to the site which will ensure no conflict exists between the proposed use and existing industry activities within the vicinity.
Proposed lots	One (1)
Proposed servicing arrangements	<p>There are no expected issues with electricity, telecommunication & reticulated water services due to the proximity of trunk services along the local road network.</p> <p>The site is not serviced by reticulated sewerage/effluent services and will be provided with onsite disposal septic & trench system.</p>
Operational work	No operational works proposed as part of the development application.

4.0 Planning assessment

4.1 Pre-lodgement

A pre-lodgement meeting was undertaken with Hinchinbrook Shire Council on or around Tuesday, 17 September 2019 with the Planning & Development Administration Officer, Mrs Hayley Roy, to discuss planning requirements and key issues applicable to this development application.

Council highlighted the need for the Applicant to address the purpose and overall outcomes of the Industry zone code particularly addressing how the residential nature of the proposed development will not compromise the future use of the premises for industry activities, how existing industrial uses are protected from the intrusion of incompatible uses along with a rationale for allowing the proposed use in contradiction to the zone.

4.2 Key issues

This section should summarise the key planning issues associated with the proposed development. Use each sub-heading below to identify and explain the key issues that relate to the application.

4.2.1 Access & Traffic Movement

The intersection of Wattle Street and Leichhardt Street has a considerable amount of local and tourist traffic (during peak seasons) however the location of the premises, approximately 1200m South, results in a heavy decline in traffic flow and is limited to mainly local residents.

Additional traffic generated by the proposed use will be minimal and is not expected to adversely affect traffic flow and/or queuing to the site. Additionally access will be constructed to ensure minimal impact to existing industrial uses.

4.2.2 Noise

Comparatively to the surrounding industry allotments noise generated by the proposed use will be negligible. The protection of the proposed use from noise generated by surrounding industry zoned premises will be via the establishment of native vegetation landscaping and fencing.

Additionally the site is protected by surrounding noise intrusion due to its location as the last industry zone allotment along Wattle Street and adjacent to large parcels of Unallocated State Land unsuitable for further development given its environmental constraints, topography and likelihood of heavy storm tide inundation.

4.2.3 Neighbourhood Amenity & Outlook

Given the amenity of existing built structures in the vicinity, the proposed use built form and native vegetation landscaping will enhance visual amenity of the area and have minimal negative impacts to the character of the streetscape.

4.2.4 Odour

No adverse odours are expected to impact adjoining industry zoned allotments from the proposed use. Established industry uses on surrounding allotments are considered to create minimal odour nuisance which may impact any proposed dwelling.

Additionally, given that the intent of the Zone Code and Planning Scheme to site medium and high impact industry uses in the Challands Street Industrial Estate, the likelihood of future small industry uses which could result in major odour impacts, without the need for odour management initiatives, is negligible.

4.2.5 Sensitive Land Uses

The placement of the proposed dwelling, considered to be a sensitive land use on the Industry zoned allotment, will not reduce the operating capability and capacity of the surrounding premises to conduct industrial and commercial business. The key placement of the dwelling to one corner of the allotment will ensure that sufficient unimproved space exists to facilitate further industrial uses which complement the dwelling and safeguards the effective operation of the land.

4.3 Town Planning Compliance Summary

The Hinchinbrook Shire Council identifies the development site in the planning scheme as being located within the Industry zone, where the proposed use is **Impact Assessable**. The Tables of Assessment within the planning scheme deem the following as relevant applicable codes to this application.

Primary Codes

- Industry Zone Code

Secondary Codes

- Infrastructure Services and Works Code;
- Landscaping Code;
- Parking and Access Code;
- Acid Sulphate Soils Overlay Code;
- Coastal Hazard Overlay Code;
- Environmental Significance Overlay Code; and
- Bushfire Hazard Overlay Code.

A summary/assessment of the most pertinent provisions of these codes has been detailed below and a compliance review against these codes is included in **Appendix D**.

Industry Zone Code

The overall purpose of this Code seeks to achieve:

- (a) *Provision for a variety of industry activities; and*
- (b) *Provision for other uses and activities that:*
 - i. *Support industry activities; and*
 - ii. *Do not compromise the future use of premises for industry activities.*

It is offered that the proposed development can achieve the above purpose for the zoning and will have limited impacts on the surrounding mix of small scale industrial land uses.

It is further inferred that by allowing a mix of use types which are ancillary and propose to directly support established small scale industrial uses in this area, Council will improve or maintain a local labour force and thereby guarantee a form of local economic development.

Given the precedence set within the area, whereby one-third of surrounding industry zoned premises have demonstrated dwelling/industrial uses on the allotments, the proposal is of a scale and intensity which is consistent with the locality. As the proposed use is to be sited within a secondary industrial node it is not considered to be detrimental in maintaining a quality of life for existing and future generations and will assist in promoting a strong local economy through a diversity of opportunities which can be conditioned through approval parameters to ensure that one use does not adversely impact upon another.

In addition, the dwelling is sited in a way that provides the opportunity to establish a small scale industry use and provides for the possibility to convert the dwelling into a caretaker's accommodation in the future, should the demand present itself.

Infrastructure, Services and Works Code

The overall purpose of this Code seeks to ensure:

That development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and that works occur in a manner that does not adversely impact upon character and amenity, environmental values and flooding and drainage.

The site is currently serviced with reticulated water, electricity and telecommunication infrastructure. Sewerage/effluent disposal will be facilitated via on-site septic and trench system.

Ingress and egress from the premises will be via a constructed access along Wattle Street, Allingham and given the limited external traffic movements generated by the proposed use, the integrity of the existing infrastructure will be maintained.

It is offered that there will be negligible infrastructure requirements to establish the proposed development from the site.

Landscaping Code

The overall purpose of this Code seeks to ensure:

That development is landscaped to enhance the appearance of the development, the amenity and environmental values of the site, the streetscape and the local environs.

The Applicant proposes to undertake native vegetation landscaping along with fencing to ensure that established industrial uses are suitably separated and protected from intrusion of sensitive land uses and to enhance the streetscape and visual amenity of the locality.

Parking and Access Code

The overall purpose of this Code seeks to ensure:

That parking and access infrastructure and loading/service and manoeuvring areas are provided to service the demand of the development.

It is offered that there is sufficient hardstand area surrounding the existing built structure/s and to the rear of the allotment to facilitate a parking and manoeuvring space, as per the Table 9.4.3.4c – Parking rates, of the Code.

The proposed parking area can be accessed safely and will not disrupt on-street parking arrangements of the surrounding area or adversely impact on the safety and efficiency of the local road network.

Acid Sulphate Soils Overlay Code

The overall purpose of this Code seeks to ensure:

That development which occurs on a site containing or potentially containing acid sulphate soils is undertaken so that the potential risks to the natural and built environment or human health associated with disturbing acid sulphate soils are identified and addressed through avoidance or mitigation.

It is offered that there is will be negligible impact to any potential acid sulphate soils within the premises as the proposal does not involve any operational works for filling or excavation. Therefore the proposal is consistent with the intent of this code.

Coastal Hazard Overlay Code

The overall purpose of this Code seeks to ensure that development:

- (a) *avoids unacceptable exposure of people to flood hazard;*
- (b) *minimises damage to property and the environment from flooding;*
- (c) *does not increase the potential for flood damage on-site or to other property;*
- (d) *minimises impact from flood hazards on the community in terms of infrastructure function and economic productivity; and*
- (e) *where flood hazard cannot be reasonably avoided and the risk is acceptable, development must appropriately mitigate the flood hazard.*

The proposal will be located within the medium stormtide hazard area, but will ensure that all habitable rooms of the proposed built structure are located above and built to sustain flooding from the defined storm tide level set out by Council and enforced with building approvals/certification.

Environmental Significance Overlay Code

The overall purpose of this Code is to protect the natural areas of the region through -

- (a) avoiding development within biodiversity areas, waterways and waterway corridors, wetlands and declared fish habitat areas;*
- (b) minimising adverse direct and indirect impact of development on natural areas;*
- (c) minimising adverse impact on sensitive receiving environments; and*
- (d) encouraging expansion of habitat and ecological connectivity and restoration of terrestrial and aquatic ecosystems.*

The site is currently unimproved and cleared of all vegetation. The proposal will have negligible impact on the surrounding vegetation and will ensure that any direct or indirect impact on surrounding areas of environmental significance are minimised through site design and mitigation measures such as stormwater management and drainage.

Bushfire Hazard Overlay Code

The overall purpose of this Code seeks to ensure:

That development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.

The site will be developed in a way which ensures the protection of people and built form with adequate access to water supply for fire fighting purposes with a hydrant located to the road verge of the premises along with structural siting to include vegetation fire buffer for the surrounding Unallocated State Land.

5.0 State assessment and other matters

5.1 State interests

5.1.1 Matters established in the Planning Regulation

Under the Planning Act 2016 the proposed development constitutes 'assessable development' of which the *Hinchinbrook Shire Planning Scheme 2017* requires Code Assessment.

In conjunction with the *Planning Regulation 2017*, the development application has been reviewed and does not trigger further State assessment or referral,

5.2 Pre-lodgement meeting

No pre-lodgement meetings with potential referral agencies were undertaken prior to the lodgement of the development application with Hinchinbrook Shire Council.

6.0 Conclusion

Following the assessment, it is considered that the proposed development which is seeking a Development Permit for a Material Change of Use: Dwelling House (on Industry Zoned Land) can comply with all the relevant provisions identified within the *Hinchinbrook Shire Planning Scheme 2017*.

The proposed development is consistent with the strategic intent of the immediate secondary node industrial area and results in an appropriate development on the site which is considered suitable given its location and existing built structures within the vicinity.

This report therefore recommends that the application be approved subject to reasonable and relevant conditions.

8.0 Appendices

Appendix A [DA Form 1 – Development Application Details]

Appendix B [Owners Consent]

Appendix C [Proposed Plans of Development]

Appendix D [Planning Scheme Code Response]

Appendix A [DA Form 1 – Development Application Details]

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Ian and Patricia Belcher
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	20 Blackbean Street
Suburb	Allingham
State	QLD
Postcode	4850
Country	Australia
Contact number	0466 386 225
Email address (non-mandatory)	trishbelch@gmail.com
Mobile number (non-mandatory)	0466 386 225
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	N/A

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)

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		100	Wattle Street	Allingham
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4850	6	CWL3598	Hinchinbrook
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this application
☒ Not required

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

<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:	N/A
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	N/A
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	N/A
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:	N/A

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

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 checked="" 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 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 type="checkbox"/> Code assessment	<input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>		
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):			
Material Change of Use – Dwelling House (on Industry zoned land)			
e) Relevant plans			
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans .			
<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 (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):			
e) Relevant plans			
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .			
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application			

6.3) Additional aspects of development

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

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Dwelling House	Dwelling House means a residential use of premises involving – <ol style="list-style-type: none"> 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling. 	One (1)	310m ² (approx.)

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

<input type="checkbox"/> Yes		
<input checked="" 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?

N/A

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

<input 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 construction road (complete 13))

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	N/A			

10.2) Will the subdivision be staged?

<input type="checkbox"/> Yes – provide additional details below
<input type="checkbox"/> No

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

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	N/A			

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)
N/A			

12.2) What is the reason for the boundary realignment?

N/A

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
N/A				

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: N/A | | |

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)

N/A

PART 4 – ASSESSMENT MANAGER DETAILS

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

Hinchinbrook Shire Council

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

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

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

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

- ☒ 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 **local government**:

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

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable).

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

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

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

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

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

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

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

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

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

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
- ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- ☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

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

- ☐ Yes – show cause or enforcement notice is attached
- ☒ No

23) Further legislative requirements

Environmentally relevant activities

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

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

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.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

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

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

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

Koala conservation

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

☐ Yes

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

PART 9 – FOR OFFICE USE ONLY

Date received: 28 October 2019 Reference number(s): Receipt# 122250

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

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Appendix B [Owners Consent]

Date: 31-10-19

The Chief Executive Officer
Hinchinbrook Shire Council
PO Box 366
Ingham QLD 4850

Dear Sir,

Individual Owner's Consent to the making of Development Application under the *Planning Act 2016*

I am the registered owner of the premises identified as **100 Wattle Street, Allingham** (Lot 6 on CWL3598, Parish of Cordelia) and consent to the making of a development application under the Planning Act 2016 by **Ian and Patricia Belcher** on the premises described above for the purposes of a Material Change of Use – Dwelling House (on Industrial Zoned Land).

Signed on the 31st day of OCTOBER 2019.



.....
Ian Belcher



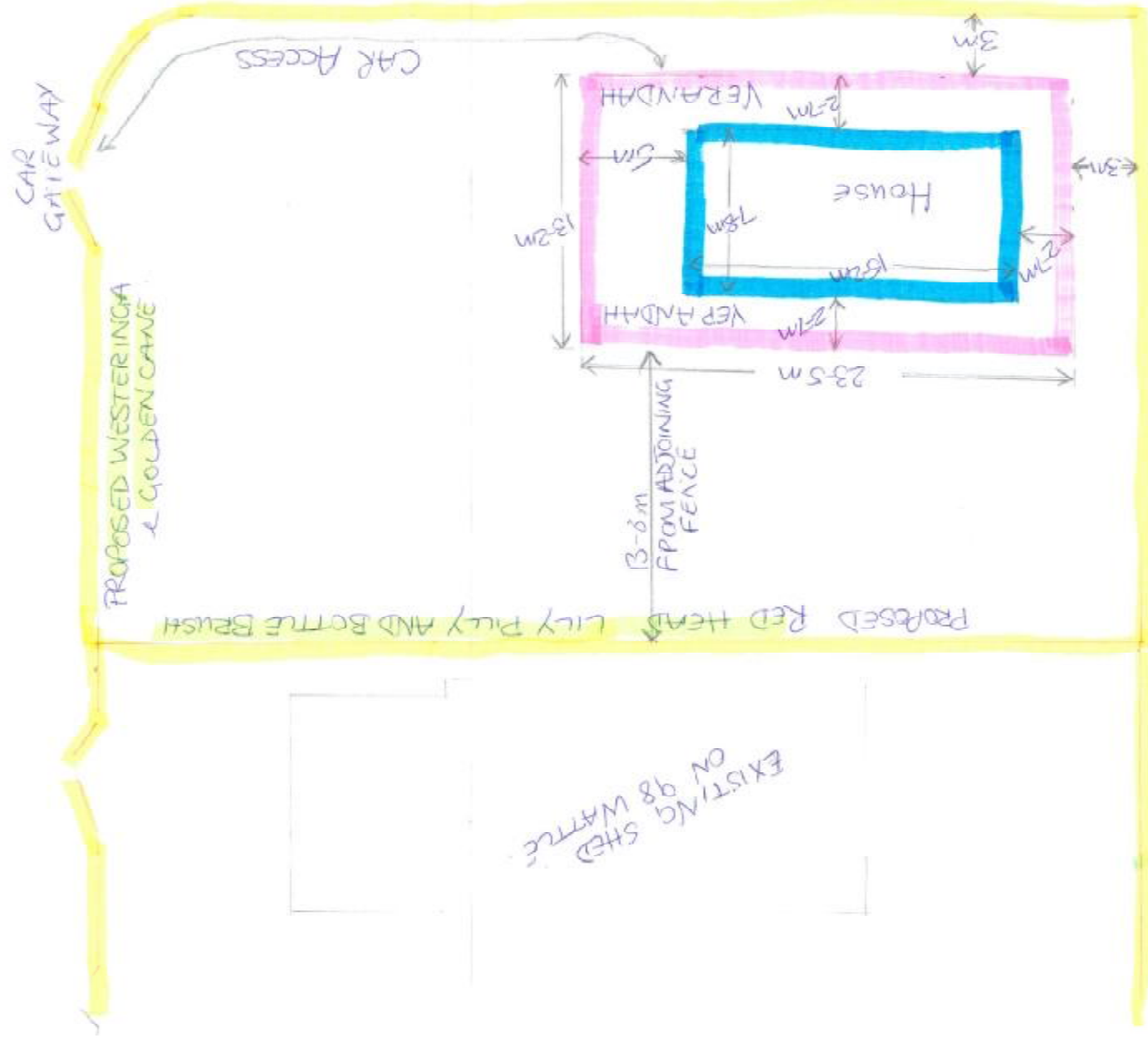
.....
Patricia Anne Belcher

**20 Blackbean Street
Allingham QLD 4850**

Appendix C [Proposed Plans of Development]

NATIVE BUSH LAND

CASSADY BEACH ROAD / WATTLE STREET.



EXISTING SHED
ON 98 WATTLE

NATIVE BUSH LAND

NATIVE BUSH LAND:

Appendix D [Planning Scheme Code Response]

INDUSTRY ZONE CODE

TABLE 6.2.5.3A – ACCEPTED DEVELOPMENT AND ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
Height		
PO1 The height of buildings and structures is: (a) in keeping with the amenity of adjoining premises; and (b) complimentary to the character of the area; and (c) sufficient to achieve resilience to flood and storm tide hazard.	AO1 Buildings and structures are a maximum of 11m and 3 storeys in height.	Compliant Proposed relocated dwelling will not exceed 11m in height from natural ground level.
Site coverage		
PO2 The site coverage ensures that there is sufficient space for landscaping, access and the provision of services.	AO2 The site coverage is not more than 80%.	Compliant Proposed relocated dwelling will not exceed 50% site coverage.
Development abutting Residential Uses		
PO3 Appropriate setbacks and buffering are provided between commercial development and sites adjoining residential development in a manner which maintains the amenity of adjoining residential properties in terms of visual and acoustic privacy and access to sunlight.	AO3.1 A minimum setback of 3m is provided to any boundary adjoining land in the residential zone. AO3.2 A landscaped buffer strip of at least 2m in width is provided and maintained within the site of any boundary adjoining land in the residential zone. AO3.3 All potential noise sources such as air-conditioning, refrigeration plant and other mechanical plants: (a) are sited away from residential areas; or (b) have a noise attenuating structure directly between the noise source and the adjoining land in the residential zone.	Compliant Proposed relocated dwelling will meet all defined setback requirements as outlined within the Queensland Development Code for residential structures. In addition to this, the proposal will ensure sufficient setback exists to facilitate a level of bushfire safety from existing native vegetation on surrounding Unallocated State Land.

Performance outcomes	Acceptable outcomes	Comments
Service stations		
PO4 Each site has sufficient area and dimensions to accommodate: (a) the building or buildings and associated storage areas; (b) vehicle parking areas; (c) delivery and service vehicles; (d) safe vehicle access; and (e) safe on-site vehicle movement.	AO4 Premises used for a service station has: (a) a minimum site area of at least 1,200m ² ; and (b) a minimum of 40m frontage on mid-block lots; or minimum of 30m frontages on corner lots; and (c) a maximum width of any vehicle crossover across a footpath of 9m; and (d) a separation of at least 12m between any vehicle crossover and road intersection; and (e) a separation between vehicle crossovers of at least 14m; and (f) separate entrance/s to and exit/s from the site.	Not Applicable Proposed application is not for the development of a Service Station.

TABLE 6.2.5.3B – ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
Development generally		
PO5 Development is consistent with the purpose and overall outcomes sought for the zone.	No acceptable outcome provided.	<p>The proposed use will be utilised in direct support of an established small scale industry use on the adjoining industry allotment (also owned by the Applicant). Additionally, the proposed use will undertake fencing and landscaping measures to ensure that sensitive land uses are minimally impacted by surrounding industry land uses.</p> <p>The proposed use is not out of character given similar residential uses established on 1/3 of the existing industrial land.</p> <p>The area is for the development of local small scale industry, allowing the dwelling use in conjunction with the Applicants existing industry use, will ensure continued local labour force in the region and local spend.</p>

Performance outcomes	Acceptable outcomes	Comments
PO6 Non-industry activities compatible with the zone include those that: <ul style="list-style-type: none"> (a) do not compromise the operations of medium impact industry uses; and (b) do not compromise the hierarchy of activity centres in the region; and (c) complement industrial activities; and (d) require large land holdings or industrial scale buildings; and (e) provide a service to the nearby workforce. 	No acceptable outcome provided.	<p>The proposed use will be located on the last freehold industrial allotment within a secondary industrial node for the local area. It is surrounded by heavily vegetated Unallocated State Land and the nearest industry allotment is owned by the Applicant to facilitate their carpentry business.</p> <p>The use will not compromise the operating capacity of adjoining industrial allotments and will defined dwelling location, still allow sufficient room for further small-scale industrial development on the allotment at a later date, if required.</p>
PO7 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.	No acceptable outcome provided.	<p>Defined dwelling placement to the furthestmost Southern corner of the allotment provides sufficient buffer distance between adjoining industry use.</p> <p>Additionally, the proposed use will undertake fencing and landscaping measures to ensure that sensitive land uses are minimally impacted by surrounding industry land uses.</p>
Protection of sugar mills		
PO8 Development does not constrain the operation of the Victoria Sugar Mill and Macknade Sugar Mill.	No acceptable outcome provided.	Not Applicable
Off-site Impacts		
PO9 Development minimises impacts on surrounding land having regard to noise, vibration, odour, dust, light or other emissions. <p>Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised.</p> <p>Note—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	No acceptable outcome provided.	Compliant Proposed use will have negligible impact on noise, odour and vibration to surrounding allotments.

INFRASTRUCTURE, SERVICES AND WORKS CODE

TABLE 9.4.1.3A – ACCEPTED DEVELOPMENT AND ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
Water Supply		
PO1 A potable water supply is provided that is adequate for the needs of the intended use.	AO1.1 Where within an area designated for urban development, the development is connected to Council's reticulated water supply system. OR AO1.2 Otherwise, the development is provided with an onsite water supply that is sufficient to meet the demand generated by the development. AO1.3 Water supply systems and connections are designed and constructed in accordance with Council's standards.	Compliant The proposed use has access to reticulated water service and installed water meter to the road frontage of the development site.
Sewer and Effluent Management		
PO2 Development is connected to reticulated sewer, or includes infrastructure to treat and dispose of effluent, appropriate for the level of demand, to ensure: (a) no adverse impacts on water quality; and (b) no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	AO2.1 Where within Council's sewerage area, the development is connected to Council's reticulated sewerage system. AO2.2 Reticulated sewerage infrastructure is designed and constructed in accordance with Council's standards. OR AO2.3 Otherwise, the development is serviced with an effluent disposal system that is provided in accordance with AS/NZ 1547 On-Site Domestic Wastewater Management (as amended).	Compliant The proposed use will not be connected to Council's reticulated sewerage system. Effluent disposal will be undertaken via onsite septic and trench system, which is considered to meet the requirements for the Allingham township.

Performance outcomes	Acceptable outcomes	Comments
	OR A02.4 Where for a rural use within the rural zone, on-site effluent is appropriately managed to deal with demand generated by the use.	
Energy Supply		
PO3 The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.	A03.1 Development is serviced by: (a) an underground electricity supply approved by the relevant energy authority; or (b) an overhead supply approved by the relevant energy authority where not in the residential or centres zone and within an area where the existing supply is overhead. OR A03.2 Where connection to electricity supply is not available, development is serviced by an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use).	Complaint The proposed use will have access to existing electricity supply which runs adjacent to the property along Wattle Street, Allingham.
Telecommunications		
PO4 The development is provided with telecommunications services that are suited to the needs of its users.	A04 Development is serviced with a connection to the telecommunications network.	Compliant The proposed use will have access to existing telecommunications infrastructure within the vicinity.
Stormwater		
PO5 Development does not adversely impact on other premises as a result of storm water drainage flows or flooding.	A05 Storm water drainage flows must be taken to a lawful point of discharge.	Compliant The proposed use will ensure that all stormwater is directed to legal point of discharge at the building and design stage. No stormwater/earthworks required as part of development application.

Performance outcomes	Acceptable outcomes	Comments
Location of Buildings		
PO6 Buildings do not obstruct surface drainage flows or utility services, and are located to provide access to for future maintenance.	AO6 Buildings are located clear of any overland flow path.	Compliant Proposed building location will not impact overland flow of water. All proposed structures will direct water to a legal point of discharge.
Excavation and Filling		
PO7 Excavation or filling does not adversely impact on other premises as a result of storm water drainage flows or flooding.	AO7.1 Excavation and filling: <ul style="list-style-type: none"> (a) does not cause the ponding of water on the premises or nearby land; and (b) does not impede the flow of water in any overland flow path; and (c) does not increase velocity of overland flow on premises or adjacent premises. AO7.2 Excavation or filling must not result in an increase in the volume of water or concentration of water in: <ul style="list-style-type: none"> (a) overland flow paths of the premises and other premises; and (b) waterways. 	Not Applicable No operational works proposed as part of development application.
PO8 Filling or excavation does not impact adversely on natural areas or environmental values.	AO8 Excavation or filling does not occur within 25m of a waterway.	Not Applicable
PO9 Filling or excavation does not impact adversely upon transport infrastructure.	AO9 Excavation or filling does not occur within 25m of cane railway infrastructure or road infrastructure.	Not Applicable
PO10 Excavation or filling does not have an adverse impact on the streetscape or amenity, safety, stability, access to or function of the site or adjoining premises.	AO10.1 Excavation or fill is set back a minimum of 1.5m from property boundaries in accordance with Figure 9.4.1.3a – Filling setbacks for stormwater management. AO10.2 Filling or excavation does not involve a change in level of more than 1m relative to the natural ground level at any point. AO10.3	Not Applicable

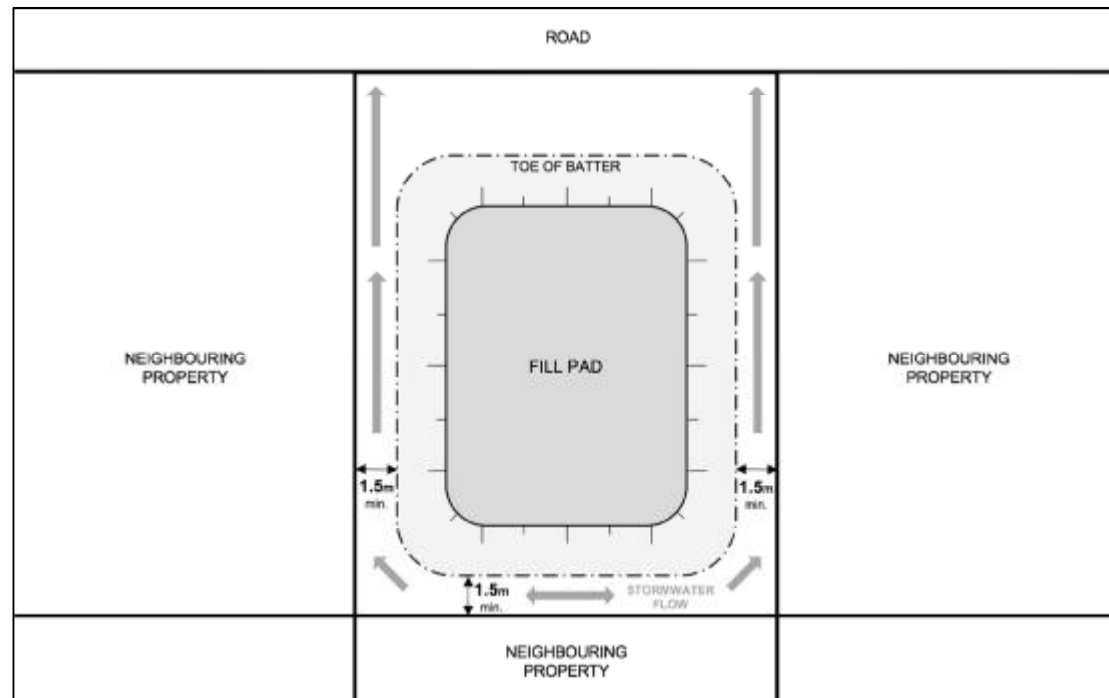
Performance outcomes	Acceptable outcomes	Comments
	If filling greater than 650mm in height, site specific modelling is undertaken to ensure there are no unacceptable off site impacts.	
PO11 Filling or excavation does not result in any contamination of land.	AO11 No contaminated material is: (a) used as fill; or (b) excavated or disturbed.	Not Applicable
Soil Erosion and Sediment Control		
PO12 Works do not result in: (a) accelerated soil erosion including, but not limited to - mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; or (b) any associated loss of chemical, physical or biological fertility — including, but not limited to water holding capacity, soil structure, organic matter, soil biology, and nutrients within or outside the lot(s) that are the subject of the application.	AO12 Earthworks are undertaken in accordance with a soil erosion and sediment control plan which includes measures to ensure the rates of soil loss and sediment movement are the same or less than those prior to the proposed development. Note – For guidance on developing a sediment and erosion control plan, please refer to the IECA (2008) Best practice erosion & sediment control document	Not Applicable No Earthworks proposed as part of development application.
Stormwater Quality		
PO13 Development has adequate provision for controlling stormwater, to ensure that the environmental values of the surface and ground water resources are not diminished.	AO13 industrial development: (a) has physical measures for intercepting and treating surface water drainage and spilled substances prior to their release to the waterways; (b) provides bunding or areas within sites or integrated drainage systems which include waste water treatment measures, where chemicals, fuels, lubricants and other soluble pollutants are being handled on site; (c) is designed so that all liquid wastes are contained and discharged to a sewer or removed from the site for treatment and disposal to an approved facility; and (a) is designed to ensure protection of the Shire's potable water supply and aquifers.	Not Applicable Proposal is for dwelling house (residential) use of allotment. No industrial activities proposed on allotment.

Performance outcomes	Acceptable outcomes	Comments
Service, Storage and Refuse Areas		
PO14 Service, utility and refuse storage are unobtrusive and adverse impacts on adjoining properties are mitigated.	AO14 Service, storage and refuse storage areas: (a) are not visible from the street or public areas; and (b) are not located adjacent to residential lots; and (c) are accessible by waste collection vehicles.	Compliant

TABLE 9.4.1.3B – ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
General		
PO15 Development is consistent with the purpose and overall outcomes of the code.	No acceptable outcome provided.	Compliant Proposed use will not negatively impact operation of industrial uses within vicinity or existing trunk infrastructure networks servicing the site.
Roads and Movement Networks		
PO16 Development is accessed from a transport network that: (a) meets the needs of its users; and (b) is consistent with the character of the area; and (c) serves a drainage function to the extent necessary; and (d) is safe and efficient.	No acceptable outcome provided.	Compliant Proposed use will utilise access from Wattle Street and provide sufficient room onsite to facilitate ingress/egress in forward facing movement.
PO17 Development does not compromise or adversely impact upon the efficiency, integrity or safety of major infrastructure.	No acceptable outcome provided.	Compliant Proposed use will not negatively impact existing major trunk infrastructure servicing the site.

FIGURE 9.4.13A – FILLING SETBACKS FOR STORMWATER MANAGEMENT



LANDSCAPING CODE

TABLE 9.4.2.3A – ACCEPTED DEVELOPMENT AND ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
PO1 Development provides areas for landscaping to create a quality landscape character for the site, street and local areas.	AO1.1 A minimum 1m wide landscaped strip is provided to all property boundaries except where there is a building or structure. AO1.2 A minimum 1m wide landscaped strip is provided between any access ways, driveways, vehicle manoeuvring areas and car parking and: (a) a road frontage excluding pedestrian and vehicle access; and (b) side and rear property boundaries. AO1.3 For development in the centre zone parking areas include a minimum of 1 shade tree for every 10 parking spaces. AO1.4 All landscaping areas are maintained to the reasonable satisfaction of Council for the life of the use.	Compliant The proposed use will undertake native vegetation landscaping and fencing to mitigate any impacts to proposed sensitive land uses from established small scale industry in the area. All proposed landscaping will enhance visual amenity to the streetscape and be maintained for the life of the use.
PO2 Development maintains the conveyance of overland flow and does not act as barrier to debris.	AO2 (a) Landscaping is used for screening in preference to fencing, to allow the overland flow of water; or (b) Where fencing is used it is i. constructed of open material such as aluminium pool fencing; and ii. includes a removable panel below the 1 in 100 ARI level.	Compliant All proposed landscaping will not impede overland flow of natural drainage on the site or that of adjoining allotments. All fencing will be established to ensure a damming effect is not created upon installation.

Performance outcomes	Acceptable outcomes	Comments
For assessable development		
PO3 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible. AO3.2 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development. AO3.3 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the tropical locality.	Complaint Proposed vegetation landscaping will take into account natural flora requirements in locality and contribute to enhancing visual amenity of the area.

PARKING AND ACCESS CODE

TABLE 9.4.3.3A – ACCEPTED DEVELOPMENT AND ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
Parking rates and dimensions		
PO1 Sufficient parking spaces are provided on the site to accommodate the amount and type of vehicle traffic generated by the development of the site, having particular regard to: <ul style="list-style-type: none"> (a) the desired character of the area in which the premises is located; and (b) the nature and scale of the development; and (c) accessibility to the premises; and (d) the nature and frequency of public transport serving the area; and (e) whether or not the development involves the retention of an existing building, particularly an identified historic building, and the previous requirements for car parking for the building; and (f) whether or not the use involves the retention of other cultural heritage features or significant vegetation; and (g) the different types of vehicles that visit the premises are adequately accommodated. 	AO1.1 The minimum number of parking spaces provided is as prescribed in Table 9.4.4.4c – Parking rates for the particular development. OR Where the use only involves the re-use of existing building and either: <ul style="list-style-type: none"> (a) no building works; or (b) minor building works only, it does not result in the loss of on-site carparking.	Compliant As per Table 9.4.4.4c of the Hinchinbrook Shire Planning Scheme, a Dwelling House requires one (1) covered space. With only 21% site coverage, the proposed use will ensure sufficient onsite space exists to facilitate dwelling use and will have negligible impact to parking on the road verge.
Parking, loading and manoeuvring areas		
PO2 Parking, loading and manoeuvring areas are designed and constructed to allow efficient, safe and convenient access.	AO2.1 Vehicle parking spaces are designed in accordance with Australian Standard: <ul style="list-style-type: none"> (a) AS2890.1 <i>off-street car parking</i>; or (b) AS2890.6 <i>Parking facilities - Off-street parking for people with disabilities</i>. 	Compliant The proposed use will ensure there is sufficient onsite parking and manoeuvring area for a dwelling use.

Performance outcomes	Acceptable outcomes	Comments
	<p>AO2.2 Parking, loading and manoeuvring areas are drained, line marked.</p> <p>AO2.3 All parking, loading and manoeuvring areas are: (a) located to the side or rear of the building; and (b) have sufficient manoeuvring areas to allow vehicles to exit the site in a forward direction; and (c) kept and used exclusively for parking and loading; and (d) maintained in a suitable condition for parking and circulation of vehicles.</p> <p>AO2.5 In the industry zone, parking, loading and manoeuvring areas may be finished with a dust free compacted surface.</p>	
Access and queuing		
<p>PO3 Access points are located, designed and constructed: (a) to operate safely and efficiently; and (b) to accommodate the anticipated type and volume of vehicles; and (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; and (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; and (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; and (f) so that they do not adversely impact current and future on-street parking arrangements; and (g) so that they do not adversely impact upon existing services within the road reserve adjacent to the site.</p>	<p>AO3.1 Access is a minimum of (a) 3.5m wide in a residential zone; or (b) 8.0m in all other zones.</p> <p>AO3.2 The location of the access points is in accordance with the provisions of Australian Standards AS 2890.1 and AS 2890.2.</p> <p>AO3.3 Access is located as far a practical from the intersection.</p>	<p>Compliant Any installed access will be established of a size to facilitate a dwelling/residential use on site.</p> <p>A Private Works in the Road Reserve Permit will be applied for to facilitate necessary access installation.</p>

Performance outcomes	Acceptable outcomes	Comments
PO4 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	AO4.1 Queuing and set down areas are designed and constructed in accordance with Australian Standard AS2890.1. AO4.2 Development provides adequate area for onsite vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including but not limited to the following land uses: (a) car wash; or (b) child care centre; or (c) educational establishment; or (d) a drive-through facility for any use including food and drink outlet; hardware and trade supplies; hotel; or (g) service station.	Compliant The proposed use will ensure there is sufficient onsite parking and manoeuvring area for a dwelling use.
On-street parking		
PO5 On-street parking supplements off-street parking areas, and: (a) creates activity on the street; and (b) provides an appropriate level of parking, relative to demand; and (c) provides for enhanced landscaping of the verge or carriageway.	AO5.1 Where more than 2 parking spaces are required for the development, on-street parking located within the immediate frontage of the site, can be counted as part of the parking provision. Note— Figures 9.4.4.4a and Figures 9.4.4.4b below show possible parking scenarios.	Compliant The proposed use will ensure there is sufficient onsite parking and manoeuvring area for a dwelling use and will have negligible impact to parking on the road verge.

TABLE 9.4.3.3B – ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
Transport impact		
PO6 The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport	No acceptable outcome is nominated. Note - Applicants should note that the Department of Transport and Main Roads may have additional requirements Note - Applicants should also note that a traffic impact assessment may be	Compliant The proposed use will have negligible impact to local road network.

network, and the functions and characteristics of the elements of the network. The transport network is shown on the Transport Network Overlay Map .	required to demonstrate compliance with this code.	
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FIGURE 9.4.3.4C – PARKING RATES

Definition	Minimum number of Car parking spaces
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.
	Where the number of spaces required is not a whole number, the number of spaces to be provided is rounded-up to the next highest whole number
Accommodation activities	
Caretaker's accommodation	1 space per dwelling unit.
Community residence	3 spaces.
Dual occupancy	1 covered space per dwelling.
Dwelling house	1 covered space.
Home based business	<p>Where for a bed and breakfast:</p> <p>(a) 1 space per bed and breakfast bedroom; and</p> <p>(b) parking spaces required for the dwelling house.</p> <p>Where for any other Home based business:</p> <p>(a) 1 space; and</p> <p>(b) parking spaces required for the dwelling house.</p> <p>Note – The car parking requirement for a Dwelling house is contained within the Queensland Development Code</p>
Multiple dwelling	<p>(a) 1 covered space per accommodation unit; and</p> <p>(b) 1 visitor space per 2 accommodation units.</p>
Non-resident workforce accommodation	1 space per 5 dwelling units.
Relocatable home park	<p>(a) 1 space for each home site; and</p> <p>(b) 1 space per 15 home sites for visitors.</p>
Residential care facility	<p>(a) 1 space per 4 beds; and</p> <p>(b) 1 space for an emergency vehicle</p>

Resort complex	Use the minimum number of spaces for each land use component of the Resort complex.
Retirement facility	Where for self-contained accommodation units: (a) 1 covered space per unit; and (b) 1 space per 5 units which may be uncovered. Where for all other accommodation units: (a) 1 space per 10 accommodation units; and (b) 1 space per 5 units per unit which may be uncovered.
Rooming accommodation	1 space per 2 guest rooms.
Rural worker's accommodation	1 space per 10 guest rooms.
Short-term accommodation	Where for self-contained accommodation units: (a) 1 covered space per unit; and (b) 1 space per 5 units per unit which may be uncovered. Where for all other accommodation units: (a) 1 space per 10 accommodation units; and (b) 1 space per 5 units per unit which may be uncovered.
Tourist park	1 space per guest room; and 1 space per site.
Business activities	
Adult Store	(a) 1 space per 50m ² GFA.
Agricultural supplies store	(a) 1 space per 100m ² GFA; and (b) 1 delivery vehicle space.
Bulk landscape supplies	(a) 1 space per 250m ² of use area; and (b) 1 delivery vehicle space.
Food and drink outlet	(a) 1 space per 50m ² GFA; and (b) Where including a drive-through Queuing spaces for 3 passenger vehicles within the site boundaries.
Function facility	1 space per 75m ² of GFA.
Garden centre	1 space per 75m ² of GFA and outdoor display area.
Hardware and trade supplies	(a) 1 space per 75m ² GFA; and (b) 1 delivery vehicle space.
Office	(a) 1 space per 50m ² GFA; and (b) 1 bicycle space per 250m ² GFA.
Outdoor sales	1 space per 100m ² of GFA and outdoor display area.
Service station	4 spaces.

Shop	(a) 1 space per 75m ² of GFA; and (b) 1 bicycle space per 250m ² GFA.
Shopping centre	(a) 1 space per 50m ² GFA; and (b) 1 delivery vehicle space; and (c) 1 bicycle space per 250m ² GFA.
Showroom	(a) 1 space per 75m ² GFA; and (b) 1 delivery vehicle space.
Veterinary services	(a) 1 space per 50m ² GFA.
Community activities	
Cemetery	As determined by Council
Child care centre	(a) 1 space per 10 children able to be accommodated in the centre, to be used for setting down and picking up children; and (b) 1 space per full time employee.
Community care centre	1 space per 50m ² GFA.
Community use	1 space per 50m ² GFA.
Correctional facility	As determined by Council.
Crematorium	1 space per 50m ² GFA.
Educational establishment	(a) 2 spaces per classroom for primary schools; and (b) 3 spaces per classroom for secondary schools and tertiary education; and (c) 5 spaces for setting down and picking up of children; and (d) 3 bicycle parking spaces per classroom.
Funeral parlour	1 space per 50m ² GFA.
Health care services	1 space per 50m ² GFA.
Hospital	(a) 1 space per 5 beds; and (b) 2 spaces per consulting room.
Place of worship	1 space per 25m ² GFA.
Entertainment activities	
Bar	1 space per 25m ² GFA.
Club	1 space per 25m ² GFA.
Function facility	1 space per 25m ² GFA.

Hotel	(a) 1 space per 25m ² of GFA and licensed outdoor area; and (b) 1 space per 50m ² of GFA for liquor barn or bulk liquor sales area.
Nightclub	1 space per 50m ² GFA.
Theatre	1 space per 5 seats.
Tourist attraction	(a) 1 space per 100m ² GFA; and (b) 1 coach space per 200m ² GFA.
Industry activities	
Extractive industry	3 spaces.
High impact industry	1 space per 100m ² GFA.
Low impact industry	1 space per 100m ² GFA.
Medium impact industry	1 space per 100m ² GFA.
Noxious and hazardous industries	1 space per 100m ² GFA.
Research and technology industry	1 space per 100m ² GFA.
Warehouse	1 space per 100m ² GFA.
Waterfront and marine industry	1 space per 100m ² GFA.
Recreation activities	
Environment facility	3 spaces.
Indoor sport and recreation	(a) 1 space per 25m ² GFA; and (b) 3 bicycle parking spaces per 100m ² GFA.
Major sport, recreation and entertainment facility	As determined by Council.
Motor sport	As determined by Council.
Nature-based tourism	(a) 1 space per lodge, hut, tent site or cabin; and (b) 1 space for an on-site manager.
Outdoor sport and recreation	(a) 40 spaces and 1 bus space per football field; and (b) 10 spaces per bowling green; and (c) 10 spaces per swimming pool; and (d) 2 spaces per tennis court; and (e) 10 spaces per netball court. (f) 2 spaces per tee on a golf course.

	(g) 1 space per tee or firing station where for a Driving or Firing Range.
Park	As determined by Council.
Rural activities	
Animal husbandry	1 space.
Animal keeping	3 spaces.
Aquaculture	1 space per 100m ² GFA for indoor aquaculture; and 1 space per 1,000m ² of ponds for outdoor aquaculture.
Cropping	1 space.
Intensive animal industries	(a) 1 space per 100m ² GFA; and (b) 1 delivery vehicle space.
Intensive horticulture	(a) 1 space per 100m ² GFA; and (b) 1 delivery vehicle space.
Permanent plantations	1 space.
Roadside stalls	2 spaces per stall.
Rural industry	1 space per 100m ² GFA.
Wholesale nursery	2 spaces.
Winery	As determined by Council.
Infrastructure activities	
Major electricity infrastructure	As determined by Council.
Minor electricity infrastructure	As determined by Council.
Renewable energy facility	As determined by Council.
Substation	As determined by Council.
Telecommunications facility	2 spaces.
Utility installation	2 spaces.

COASTAL HAZARD OVERLAY CODE

TABLE 8.2.3.3A – ACCEPTED DEVELOPMENT AND ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
Coastal Hazard immunity		
PO1 Development in storm tide inundation areas is located, designed, constructed and operated to: (a) ensure structures can sustain flooding from a defined storm tide event; and (b) maintain the safety of people living and working on the premises from a defined storm tide event.	AO1.1 Development within storm tide inundation areas ensures: (a) habitable rooms of built structures are located above the defined storm tide event level set out in Table 8.2.3.3c; (b) underground car parks are designed to prevent the intrusion of flood waters; (c) where reconfiguring a lot, at least one evacuation route remains passable for emergency evacuations during a defined storm tide event; (d) buildings have open ground floors that allow for the flow through of storm tide water and are not designed as single storey slab on ground. AO1.2 Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of waters from a defined storm tide event.	Compliant Any proposed structure associated with development of site will meet minimum 1%AEP requirements for Storm Tide and Inundation within a Coastal Hazard Overlay area. As enforced with building certification requirements.

TABLE 8.2.3.3B – ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
For assessable development		
PO2 Development is consistent with the purpose and overall outcomes sought for the code.	No acceptable outcome provided.	Compliant
PO3 Development is located outside high or medium storm tide inundation areas from sea level rise unless it: (a) does not result in an increase in the intensity of development on the site; or (b) avoids any increase in risk to people or property from coastal hazard impacts (including impacts on the development's ongoing operation).	No acceptable outcome provided.	Compliant Proposed use will not increase risk to people on site with all proposed structures to be built outside of 1% AEP storm tide requirements.
PO4 Facilities with a role in emergency management and vulnerable community services are located, designed and constructed to ensure it is able to function during and after a storm tide inundation event	AO4.1 Development is either: (a) located in an area that is above the storm tide event level specified for that activity in Table 8.2.3.3c; or (b) designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by storm tide inundation are above the storm tide event level for that activity in Table 8.2.3.3b. AO4.2 Emergency services and shelters, police facilities and hospitals, and associated facilities have an emergency rescue area above the storm tide event level specified for that infrastructure in Table 8.2.3.3b.	Compliant Proposed use will not increase risk to people on site with all proposed structures to be built outside of 1% AEP storm tide requirements.
Erosion Prone Areas		
PO5 Development is located, designed and managed to: (a) allow natural coastal processes to	No acceptable outcome provided.	Not Applicable

<p>occur;</p> <p>(b) protect people and property from coastal erosion risks;</p> <p>(c) avoid the use of coastal protection works, as far as practical.</p> <p>Note – For the purposes of PO5 Coastal protection work means any permanent or periodic work undertaken primarily to manage the impacts of coastal hazards, including altering physical coastal processes such as sediment transport.</p>		
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TABLE 8.2.3.3C – COASTAL HAZARD IMMUNITY LEVELS FOR DEVELOPMENT

Development	Level of flood immunity (Defined Storm Tide Event)	Comments
<p>Development involving:</p> <p>(a) emergency services and evacuation shelters;</p> <p>(b) hospitals;</p> <p>(c) major electricity infrastructure.</p> <p>(d) telecommunication facilities;</p> <p>(e) substations;</p> <p>(f) water treatment plants; and</p> <p>(g) (g) waste and hazardous materials storage.</p>	1% AEP event.	
Sewerage treatment plant.	1% AEP event.	
Residential Development.	Floor height 300mm above 1% AEP event.	<p>Compliant</p> <p>As per building certification enforcement.</p>

ACID SULPHATE SOILS OVERLAY CODE

TABLE 8.2.1.3A – ACCEPTED DEVELOPMENT AND ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
PO1 Development does not disturb acid sulphate soils.	AO1.1 The disturbance of acid sulfate soils is avoided by: <ul style="list-style-type: none"> (a) not excavating or removing 100m³ or more of soil and sediment at or below 5m AHD; (b) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils; (c) not permanently or temporarily extracting groundwater that results in the oxygenation of previously saturated acid sulfate soils; (d) not undertaking filling that involves filling with 500m³ or more with an average depth of 0.5m or greater that results in: <ul style="list-style-type: none"> i) actual acid sulfate soils being moved below the water table; or ii) previously saturated acid sulfate soils being aerated. 	Not Applicable No high impact earthworks proposed as part of development application.

TABLE 8.2.1.3B – ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
Development generally		
PO2 Development is managed to avoid or minimise the release of acid and metal contaminants, where disturbance of acid sulphate soils is unavoidable.	AO2 The disturbance of acid sulfate soils is undertaken in accordance with an acid sulphate soils management plan and avoids the release of acid and metal contaminants by: <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidation of acid sulfate soils through ground water level management; 	Not Applicable No high impact earthworks proposed as part of development application.

Performance outcomes	Acceptable outcomes	Comments
	(d) appropriately treating acid sulphate soils before disposal occurs on or off site; (e) documenting management strategies and reporting requirements in an acid sulfate soils environmental management plan.	
PO3 Development does not result in environmental harm caused as a result of exposure of acid sulfate soils or potential acid sulfate soils.	No acceptable outcome provided.	Not Applicable No high impact earthworks proposed as part of development application.

ENVIRONMENTAL SIGNIFICANCE OVERLAY CODE

TABLE 8.2.4.3A – ACCEPTED DEVELOPMENT AND ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
Waterways and waterway corridor areas		
PO1 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and instream habitat values and connectivity; (a) (f) instream migration. 	AO1.1 Development does not occur on the part of the lot affected by a waterway or waterbody corridor or within an area identified as Very High Value Vegetation .	Not Applicable No very high value vegetation located onsite. Proposed use will not impact existing native vegetation located on surrounding Unallocated State Land.

TABLE 8.2.4.3B – ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
Biodiversity areas		
PO2 Development does not cause adverse direct or indirect impacts on biodiversity values.	AO2.1 Development within a biodiversity area, as mapped by OM-07 – Environmental Significance Overlay is avoided; OR AO2.2 (a) Where development cannot be avoided, development ensures adverse impacts on biodiversity values do not occur by: (b) designing, siting, operating and managing development to: <ul style="list-style-type: none"> i. be situated within existing cleared areas, including necessary fire management infrastructure and fire breaks; ii. ensure unrestricted fauna movement; iii. retain and restore habitat corridors and biodiversity values; iv. provide appropriate buffers to biodiversity areas; v. minimise light and noise emission into biodiversity areas; vi. manage domestic animal movements, through adequate containment. (c) protecting and maintaining the values of biodiversity areas; (d) providing for strategic rehabilitation of vegetation species and coverage, and habitat connectivity; (e) protecting undeveloped areas of biodiversity through appropriate land tenure; and (f) rehabilitating degraded areas to improve habitat condition, function and extent.	Compliant Allotment cleared of all vegetation with no very high value vegetation located onsite. Proposed use will not impact existing native vegetation located on surrounding Unallocated State Land.

Water quality and integrity		
PO3 Development does not cause adverse impacts on the quality and integrity of water in upstream or down-stream catchments, including the Great Barrier Reef Marine Park.	No acceptable outcome provided.	Compliant
Declared fish habitat areas and fish habitat buffer areas		
PO4 Development does not cause adverse impacts on fish habitat values.	AO4.1 Development ensures adverse impacts on fish habitat values are avoided by designing, siting, operating and managing development to: (a) contribute to the protection of fish habitat values; (b) maintain the quality and integrity of declared fish habitat areas and water entering them.	Not Applicable
Wetlands and wetland buffer areas		
PO5 Development does not occur within a wetland.	No acceptable outcome provided.	Not Applicable
PO6 Development is set back from wetlands to maintain water quality, ecological and hydrological functions and values of wetlands and their receiving waters.	AO6.1 Development is set back a minimum of 50m from wetlands. OR AO7.2 Where an alternative buffer is proposed, the width of the alternative buffer is supported by an evaluation of the environmental values, functioning and threats to the wetland.	Not Applicable
PO7 Wetlands and wetland buffer areas are maintained, protected and restored.	AO7.1 Native vegetation within wetlands and wetland buffer areas is retained.	Not Applicable
	AO7.2 Degraded sections of wetlands and wetland buffer areas are revegetated with native plants in patterns and densities which	Not Applicable

	emulate the relevant regional ecosystem.	
Waterways and waterway buffer areas		
PO8 Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and instream habitat values and connectivity; (f) instream migration. 	AO8.1 Waterway corridors are provided adjacent to waterways in accordance with the requirements of Table Error! Reference source not found.c. OR AO8.2 Where a waterway corridor of an alternative width is proposed, the alternative width is supported by an evaluation of the waterway to ensure the protection and maintenance of: <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) opportunities for instream migration; (d) ecological processes; (e) riparian and instream habitat values and connectivity; and/or (f) biodiversity values. 	Not Applicable

TABLE 8.2.4.3C – SETBACKS AND BUFFER AREAS FOR WETLANDS

Top of a defined bank of streams (gully, creek or river) that are represented on the 1:100 000 topographic map series in accordance with the stream order classification system.	Stream order 1 to 2: 5 metres; or Stream order 3 to 5: 10 metres; or Stream order 6: 20 metres.
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BUSHFIRE HAZARD OVERLAY CODE

TABLE 8.2.2.3A – ACCEPTED DEVELOPMENT AND ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
Water supply for fire fighting purposes		
PO1 Development provides an adequate water supply for fire fighting purposes that is reliable, safely located and accessible.	AO1.1 Development is connected to a reticulated water supply where within a water supply area. OR AO1.2 Where outside a water supply area, a storage of at least 10,000L is provided.	Compliant Fire fighting water connection available at front of allotment along Willow Street, Allingham.
General		
PO2 Development including lot boundaries, use areas or building envelopes (including existing or potential future buildings or structures) are appropriately separated from hazardous vegetation.	AO2 Development is provided with a setback that is 1.5 times the mature height of the predominant nearby vegetation.	Compliant Proposed development will be setback from boundaries and existing vegetated allotments of sufficient distance to meet QDC and fire safety requirements.

TABLE 8.2.2.3B – ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes	Comments
Development generally		
PO3 Development is consistent with the purpose and overall outcomes sought for the code.	No acceptable outcome provided.	Compliant

Performance outcomes	Acceptable outcomes	Comments
Safety of people and property		
PO4 Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding people living or congregating in bushfire hazard areas.	AO4 Development is not located in, and does not result in new lots within Medium or High bushfire hazard area.	Compliant Proposed development will be setback from boundaries and existing vegetated allotments of sufficient distance to meet QDC and fire safety requirements.
Community infrastructure		
PO5 Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after bushfire events.	AO5.1 Community infrastructure is not located within a confirmed Medium or High bushfire hazard area. OR AO5.2 Where located in a confirmed medium or High bushfire hazard area, development involving community infrastructure is designed to function effectively during and immediately after bushfire events.	Compliant Proposed development application is not for community infrastructure.
Access and evacuation routes		
PO6 Development: <ul style="list-style-type: none"> (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for fire fighting and other emergency vehicles; and (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire; and (d) allow for efficient emergency access to buildings for fire fighting. 	AO6.1 Lots are designed so that their size and shape allow for efficient emergency access to buildings for fire fighting (e.g. by avoiding long narrow lots). AO6.2 The road layout provides for through-roads and avoids cul-de-sacs. AO6.3 Roads have a maximum gradient of 12.5%.	Compliant Access to Willow Street, Allingham, unimpeded during emergency bushfire events.

Performance outcomes	Acceptable outcomes	Comments
Fire breaking trails		
PO7 Development provides a fire break which also facilitates adequate access for fire fighting and emergency vehicles, and safe evacuation.	A07.1 Lot boundaries and use areas or building envelopes (including existing or potential future buildings or structures) are separated from hazardous vegetation by a distance that is 1.5 times the mature height of the predominant nearby vegetation. A07.2 The separation area mentioned in AO4.1 contains a fire access trail that: (a) has a minimum cleared and formed width of 6m; (b) has vehicular access at each end; (c) provides passing bays and turning areas for fire- fighting appliances; and (d) is either located on public land, or within an access easement that is granted in favour of Council and QFRS.	Compliant Proposed development will be setback from boundaries and existing vegetated allotments of sufficient distance to meet QDC and fire safety requirements.