

OUR REF: J000975: MIS: KLG

DATE: 30 March 2020

Mr Manfred Boldy
Director Planning and Regional Development
Cassowary Coast Regional Council
70 Rankin Street
Innisfail, QLD 4860

Attention: Riley Wise - Graduate Planning Officer
Council Reference: MCU20/0006

Submitted via email

Dear Riley

RE: RESPONSE TO INFORMATION REQUEST - APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE (AIR SERVICES) AT 2224 TULLY-MISSION BEACH ROAD, MISSION BEACH

I refer to the above-mentioned application seeking a Development Permit for a Material Change of Use for Air Services (Aviation Facility) at 2224 Tully-Mission Beach Road on land formally described as Lot 3 on RP732964 (the subject site), as submitted by Gilvear Planning Pty Ltd (Gilvear Planning) on behalf of Mission Helicopters Pty Ltd (the applicant).

An Information Request was issued by the Cassowary Coast Regional Council (Council) on 6 March 2020. Pursuant to Part 3, Section 13.2(a) of the Development Assessment Rules, the following response is provided on behalf of the applicant.

Information Request Items 1 and 3 – Clarification on Refuelling Process and Fuel Storage

In response to Council's Information Request Notice, the applicant has reviewed and subsequently amended the proposed development by removing the proposed fuel storage area. Demand for fuel at the subject site is minimal and can be accommodated via the use of smaller storage containers which will be stored inside the hangar area. The use of smaller storage containers will reduce the need to store bulk fuel at the subject site. This allows for greater control measures to be implemented to mitigate / manage risks associated with potential release.

Under the proposed arrangements, all fuel will be stored within an enclosed area which has an impervious floor, and which is covered to prevent rainwater ingress. Spill kits will be kept within the hangar area in the event that a release does occur. Fuel will be transferred between the storage containers and aircraft via manual pumping equipment.

Information Request Item 2 – Septic System

Updated Plans showing the location of the proposed septic system and soakage trench are included in *Attachment 1 - Updated Proposal Plans*.

Information Request Items 4 and 5 – Planning Report Clarifications

A minor correction of AO5.2 of the Rural Zone Code has been made and a copy of the revised Code Response is included in *Attachment 2 - Updated Rural Zone Code*. The applicant hereby confirms that flight operations will not occur directly over a sensitive land use. Further information on flight operations is contained within Section 4.2 of the associated Planning Report.

Minor corrections to AO12.1 and 13.1 of the Infrastructure Works Code have been made and a copy of the revised Code Response is included in *Attachment 3 - Updated Infrastructure Works Code*. The applicant hereby confirms that the proposed development will be benefitted by a conventional septic system and not mains sewerage due to the technical complexity associated with providing connection to pressure mains infrastructure.

Conclusion

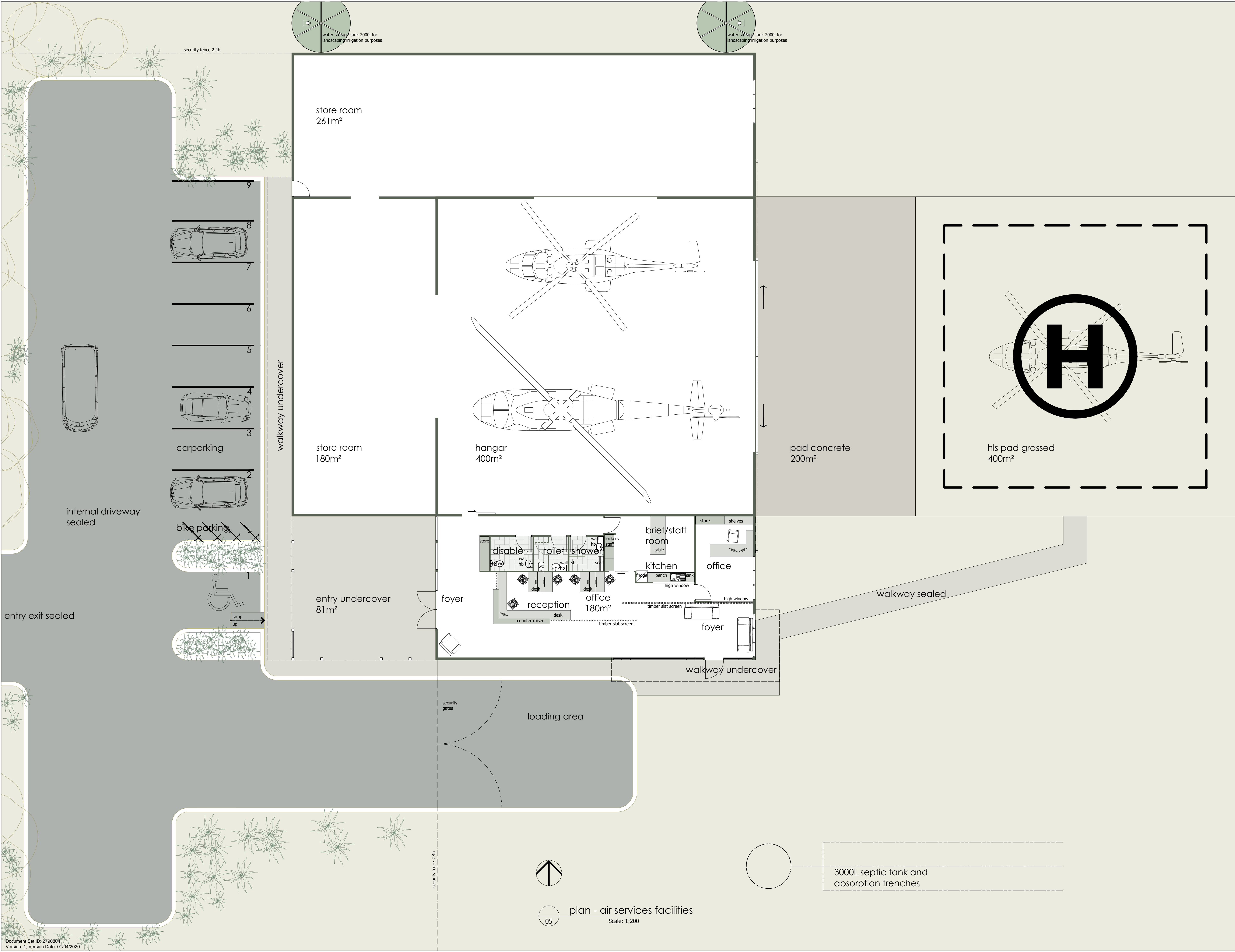
It is noted that in accordance with Part 3, Section 14.1(a) in the Development Assessment Rules, the Information Response Period has ended. Gilvear Planning is currently preparing to undertake the Public Notification process.

Should additional information be required, please call or email.

Kind regards,



Kristy Gilvear
DIRECTOR - FNQ



Amendments :		revision date
revisionnumber	revisionnumber	revisiondate
revisionnumber	revisionnumber	revisiondate

project:

air services facilities

for: Kestrel Aviation P/L

at : Lot 3 on RP732964
2224 Tully-Mission
Beach Road,
Mission Beach FNQ

Cassowary Coast
Regional Council

Artek
building design

Paul Marsh building designer/principal
QBCC Licence No. 460974
7 Seafarer Street
South Mission Beach
far north Queensland 4852

P 0740688458
E paul2@bigpond.com

Consultant:

gilvear planning
strategic • tactical • operational

PO Box 228
Robinda Q 4841
Ph 0448 897 991
info@gilvearplanning.com.au

Drawing No. :	1190725
Sheet No. :	003
Amendments :	revisiondate
'A'	08-09-19
'B'	13-11-19
'C'	16-01-2020
'D'	15-03-2020
Date :	July 19
Scale :	ViewportScale
Drawn :	PM
Checked :	PM
Notes :	A1 print
Issue :	Final
Copyright :	Artek Building Design ©

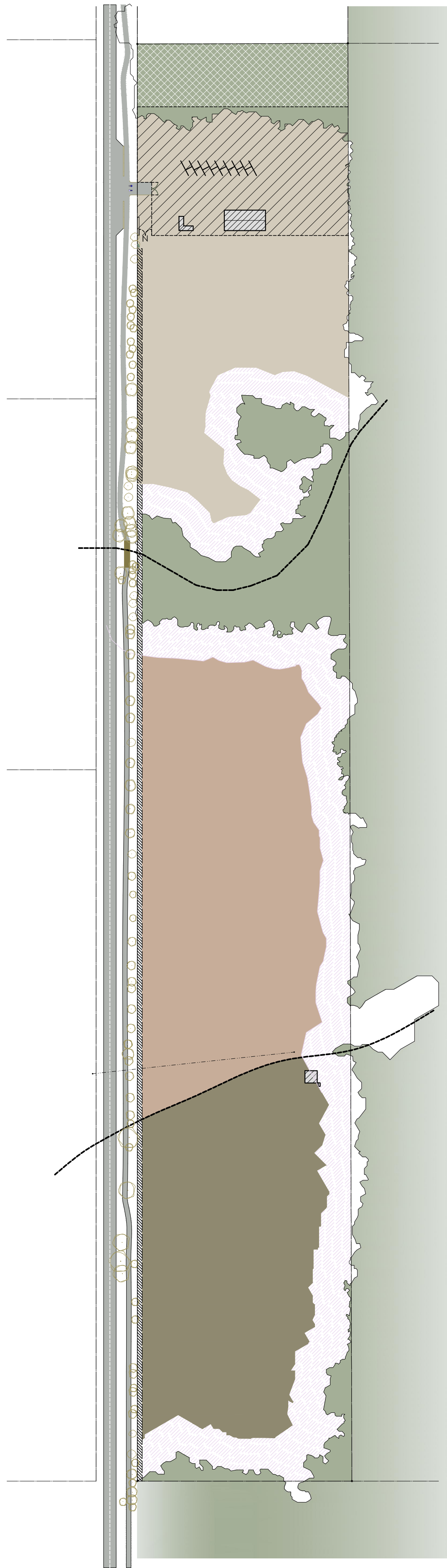


05

plan - air services facilities

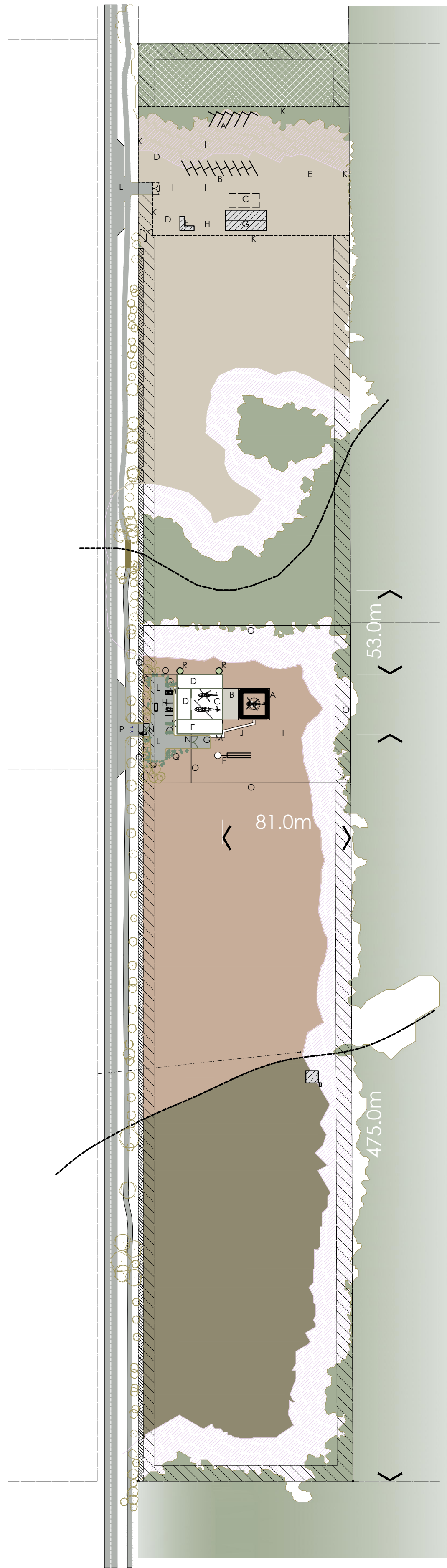
Scale: 1:200

3000L septic tank and
absorption trenches



01 plan - site zones
Scale: 1,2000

site area: 12.417 Ha.



02 plan - site development
Scale: 1,2000

key - existing development (currently raw materials supply business) :

- A single raw material bays
- B double raw material bays
- C under cover shade areas
- D horticultural area
- E open area secured area
- F site office including + toilet facilities - 8x4m
- G steel framed shed
- H carparking
- I internal driveway - compacted rock
- J lockable security gates
- K security fence
- L site access - existing sealed main road widening & turn in to MRD standards

key - air services:

- A hls - helipad grassed
- B pad - concrete
- C hangar - 20x20m shed
- D store room - 20x9m shed wing
- E reception office space 29x9m wing
- F 3000L septic tank and absorption trenches
- G mobile fuel tank (portable) storage area
- H carparking - sealed
- I clear open secured space
- J hls access track -sealed
- K entry - undercover
- L internal driveway - sealed
- M undercover walkway
- N lockable security gates
- O security fence
- P access - main road widening & turn in to MRD standards
- Q landscaping
- R rainwater storage tanks - landscaping irrigation

- green space (existing) 5 370 m²
- development space - northern portion (existing raw material & future development) 59 270 m²
- development existing - raw materials lease 59 270 m²
- development space - air services 72 900m²
- development space - southern portion (future) 59 260 m²
- easement - existing sewer 3.165m wide
- vegetation extremity - existing remnant
- water course - existing seasonal creek/drain
- building setback zone - 20m buffer from existing vegetation
- buffer - 10m allowable clearing of existing regulatory vegetation in from boundary
- buildings existing
- power - existing overhead low voltage
- bike/walking path existing (off site)
- main road - Tully/Mission Beach existing

Amendments :	revision date
revisionnumber	revisiondate
revisionnumber	revisiondate

project:

boat storage
washdown
facility & air
services

for: Kestrel Aviation P/L

at : Lot 3 on RP732964
2224 Tully-Mission
Beach Road,
Mission Beach FNQ

Cassowary Coast
Regional Council

Artek
Building Design

Paul Marsh building designer/principal
QBCC Licence No. 460974
7 Seafarer Street
South Mission Beach
far north Queensland 4852

P 0740688458
E paul2@ogpond.com

Consultant:

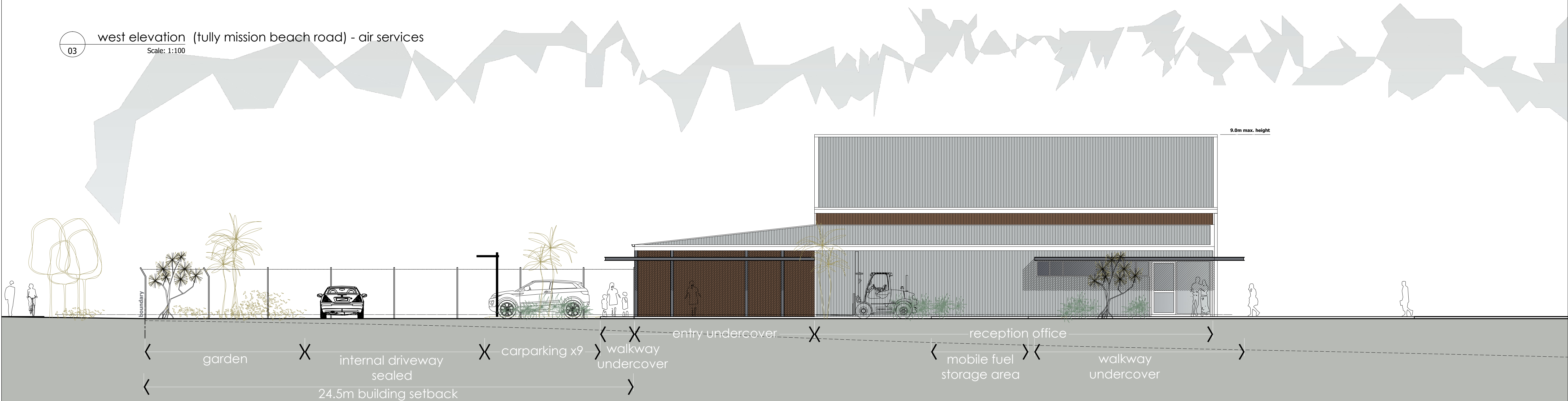
gilvear planning
strategy | research | presentation

PO Box 228
Robinda Q 4861
Ph 0448 897 991
info@gilvearplanning.com.au

Drawing No. :	1190725
Sheet No. :	001
Amendments :	revisiondate
'A'	08-09-19
'B'	13-11-19
'C'	16-01-2020
'D'	15-03-2020
Date :	July 19
Scale :	ViewportScale
Drawn :	PM
Checked :	PM
Notes :	A1 print
Issue :	Final
Copyright :	Artek Building Design ©



03 west elevation (tully mission beach road) - air services
Scale: 1:100



04 south elevation - air services
Scale: 1:100



04 south elevation - air services overview
Scale: 1:200

6.2.4 RURAL ZONE CODE

Table 6.2.4.3—Criteria for Self- assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO1 Buildings and other structures do not have a detrimental impact on the amenity of the locality.	AO1.1 Buildings and other structures do not exceed: (a) a maximum height of 9.5 metres; (b) a maximum of 2 storeys.	Complies with AO1.1 The maximum height of the proposed development is 9.0m comprising a single storey building.
	AO1.2 Buildings and other structures are set back at least: (a) 6 metres from the street frontage where fronting a private road; (b) where the lot is 4,000m ² or less in area, 10 metres from the street frontage when fronting a public road; or (c) where the lot is greater than 4,000m ² in area, 20 metres from the street frontage when fronting a public road.	Complies with PO1 The proposed development is setback 24m from the Tully-Mission Beach Road frontage.
	AO1.3 Buildings and other structures are set back at least 10 metres from any side and rear boundaries.	Complies with PO1 The proposed development has a rear setback of 81m and a side setback of 300m to the north and 460m to the south
	AO1.4 Buildings used for residential activities must be located: (a) at least 20 metres from a cane railway line;	Not applicable The proposed development is not for a residential purpose.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(b) at least 40 metres from a cane railway siding or cane bin loading point.	
	AO1.5 Buildings not used for residential activities must be located: (a) at least 10 metres from a cane railway line; (b) at least 20 metres from a cane railway siding or cane bin loading point.	Not applicable The proposed development is not for a residential purpose.
	AO1.6 Residential activities are designed to incorporate architectural/design elements detailed in Planning Scheme Policy SC6.2 Building design.	Not applicable The proposed development is not for a residential purpose.
PO2 Sensitive land uses are appropriately separated from agricultural activities to minimise adverse impacts such as chemical spray drift, odour, noise, dust, fire, smoke and ash.	AO2.1 Where a sensitive land use, other than a dwelling house, is proposed on land that adjoins or is within 400 metres of an agricultural activity: (a) the sensitive land use must be located at least 300 metres from any agricultural activity, if the land between the activities is cleared, cropped or improved pasture; (b) the sensitive land use must be located at least 40 metres from any agricultural activity, if the land between the activities is vegetated; (c) where the buffer specified in (a) or (b) above is located within the lot containing the sensitive land use, a building footprint must be nominated that is not located within that buffer.	Not applicable. The proposed development is not for a sensitive land use.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO3 Sensitive land uses are appropriately separated from industrial activities to prevent exposure to industrial air, noise and odour emissions that impact on human health, wellbeing or amenity.	A03.1 A site used for a sensitive land use is not located within 250 metres of a site used for medium impact industry.	Not applicable. The proposed development is not for a sensitive land use.
	A03.2 A site used for a sensitive land use is not located within 500 metres of a site used for high impact industry.	Not applicable. The proposed development is not for a sensitive land use.
	A03.3 A site used for a sensitive land use is not located within 1.5 kilometres of a site used for special industry.	Not applicable. The proposed development is not for a sensitive land use.
PO4 Development is not exposed to potential impacts from special industry that will affect human health, wellbeing, human safety or amenity.	No acceptable outcome prescribed.	Complies with PO4. The subject site is not located adjacent a special industry.
PO5 Development must not result in a sensitive land use being exposed to industrial air, noise and odour emissions that impact on human health, wellbeing and amenity.	A05.1 The use is designed to ensure that: (a) the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008 are met; (b) the air quality objectives in the Environmental Protection (Air) Policy 2008 are met.	Complies with A05.1 The nearest sensitive land use, being a residential dwelling, is located approximately 300m to the south-south east of the subject site. The sensitive land use is buffered from the proposed development by remnant vegetation. No disturbance of or impacts to the remnant vegetation are proposed.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		<p>All aerial operations (helicopter flights) will undertaken such that helicopters take-off and land from the subject site via a directly eastern flight path.</p> <p>This approach will prevent helicopters flying directly over existing sensitive land uses and therefore, the provisions of the <i>Environmental Protection Policies</i> for Noise and Air will be met.</p>
	<p>A05.2</p> <p>Noxious and offensive odours are not experienced at the location of sensitive land uses.</p>	<p>Complies with A05.2.</p> <p>As noted, aerial operations will be undertaken in such a way that helicopter flights will not occur directly over the existing sensitive land uses in proximity to the site. Therefore, noxious and or offensive odours will not be experienced.</p>
<p>PO6</p> <p>Development for a sensitive land use must incorporate measures to protect that development from the impacts of agricultural activities such as chemical spray drift, odour, noise, dust, fire, smoke and ash.</p>	No acceptable outcome prescribed.	<p>Not applicable.</p> <p>The proposed development is not for a sensitive land use.</p>
<p>PO7</p> <p>Sensitive land uses are sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>A07.1</p> <p>Sensitive land uses maintain the following separation distances from a substation or easement for major electricity infrastructure:</p> <p>(a) 20 metres for transmission lines up to 132 kilovolts;</p>	<p>Not applicable.</p> <p>The proposed development is not for a sensitive land use.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(b) 30 metres for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 metres for transmission lines exceeding 275 kilovolts.	
PO8 Development that is not for an agricultural activity does not interfere with the ongoing use of land for agricultural activities and ensures the ongoing viability of agricultural activities in the locality.	AO8.1 A material change of use that is not an agricultural activity occurs in an existing building or on land not identified as ALC Class A and B land on Agricultural Land Overlay Map (OM-002).	Complies with PO8 The subject site is long and narrow with various intrusions to the geographical form by remnant vegetation. The site is not currently used for agricultural production and has not been used for this purpose for several years. Whilst the subject site is mapped as agricultural land, it is noted that there are no adjoining areas of land used for agricultural production. The subject site is, therefore, isolated. Given the size of the subject site, and its isolation from other major areas of agricultural production, it is highly unlikely that the site will be used for future agricultural land uses. Development of the subject site, whilst not for an agricultural purpose, will not impact the ongoing viability of agricultural activities in the area.
PO9 Clearing of vegetation is avoided to the extent practicable, having regard to the purpose of the code, and the disturbance of areas of environmental significance is minimised.	No acceptable outcome prescribed.	Complies with PO9. The proposed development does not involve the clearing of vegetation.
PO10	No acceptable outcome prescribed.	Complies with PO10

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Vehicular traffic generated by the development does not conflict with local or through traffic and will not have a detrimental impact on the safety and amenity of the locality.		The subject site fronts a State Controlled Road (The Tully-Mission Beach Road). The access point from the State Controlled Road will be updated as per the attached engineering plans to mitigate potential conflicts and ensure road user safety.
PO11 Development mitigates the impact of rail and road traffic noise to provide for an acceptable level of amenity.	No acceptable outcome prescribed.	Complies with PO11 The nearest residential property is approximately 300m south-south east of the access point which is via a State Controlled Road (The Tully-Mission Beach Road). The State Controlled Road is heavily frequented by vehicles and therefore, the proposed development, which will generate minor levels of increased traffic, will not impact on the existing level of amenity.
PO12 The Innisfail, Tully and Cardwell future bypass corridors are protected from further development.	AO12.1 Development other than for an agricultural activity does not occur within a future bypass corridor as shown on Zoning Maps (ZM-001 to ZM-021).	Complies with AO12.1 The subject site is not within a future bypass corridor.
PO13 The development site must be kept free of pest plants and animals.	AO13.1 The development site does not contain: (a) class 1 or 2 pests identified in the Land Protection (Pest and Stock Route	Complies with AO13.1 The subject site is not known to contain pest plants and animals.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Management) Act 2002; (b) local pests identified in Planning Scheme Policy SC6.4 Landscaping.	

9.4.4 INFRASTRUCTURE WORKS CODE

Table 9.4.4.3—Accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
General		
PO1 Operational works is carried out with minimal disturbance to soils and with careful management of any run off or dust to prevent off-site impacts during and after construction.	AO1.1 ▼ Development is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	Complies with AO1.1. Compliance with the requirements of AO1.1 can be ensured through the imposition of a condition within the Development Permit.
PO2 Operational works must not affect the efficient functioning of any public infrastructure.	AO2.1 ▼ Public infrastructure is altered or repaired to ensure its continued efficient functioning in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	Complies with AO2.1. Compliance with the requirements of AO1.2 can be ensured through the imposition of a condition within the Development Permit.
PO3 To the extent practicable, infrastructure is designed and constructed: <ul style="list-style-type: none"> (a) to withstand natural disasters; (b) remain operational during and after natural disasters. 	No acceptable outcome prescribed.	Complies with PO3. Site infrastructure will be designed and constructed to FNQROC standards.
Road design and construction		
PO4 Any road frontages adjacent to the site must be constructed to provide for the safe and efficient movement of:	AO4.1 ▼ There is existing kerb and channel for the full road frontage of the site or kerb and channel is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	Not applicable. The Tully-Mission Beach Road is a formed State controlled road. Minor works to facilitate access will be undertaken as per the attached engineering designs.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
(a) vehicles on the road adjacent to the site; (b) vehicles to and from the site; (c) pedestrians and cyclists adjacent to the site; (d) pedestrians and cyclists to and from the site.	AO4.2 ▼ There is an existing vehicular crossover/s to provide access to the site or a vehicular crossover is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	Complies with AO4.2. The Tully-Mission Beach Road is a formed State controlled road. Minor works to facilitate access will be undertaken as per the attached engineering designs.
PO5 Roads are designed and constructed to be efficient and safe for the intended usage of the road.	AO5.1 Roads are designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	Not applicable. The proposed development does not include the construction of a road.
Street lights		
PO6 Development involving the opening and/or construction of a new road must provide street lights for the safety of the community.	AO6.1 Streetlights are installed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	Not applicable. The proposed development does not include the installation of streetlights.
Water supply		
PO7 In areas serviced by a reticulated water supply, development must connect to that supply system.	AO7.1 ▼ The site is connected to Council's reticulated water supply system in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	Complies with AO7.1. The proposed development will be connected to Councils water infrastructure via connection from infrastructure on the Tully-Mission Beach Road. Compliance with the requirements of AO7.1 can be ensured through the imposition of a condition within the Development Permit.
	AO7.2 ▼	Complies with AO7.2.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	The extension and/or connection to the water supply system is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	The connection will be designed and constructed to the relevant standards. Compliance with the requirements of AO7.2 can be ensured through the imposition of a condition within the Development Permit.
PO8 In areas not serviced by a reticulated water supply, development must be provided with sufficient quantity and quality of water supply for the proposed use and for firefighting purposes.	No acceptable outcome prescribed.	Not applicable. The subject site will be connected to mains water.
PO9 Water supply infrastructure is designed and constructed to an appropriate standard.	AO9.1 ▼ Water supply infrastructure is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	Complies with AO9.1. The connection will be designed and constructed to the relevant standards. Compliance with the requirements of AO7.2 can be ensured through the imposition of a condition within the Development Permit.
Waste water treatment and disposal		
PO10 In areas serviced by a reticulated sewerage system, development must connect to that system.	AO10.1 ▼ The site is connected to Council's reticulated sewerage system.	Complies with PO10 The proposed development will not be connected to Council's mains sewerage infrastructure. Whilst there is a sewerage rising main in proximity to the site, advice from Council is that connection to this infrastructure is complicated and likely to be costly.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		Given the minor volume of sewage expected to be generated by the proposed development, a conventional septic system with soakage trench will be utilised.
	AO10.2 ▼ The extension and/or connection to the sewerage system is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	Not applicable. Connection to sewerage infrastructure is not proposed.
PO11 In areas not serviced by a reticulated sewerage system, an effluent disposal system is provided to service the proposed use and the development site must allow for the disposal of effluent without any adverse impacts on public health and safety, the amenity or the environment values of the area.	AO11.1 ▼ The on-site wastewater disposal system is located on the site in accordance with the Plumbing and Drainage Act (Qld) 2002.	Complies with PO11. The proposed development will be connected to a conventional septic system.
PO12 Waste water treatment and disposal infrastructure is designed and constructed to an appropriate standard.	AO12.1 ▼ The on-site waste water disposal system is designed and constructed in accordance with the Queensland Plumbing and Wastewater Code.	Complies with AO12.1 The proposed development will not be connected to Council's mains sewerage infrastructure. Whilst there is a sewerage rising main in proximity to the site, advice from Council is that connection to this infrastructure is complicated and likely to be costly.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		<p>Given the minor volume of sewage expected to be generated by the proposed development, a conventional septic system with soakage trench will be utilised.</p> <p>The septic system will be designed and constructed per the applicable Code specified.</p>
<p>PO13</p> <p>Development does not result in the discharge of waste water to a waterway or external to the site unless it can be demonstrated that this represents best practice environmental management for the site.</p>	<p>AO13.1</p> <p>A waste water management plan is prepared for the development which:</p> <p>(a) considers:</p> <ul style="list-style-type: none"> (i) waste water type; (ii) climatic conditions; (iii) water quality objectives; (iv) impacts on ecosystem health or receiving waters; (v) best practice environmental management; <p>(b) provides that waste water is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (vi) avoids waste water discharge to waterways; or (vii) if waste water discharge to waterways cannot practicably be avoided, minimises waste water discharge to waterways by re-use, recycling, recovery and treatment for 	<p>Complies with AO13.1</p> <p>The proposed development will not be connected to Council's mains sewerage infrastructure. Whilst there is a sewerage rising main in proximity to the site, advice from Council is that connection to this infrastructure is complicated and likely to be costly.</p> <p>Given the minor volume of sewage expected to be generated by the proposed development, a conventional septic system with soakage trench will be utilised.</p> <p>Compliance with the requirements of AO13.1 can be ensured by way of the imposition of a Condition within the Development Permit.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	disposal to sewer, surface water and groundwaters.	
Stormwater management		
<p>PO14</p> <p>Development includes sufficient stormwater management infrastructure that suitably manages stormwater runoff in terms of:</p> <ul style="list-style-type: none"> (a) maintaining natural drainage systems; (b) protecting water quality; (c) avoiding off-site impacts; (d) minimising erosion potential; (e) avoiding the risk of landslip and subsidence. 	<p>AO14.1 ▼</p> <p>Stormwater management infrastructure is designed and constructed in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.</p>	<p>Complies with AO14.1.</p> <p>Compliance with the requirements of AO14.1 can be ensured through the imposition of a condition within the Development Permit.</p>
<p>PO15</p> <p>Development is designed to optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters.</p>	No acceptable outcome prescribed.	<p>Not applicable.</p> <p>The proposed development will not result in the release of contaminants from the site.</p>
<p>PO16</p> <p>The stormwater drainage system connects to a lawful point of discharge.</p>	No acceptable outcome prescribed.	<p>Complies with PO16.</p> <p>In the first instance, rainwater will be captured into on-site storage tanks for reuse. Excess stormwater will be discharged to the open grassed areas at the rear of the site which eventually flow the adjacent waterway.</p>
<p>PO17</p>	No acceptable outcome prescribed.	<p>Complies with PO17.</p> <p>The proposed development will not obstruct stormwater passage.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Development does not obstruct the free passage of stormwater through a property.		
PO18 The pre-existing water regime in any natural waterway or wetland system within, adjacent, upstream or downstream of a development site is maintained and protected.	No acceptable outcome prescribed.	Complies with PO18. The proposed development will not alter the flow of natural waterways or wetlands.
PO19 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where practicable, provide for recreational use.	No acceptable outcome prescribed.	Not applicable. A storage area for stormwater is not proposed.
Electricity and telecommunication services		
PO20 Development is provided with electricity supply and telecommunication services.	AO20.1 ▼ The site is connected to the transmission grid.	Complies with PO20. The proposed development will be connected to the electricity network via infrastructure along the Tully-Mission Beach Road. A connection from the Tully-Mission Beach Road to the subject site exists to service a disused pump-shed in proximity to the proposed development. The connection will be re-routed on the subject site to service the proposed development.
	AO20.2 ▼ Electricity supply and telecommunication services are provided in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	Complies with AO20.2.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		<p>Upgrades to the existing connection will be designed and constructed to the relevant standards.</p> <p>Compliance with the requirements of AO20.2 can be ensured through the imposition of a condition within the Development Permit.</p>
Pedestrian and bikeway facilities		
PO21 Development must contribute to achieving a pedestrian oriented environment by the provision of pedestrian and bikeway facilities.	AO21.1 ▼ For development in a business precinct, a footpath is constructed for the full street frontage/s of the site, designed to be safe for the intended usage and for the full width of the verge.	Not applicable. The subject site is not within a business precinct.
	AO21.2 ▼ For development in all other precincts and zones, where development is adjacent to the pedestrian/cycle network as identified on Zoning Maps 1 to 21 (ZM-001 to ZM-021) or a Local Plan Map (LPM-001 to LPM-027), pedestrian and bikeway facilities must be constructed to be safe for the intended usage and for the full frontage of the site.	Not applicable. The proposed development does not warrant pedestrian / cycle infrastructure.
PO22 Bike paths are well connected and are constructed to be convenient, efficient and safe for the intended usage.	AO22.1 ▼ Bike paths are designed and constructed in accordance with the requirements of Planning Scheme Policy SC6.3 FNQROC Development Manual.	Not applicable. The proposed development does not warrant pedestrian / cycle infrastructure.
PO23 Pedestrian paths are well connected and are constructed to be convenient, efficient and safe for the intended usage.	AO23.1 ▼ Pedestrian paths are designed and constructed in accordance with the requirements of Planning Scheme Policy SC6.3 FNQROC Development Manual.	Not applicable. The proposed development does not warrant pedestrian / cycle infrastructure.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Erosion and sediment control		
PO24 Construction works include appropriate erosion and sediment control devices to ensure that erosion and sedimentation does not have an adverse impact on the environment.	AO24.1 Erosion and sediment control devices are implemented in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	Complies with AO24.1. Compliance with the requirements of AO24.1 can be ensured through the imposition of a condition within the Development Permit.
Concrete works		
PO25 Concrete is supplied, placed, compacted and finished to an appropriate standard to ensure its durability.	AO25.1 Concreting works are carried out in accordance with Planning Scheme Policy SC6.3 FNQROC Development Manual.	Complies with AO25.1. Compliance with the requirements of AO25.1 can be ensured through the imposition of a condition within the Development Permit.
Streetscape		
PO26 Development contributes towards an attractive streetscape by incorporating the requirements of any relevant streetscape or townscape master plan.	No acceptable outcome prescribed.	Not applicable. Streetscape plantings are not required.
Pest management		
PO27 Operational and construction works incorporate measures, such as vehicle wash down bays, to prevent the spread of weed seed from the site.	No acceptable outcome prescribed.	Complies with PO27. Compliance with the requirements of PO27 can be ensured through the imposition of a condition within the Development Permit.