

## Appendix 3

### Development Response (Planning Scheme Codes)

## 1.0 Tamborine Mountain Zone Code

The Specific Outcomes for the Tamborine Mountain Zone Code relevant to this proposal are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<b>Consistent Development</b>		
<p><b>SO1</b> Development is limited to development which is 'Consistent Development' as identified in Table 3.7.7 Consistent Development in the Tamborine Mountain Zone.</p>	<p>S1.1 No Solution is prescribed.</p>	<p><b>Does Not Comply.</b></p> <p>Outdoor Sports, Recreation and Entertainment and Camping Grounds are not listed as consistent development within the Escarpment Precinct. However, there are planning grounds to justify the proposal despite the conflict with this Outcome.</p> <p>The accompanying reports have demonstrated that the impact on the site and surrounding environment can be managed and are within acceptable levels.</p> <p>This issue is addressed in the Planning Report.</p> <p>The proposed land uses are of a nature which maintains, protects and even enhances the conservation values, scenic amenity and landscape character of this site.</p>
<b>Amenity, Environmental Management and Greenspace</b>		
<p><b>SO2</b> Development—</p> <p>(a) protects and enhances residential amenity, residential character and a pleasant and safe living and working environment; and</p> <p>(b) has a built form which is consistent with the scale and form of development in the Zone generally; and</p> <p>(c) provides buffering between non-residential uses and residential uses; and</p> <p>(d) provides buffering between residential uses and major transport routes.</p>	<p>S2.1 No Solution is prescribed.</p>	<p><b>Complies.</b> Nearby residential amenity will not be adversely impacted upon. The layout is responsive to the constraints and opportunities of the land and has been designed to mitigate potential external impacts.</p> <p>It is held that the proposal will not injuriously impact on the character and amenity of the area.</p>
<p><b>SO3</b> Development protects, enhances and retains scenic amenity and maximises the retention of native vegetation through—</p> <p>(a) a simple grid road network system in the rural areas following the topography with typically narrow road reserves; and</p> <p>(b) open rural fencing styles; and</p> <p>(c) hedgerows and close roadside planting; and</p> <p>(d) a variety of rural</p>	<p>S3.1 No Solution is prescribed.</p>	<p><b>Complies.</b> The proposed development will not compromise the scenic amenity of the locality. Protection and management of the vegetation was a priority in the design of the park's layout.</p>

Specific Outcomes	Probable Solutions	Development Response
<p>structures set back from the road; and</p> <p>(e) main buildings located in mid to background of penetrating views; and</p> <p>(f) views onto creeks, streamlines and open pastures; and</p> <p>(g) mixed cottage garden styles; and</p> <p>(h) closed canopies of vegetation over roadways; and</p> <p>(i) patches of tall open native trees within open pastures; and</p> <p>(j) patches of remnant and regrowth rainforest; and</p> <p>(k) a diverse pattern of villages and hamlets set in a mixed semi rural landscape; and</p> <p>(l) forested escarpment areas.</p>		
<p><b>SO4</b> Development that is adjacent to an Ecologically Significant Area—</p> <p>(a) avoids adverse impacts on the appearance, security, use and the nature conservation and social values of the area; and</p> <p>(b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	<p>S4.1 No Solution is prescribed.</p>	<p><b>Complies</b>. The development will not cause any harm beyond the boundaries of the subject land or internally. Ecologically sensitive areas will not be compromised as a result of this development.</p> <p>Refer to the Property Vegetation Management Plan prepared by Byrns Lardner Environmental.</p>
<b>Community Identity, Urban Design Principles and Image</b>		
<p><b>SO5</b> Development for non-residential purposes shall not be visible in areas that are significant contributors to the landscape character and scenic amenity of the Zone.</p>	<p>S5.1 Development for non-residential purposes adjoining the following nominated roads is not visible from those roads and does not impact on views from the roads—</p> <p>(a) Tamborine Mountain Road (Geissmann Drive) from the intersection with Main Street to Cedar Creek Falls Road; and</p> <p>(b) Palm Grove Avenue; and</p> <p>(c) Wongawallan Road; and</p> <p>(d) Alpine Terrace except land in the Cottage Tourist Facility Precinct and Business Precinct; and</p> <p>(e) White Road; and</p> <p>(f) Main Western Road from the intersection with White Road to Lahey Lookout Road; and</p> <p>(g) Main Western Road from the southern boundary of the Lot 1 RP196436 to the northern boundary of Lot 1 RP32142; and</p> <p>(h) Beacon Road from the intersection with Wilches Chase west to Tamborine National Park; and</p>	<p><b>Not applicable.</b></p>

Specific Outcomes	Probable Solutions	Development Response
	(i) Witches Chase; and (j) Colville Drive from Witches Chase to Beacon Road; and (k) Hartley Road from Long Road to Cliff Road.	
<b>SO6</b> Development provides adequate and appropriate retail and service activities to support the residents of the Tamborine Mountain Zone.	S6.1 Development ensures that retail activities are located in the Business Precinct.  S6.2 Development ensures that service activities are located in the Business Precinct.	<b>Not Applicable.</b>
<b>SO7</b> Development in the Rural Character Precinct and Countryside Precinct for non-agricultural purposes maintains the visual and rural amenity of the area.	S7.1 No Solution is prescribed.	<b>Not Applicable.</b>
<b>SO8</b> Development is low rise and has a visual bulk and architectural scale consistent with development on nearby land.	S8.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.	<b>Complies.</b> The most substantial structure in the Recreation Park is the Visitor Centre. This building is single storey and will not exceed 8.5 metres in height.
<b>SO9</b> Development layout and site coverage provides a sufficient area for car parking, waste disposal and landscaping.	S9.1 No Solution is prescribed.	<b>Complies.</b> The subject land is some 203 hectares in area. All parking and infrastructure associated with the development will be contained within the boundaries of the site.
<b>SO10</b> Development for non-residential purposes within the Business Precinct, Gallery Walk Precinct, Curtis Falls Precinct and Collage Tourist Precinct is consistent with existing and intended scale and built form by providing that development— (a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— i) height, mass and proportions; and ii) roof form and pitch; and iii) building materials, patterns, textures and colours and other decorative elements; and iv) windows and doors; and v) verandahs, towers and eaves; and vi) fencing, landscaping and entry treatments; and vii) parking, manoeuvring and access areas; and	S10.1 No Solution is prescribed.	<b>Not Applicable.</b>

Specific Outcomes	Probable Solutions	Development Response
<p>vii) existing buildings, structures and plants; and</p> <p>(b) has an attractive and functional appearance; and</p> <p>(c) is orientated toward the road network; and</p> <p>(d) contributes positively to streetscape and built form; and</p> <p>(e) is integrated with existing buildings; and</p> <p>(f) provides a cohesive built form.</p>		
<p><b>SO11</b> Development ensures that a tourist accommodation use or a tourist retail use outside of the Business Precinct or Cottage Tourist Precinct protects and enhances the character of the area.</p>	<p>S11.1 Development ensures that a tourist accommodation use or a tourist retail use is separated by a distance of 200 metres from another lot containing an existing or approved tourist accommodation use or tourist retail use.</p> <p>S11.2 Development locates outside of the Residential Precinct.</p>	<p><b>Complies.</b></p> <p>S11.1 Given the extent of the subject land, it is submitted that the separation from other tourist accommodation be measured from use area to use area rather than from boundary to boundary. To the best of our knowledge, there are no other tourist accommodation developments within 200 metres of the use area within the subject land.</p> <p>S11.2 The proposed development is located within the Escarpment Protection Precinct.</p>
<p><b>SO12</b> Development ensures that tourist accommodation uses and tourist retail uses are sympathetic to the visual amenity and character of the area in terms of topography, building siting design, scale and height and existing vegetation if in the—</p> <p>(a) Village Residential Precinct; or</p> <p>(b) Residential Precinct; or</p> <p>(c) Park Living Precinct; or</p> <p>(d) Rural Character Precinct; or</p> <p>(e) Countryside Precinct; or</p> <p>(f) Escarpment Protection Precinct.</p>	<p>S12.1 No Solution is prescribed.</p>	<p><b>Complies.</b> The proposal has been designed around the natural attributes of the site.</p> <p>The visual amenity of the site and surrounds is of paramount importance to creating a unique experience for the riders and other visitors.</p> <p>The success of the development relies heavily on the protection of the natural features and aesthetics of the site.</p>
<p><b>SO13</b> Development ensures that non-residential uses such as tourist accommodation uses and tourist retail uses do not detract from the residential amenity of the area.</p>	<p>S13.1 Development for a non-residential use is not located in premises adjoining the following roads—</p> <p>(a) Beacon Road from Monte Street to Witches Chase; and</p> <p>(b) Tamborine Mountain Road (Geissmann Drive) from the intersection with Main Street to Cedar Creek Falls Road; and</p> <p>(c) Palm Grove Avenue; and</p> <p>(d) Wongawallan Road; and</p> <p>(e) Alpine Terrace except land in the Cottage Tourist Facility Precinct and Business Precinct; and</p> <p>(f) White Road; and</p> <p>(g) Main Western Road from the intersection with White Road to Lahey Lookout Road; and</p>	<p><b>Complies.</b> The design of the development will ensure that it will not detract from the residential amenity of the area.</p>

Specific Outcomes	Probable Solutions	Development Response
	(h) Main Western Road from the intersection with Hartley Road to the northern boundary of Lot 7 RP40813; and (i) Wilches Chase; and (j) Colville Drive from Wilches Chase to Beacon Road; and (k) Hartley Road from Long Road to Cliff Road.	
<b>Community Services</b>		
<b>SO14</b> Development supports a range of community services commensurate with need.	S 14.1 No Solution is prescribed.	<b>Not Applicable.</b>
<b>SO15</b> Development contributes to the provision of community services by not compromising opportunities to establish new, or enhance existing, community services and Community Care Centre.	S 15.1 No Solution is prescribed.	<b>Not Applicable.</b>
<b>Cultural Heritage</b>		
<b>SO16</b> Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.	S 16.1 Development adjoining or containing a site of cultural heritage significance does not impinge on the values of the site by way of overshadowing or incompatible building character.	<b>Not Applicable.</b> The site is not identified in the Scheme as a site of Cultural Heritage Significance.
<b>Defence Facility Area</b>		
<b>SO17</b> Development does not compromise the operational capability of the defence establishment at Canungra.	S 17.1 No Solution is prescribed.	<b>Complies.</b> The proposal is of no consequence to the Canungra defence establishment.
<b>Ecological Sustainability</b>		
<b>SO18</b> Development does not exceed the capacity of the site to provide for on-site disposal of wastewater and water supply storage.	S 18.1 No Solution is prescribed.	<p><b>Complies.</b> The site is in excess of 203 hectares and can accommodate the wastewater and water supply needs of the proposal.</p> <p>A detailed Onsite Sewage Management Report has been prepared by Precise Environmental to demonstrate the suitability of the site for the scale of development proposed.</p> <p>The scale of the proposal does not exceed the capacity of the site in terms of effluent disposal.</p>
<b>SO19</b> Development conserves the use of non-renewable energy resources by providing that development— (a) augments the use of non-renewable resources with renewable resources to provide for sustainability; and (b) takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of— (i) layout; and	S 19.1 No Solution is prescribed.	<p><b>Complies.</b> It is submitted that the design and nature of the development is such that compliance can be achieved.</p> <p>The design sustainability characteristics are further enhanced by individual management and disposal of all wastewater on site, as well as the harvesting and reuse of rainwater.</p>



Specific Outcomes	Probable Solutions	Development Response
<p>(ii) materials; and (iii) orientation on the site; and (iv) relationship to adjoining uses.</p>		
<p><b>SO20</b> Development protects and enhances natural catchments, river and stream systems, riparian vegetation and recognises the importance of the individual ecosystems within each catchment and system.</p>	<p>S20.1 No Solution is prescribed.</p>	<p><b>Complies.</b> The proposed development will protect and enhance the vegetation and natural attributes associated with the site and surrounds.</p> <p>The site will be carefully developed to ensure it does not cause harm to the local environment.</p> <p>Refer to the Property Vegetation Management Plan prepared by Byrns Lardner Environmental.</p>
<p><b>SO21</b> Development identifies, protects and enhances habitat for State and regionally significant flora and fauna.</p> <p><i>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	<p>S21.1 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species, as identified in Planning Scheme Policy 3 – Ecological Assessment Reporting, Appendix C – Significant Flora and Fauna Species.</p> <p>S21.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community.</p> <p>S21.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of a conservation envelope.</p>	<p><b>Complies.</b> The layout of the Recreation Park has been carefully considered to ensure the majority of buildings, structures and infrastructure are within the least sensitive areas.</p> <p>S21.1 All camping sites were chosen as part of the design process to ensure the extent of clearing is minimal. The layout is responsive to the vegetation values. The preservation of rainforest and significant trees was of paramount importance in the design process.</p> <p>S21.2 Any areas identified as being in need of rehabilitation will be replanted and managed appropriately. Refer to the Property Vegetation Management Plan prepared by Byrns Lardner Environmental.</p> <p>S21.3 The layout of the park has been designed in consultation with an ecologist to identify and protect significant vegetation. Refer to the Property Vegetation Management Plan prepared by Byrns Lardner Environmental.</p>
<p><b>SO22</b> Development identifies, protects and enhances Ecologically Significant Areas (including their biodiversity) and other nature conservation values from the adverse impacts of—</p> <p>(a) land degradation, land contamination or land subsidence; and (b) a worsening or nuisance; and (c) stormwater pollution through the application of water sensitive design principles; and (d) environmental harm, environmental nuisance or a nuisance; and (e) an invasive weed or noxious plant; and (f) a contaminant or a waste; and (g) acid sulfate soils; and (h) a hazard or a disaster.</p>	<p>S22.1 No Solution is prescribed.</p>	<p><b>Complies.</b> The remnant vegetation, and other vegetation, will be protected in accordance with the recommendations of the Property Vegetation Management Plan prepared by Byrns Lardner Environmental.</p> <p>Refer also to the Conceptual Stormwater Management Plan and Preliminary Earthworks Plans by Knobel Consulting.</p>

Specific Outcomes	Probable Solutions	Development Response
<p><i>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>		
<b>Economic Development</b>		
<p><b>SO23</b> Development ensures that Tourist Retail Uses (Tourist Facility, Winery/distillery) and Tourist Accommodation Uses are not concentrated in one location.</p>	<p>S23.1 Development ensures that a Tourist Facility, Winery/distillery or Tourist Accommodation Use is separated by a distance of 200 metres from another lot containing an existing or approved Tourist Facility, Winery/distillery or Tourist Accommodation Use.</p>	<p><b>Complies.</b> There is not a concentration of tourist accommodation in this locality.</p>
<p><b>SO24</b> Development is designed and located to not interfere with the farming activities on adjoining lands.</p>	<p>S24.1 No Solution is prescribed.</p>	<p><b>Complies.</b> The proposed development will not interfere with any small scale farming activities conducted in the area. Being the escarpment, there is little farming activity in close proximity of the site.</p>
<b>Housing</b>		
<p><b>SO25</b> Development provides for a house on a single allotment.</p>	<p>S25.1 Development does not provide for Multi Unit Residential Uses including Aged Persons Accommodation.</p>	<p><b>Not Applicable.</b></p>
<b>Infrastructure Efficiency</b>		
<p><b>SO26</b> Development is sited where it can best utilise existing or planned infrastructure.</p>	<p>S26.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>	<p><b>Complies.</b> Recreation Park will be appropriately serviced with all necessary infrastructure.</p>
<p><b>SO27</b> Development maintains an adequate safe distance from all electricity infrastructure including substations, overhead powerlines, power poles and transformers.</p>	<p>S27.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the Electricity Regulation 1994.</p> <p>S27.2 Development involving the construction of buildings and other structures (including swimming pools, sheds, tennis courts and the like) is not undertaken directly under electricity distribution lines, or within defined electricity easements.</p>	<p><b>Complies.</b> The development will not interfere with power lines or other electricity infrastructure.</p>
<p><b>SO28</b> Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.</p>	<p>S28.1 No Solution is prescribed.</p>	<p><b>Complies.</b> Electricity infrastructure servicing the site and locality will not be compromised.</p>
<p><b>SO29</b> Development contributes to the provision of</p>	<p>S29.1 No Solution is prescribed.</p>	<p><b>Complies.</b> The development does not unduly impact on the existing road</p>



Specific Outcomes	Probable Solutions	Development Response
the road network.		network. No upgrades to the roads and intersection are required. Refer to the Traffic Impact Assessment Report prepared by TTS Group.
<b>SO30</b> Development provides for the on-site provision of water and sewerage.	S30.1 No Solution is prescribed.	<b>Complies.</b> The development will be serviced by all necessary infrastructure. Refer to the Onsite Sewage Management Report by Precise Environmental.
<b>SO31</b> Development being Building Work and Engineering Work (for other than infrastructure) does not— (a) interfere with or adversely impact upon any existing or planned infrastructure, and (b) place an adverse loading on any existing or planned infrastructure.	S31.1 No Solution is prescribed.	<b>Complies.</b> The proposal will have no adverse impact on existing and/or planned infrastructure.
<b>Landscaping</b>		
<b>SO32</b> Development within the Business Precinct, Curtis Falls Precinct, Cottage Tourist Facility Precinct, Gallery Walk Precinct and Special Development Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precinct.	S32.1 No Solution is prescribed.	<b>Not Applicable.</b>
<b>SO33</b> Development for Industry – Low Impact/Service provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.	S33.1 No Solution is prescribed.	<b>Not Applicable.</b>
<b>Noise, Air and Light Emissions</b>		
<b>SO34</b> Development protects and enhances the amenity and character of the Zone and Precincts by avoiding or mitigating the adverse emission of noise and vibration.	S34.1 No Solution is prescribed.	<b>Complies.</b> As the area for proposed development is quite extensive and located some distance from any adjoining dwellings it is anticipated that any adverse impact on the locality by way of noise emission and vibration will be minimal.  Refer to the Noise Impact Assessment Report by ASK Acoustic and Air Quality Consultants dated 10 January 2014.
<b>SO35</b> Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.	S35.1 No Solution is prescribed.	<b>Complies.</b> Given the nature of the uses and the vast size of the subject land, adverse impacts on the locality by way of emission of dust, odour or other pollutants are not anticipated.
<b>SO36</b> Development protects and enhances the amenity and character of the Zone and	S36.1 No Solution is prescribed.	<b>Complies.</b> Due to the site's terrain and dense vegetation, adverse impacts on the

Specific Outcomes	Probable Solutions	Development Response
Precincts by avoiding, minimising or mitigating the adverse emission of light or glare.		area by way of light emissions and glare are not expected.
<b>Open Space, Sport and Recreation Facilities</b>		
<b>SO37</b> Development provides for an integrated, diverse, useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport and recreation activity.	S37.1 No Solution is prescribed.	<b>Complies.</b> The proposed development provides a unique recreation park for both local residents and tourists.
<b>SO38</b> Development supports a range of outdoor sporting activity including sportsgrounds, parks and linear corridors for nonmotorised recreation.	S38.1 No Solution is prescribed.	<b>Complies.</b> Refer to comment above.
<b>SO39</b> Development provides opportunities for the establishment, expansion or enhancement of district level playing fields serving the needs of residents.	S39.1 No Solution is prescribed.	<b>Not Applicable.</b>
<b>SO40</b> Development supports the maintenance of individual recreational opportunities and maximises access to areas of public recreational activity.	S40.1 No Solution is prescribed.	<b>Complies.</b> Guanaba Experience Recreation Park will offer unique opportunities for individual recreation not found elsewhere within Scenic Rim and the Gold Coast Hinterland.
<b>Protection of Personal Health, Safety and Property</b>		
<b>SO41</b> Development is not to exacerbate or be adversely affected by flood events.	S41.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood.  S41.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2% AEP flood.	<b>Complies.</b> The proposed site is not flood affected.
<b>SO42</b> Development protects and enhances personal health and safety and property by incorporating features and measures designed to improve safety and minimise the risk of crime through— (a) the design of public access ways and pedestrian areas to avoid dark corners and encourage casual surveillance; and (b) the provision of entry points to buildings which are clearly visible; and (c) the avoidance of fencing and landscaping which obstruct or limit casual surveillance.	S42.1 Development does not provide— (a) a blind corner involving a change in direction of 75 degrees or greater; and (b) a pathway that is longer than 20 metres; and (c) if a non-residential development, an entry to or an exit (other than an emergency exit) from a building which is not located at the front of the building.	<b>Not applicable.</b>
<b>SO43</b> Development is sympathetic to natural hazard	S43.1 Development avoids flood prone, landslide prone, and high bushfire	<b>Alternative Solution – Specific Outcome Achieved.</b>

Specific Outcomes	Probable Solutions	Development Response
constraints.	hazard areas. S43.2 Development provides for building envelopes where lots are constrained by environmental factors.	S43.1 Whilst the site contains areas mapped as High Landslide Hazard, the proposed building sites have been found to be stable and suitable for the nature of development proposed. Refer to broadscale geotechnical assessment provided by Soil Surveys dated 19 September, 2013.  The site is identified as being within a high/medium hazard bushfire risk area. Consequently a bushfire risk assessment has been undertaken and a management plan prepared. The development will be undertaken in accordance with the recommendations of the Bushfire Management Report prepared by Eldon Bottcher Architect Pty Ltd. This report incorporated an Emergency Management Plan.  S43.2 Not applicable.
<b>Transport and Access</b>		
<b>SO44</b> Development protects and enhances existing and planned road transport infrastructure.	S44.1 No Solution is prescribed.	<b>Complies.</b> A Traffic Impact Assessment was undertaken by TTS Group. The report confirms the road network is capable of accommodating the proposed development.  Refer to Traffic Impact Assessment Report by TTS Group.
<b>SO45</b> Development provides road transport infrastructure which— (a) services the development; and (b) integrates with the existing and planned road transport infrastructure; and (c) protects and enhances the road hierarchy.	S45.1 No Solution is prescribed.	<b>Not applicable.</b> The site is within an established area. No new road infrastructure is required to service the development.
<b>SO46</b> Development provides for an integrated and efficient transport 'network' that meets the needs of the Tamborine Mountain community.	S46.1 No Solution is prescribed.	<b>Not applicable.</b> Please see above comment.
<b>SO47</b> Development ensures that tourist facilities are located on roads other than those which function primarily as residential/rural residential access roads.	S47.1 No Solution is prescribed.	<b>Not applicable.</b> The proposed development is not by definition a Tourist Facility. Notwithstanding, the proposed development is appropriately located on a higher order road to ensure traffic related impacts are not caused to residential areas.
<b>Growth Management</b>		
<b>SO48</b> Development in respect of land in the Tamborine Mountain Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan, which provides that—	S48.1 No Solution is prescribed	<b>Not applicable.</b> The subject land is not included in the Urban Footprint under the South East Queensland Regional Plan 2009-2031.

Specific Outcomes	Probable Solutions	Development Response
(a) the land is not necessarily suitable for urban development; and (b) the land suitable for urban development is to be identified through consideration of constraints affecting the land; and (c) the timing and sequencing of development shall be determined through the local growth management strategy.		
<b>Intensity of Development</b>		
<b>SO49</b> Development being a Material Change of Use is consistent with the scale, form and intensity of development in the Zone; and (b) Reconfiguring a Lot is to comply with- i) the standards in Table 5.4.6B (Lot Design Specifications); and ii) the Regulatory Provisions of the South East Queensland Regional Plan.102	S49.1 No Solution is prescribed.	<b>Complies.</b> The intensity of development is considered appropriate for the site and Precinct generally.

The Specific Outcomes prescribed exclusively for the **Escarpment Protection Precinct** are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<b>SO1</b> Development must demonstrate that it is low-impact and can protect and maintain the nature conservation, scenic amenity and landscape character values associated with the Tamborine Mountain escarpment.	S1.1 No Solution is prescribed.	<b>Complies.</b> The proposed development has been carefully and meticulously designed to ensure it has minimal impact on the character and amenity of the site and locality.  All potential impacts associated with the development can be appropriately mitigated and managed.  The natural attributes of the site and surrounds will be protected as these qualities are fundamental to the success of the development.
<b>SO2</b> Development maintains and protects the existing undeveloped landscape character comprising heavily forested areas and a mixed farming environment by- (a) retaining existing vegetation and forested areas; and (b) rehabilitating degraded or cleared areas using locally occurring native species.	S2.1 No Solution is prescribed.	<b>Complies.</b> The development has been meticulously designed to protect the ecological values of the site.  Refer to the Property Vegetation Management Plan prepared by Byrns Lardner Environmental.

Specific Outcomes	Probable Solutions	Development Response
<b>SO3</b> Development in an existing mixed farming environment maintains or provides for— (a) views from the mountain; (b) open rural fencing styles including but not limited to post and wire or rail or open palings; (c) hedgerows and close roadside planting; (d) a variety of rural structures such as water tanks, grain silos, greenhouses, machinery sheds, harvest sheds or stables set back from the road; (e) main buildings being located in the mid to background of penetrating views; (f) mixed cottage garden styles such as formal or rambling; (g) closed canopies over roadways.	S3.1 No Solution is prescribed.	<b>Not Applicable.</b> The proposal is not situated in a mixed farming locality. The moderate to steep terrain in this locality does not lend itself to farming.
<b>SO4</b> Development provides for a limited range of non-residential uses where it can be demonstrated that the scenic amenity can be maintained.	S4.1 No Solution is prescribed.	<b>Complies.</b> The topography of the area will ensure that the development is non-intrusive. The high quality design, natural vegetation and topographical features, combined with a responsive park design ensures the scenic amenity of the locality is maintained.
<b>SO5</b> Development ensures a building height, bulk and setback consistent with the character of the Escarpment Protection area.	S5.1 Development in the Escarpment Protection area provides a minimum building setback distance of 10 metres from— Tamborine Oxenford Road; and Main Western Road; and Henri Robert Drive.	<b>Complies.</b> The proposed development is set back an appropriate distance to ensure the visual impacts from Guanaba Road and Kaiser Road are minimal.
<b>SO6</b> Development of signage contributes to the character of the area by design, type and limited proliferation.	S6.1 Development provides that no signage, with the exception of information and directional signage will be permitted in the road reserve.	<b>Complies.</b> Any signage required will be discrete and in keeping with the character of the area.

In summary, the proposed development achieves all but one of the relevant Specific Outcomes as demonstrated above. Whilst the proposed land uses were not specifically envisaged for the Escarpment Protection Precinct due to the mapped development constraints, it is these characteristics of the site that make it ideal for the recreation uses proposed. The development can be undertaken without unduly impacting on the locality. The topography of the area will ensure that the development is non-intrusive. The high quality design, natural vegetation and topographical features, combined with a responsive park design ensures the scenic amenity of the locality is maintained. On this basis, there are planning grounds to support the proposal despite the conflict with Specific Outcome 1 of the Tamborine Mountain Zone Code.

The proposed development achieves substantial compliance with the Tamborine Mountain Code.



## 2.0 Sports, Recreation and Entertainment Code

The Specific Outcomes prescribed exclusively for the Sports, Recreation and Entertainment Code are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<p><b>SO1</b> Development complements the style, scale and character of existing uses in the street and surrounding local area and contributes positively to the Streetscape.</p>	<p>S1.1 Development provides that Buildings are setback a minimum of 6 metres from the site frontage or principal site frontage other than to a State Controlled Road.</p> <p>S1.2 Development that fronts a State Controlled Road provides that Buildings are setback a minimum of 10 metres from the road frontage.</p> <p>S1.3 Development provides Aesthetic Landscaping along the site frontage.</p> <p>S1.4 Development provides that Buildings are setback a minimum of 10 metres from a side or rear boundary that adjoins land in a Residential Precinct.</p> <p>S1.5 Development provides—</p> <p>(a) Screen Landscaping with a width of 5 metres between any Building, structure or outdoor use area and any side or rear boundary which adjoins a Residential Precinct; and</p> <p>(b) a minimum 1.8 metres high screen fence to be along the full length of any side or rear boundary which adjoins land in a Residential Precinct.</p>	<p><b>Complies.</b> The proposal will not compromise the character of the area.</p> <p>S1.1 The Visitor Centre is set back a substantial distance from the roads. The setbacks achieved are approximately 30 metres from Kaiser Road and 400 metres from Guanaba Road.</p> <p>S1.2 The Visitor Centre is oriented towards Kaiser Road. It is approximately 400 metres from Guanaba Road.</p> <p>S1.3 Landscaping along the frontages is not considered necessary as a natural vegetated buffer is established along the road frontages. Whilst the site is well vegetated, some minor landscaping works will be undertaken in the proximity of the Visitor Centre and parking area to enhance the aesthetics of the Recreation Park.</p> <p>S1.4 Not Applicable.</p> <p>S1.5 Not Applicable.</p>
<p><b>SO2</b> Development provides that noise emissions do not cause annoyance or disturbance to residents in the surrounding area.</p>	<p>S2.1 Development does not result in noise emissions that are detectable at the property boundary.</p>	<p><b>Complies.</b> Noise emissions will be appropriately managed. The acoustic report accompanying the development application confirms that the environmental noise criteria relevant to the various aspects of the development will be satisfied.</p> <p>Refer to Noise Impact Assessment Report by ASK Acoustics and Air Quality Consultants dated 10 January 2014.</p>
<p><b>SO3</b> Development provides that light emissions do not have an adverse effect on the amenity of the surrounding area.</p>	<p>S3.1 Development provides that illumination levels 1.5 metres outside the site do not exceed 8 lux.</p> <p>S3.2 Development provides that an illuminated Advertising Device is not visible from surrounding residential areas.</p> <p>S3.3 Development provides that an illuminated Advertising Device is shielded and directed so as to not cause glare or nuisance to surrounding residential areas.</p>	<p><b>Complies.</b> The proposal will not result in adverse light emissions.</p> <p>S3.1 Minimal lighting will be required. Night activities will be limited to one night per week. All lighting will be designed to ensure compliance with the Probable Solution.</p> <p>S3.2 An illuminated advertising device is not proposed.</p> <p>S3.3 Not applicable. Refer to previous comment.</p>

Specific Outcomes	Probable Solutions	Development Response
<b>S04</b> Development provides natural and built shade structures to reduce exposure to ultra violet (UV) radiation.	<p>S4.1 Development provides that—</p> <p>(a) 50% of spectator seating and general viewing areas are provided with a solid roof; and</p> <p>(b) 100% of player off field areas are provided with a solid roof.</p> <p><i>Note: Development should have regard to the publication "Creating Shade for Public Facilities Policy and Guidelines for Local Government".</i></p>	<b>Not Applicable.</b> Spectator seating is not required. Naturally shaded areas will be prevalent throughout the entire recreation park.
<b>S05</b> Development, being for an Outdoor Sport, Recreation and Entertainment use, provides that exposure of patrons to dust is minimised.	S5.1 Development includes measures to reduce dust generated by permitted activities to acceptable levels.	<b>Complies.</b> Dust generation is not anticipated to be a cause of nuisance to any neighbouring property. All potential impacts associated with the proposed activities are expected to be contained within the bounds of the subject land and will be appropriately managed by the operators of the Park.
<b>S06</b> Development is contained within the approved site.	S6.1 Development provides that site boundaries are fenced and clearly marked so as to avoid unintentional trespass onto adjoining lands.	<b>Complies.</b> Trails will be clearly formed and will not traverse any neighbouring land. The risk of unintentional straying onto neighbouring land is low. Boundary fences are considered unnecessary and contrary to the natural character of the property. The rugged terrain will effectively prevent trespassing onto adjacent properties.  Maps are provided to riders and visitors upon entry. These will delineate the network of trails.
<b>S07</b> Development provides that solid waste disposal does not have an adverse effect on the amenity of the surrounding area or the environment.	S7.1 Development provides that refuse is collected and stored in a screened area and is removed from the site by an approved contractor.	<b>Complies.</b> The Park will implement a strict policy of waste disposal. A limited number of bins will be provided in the main gathering areas, in particular the Visitor Centre, at trail heads, and shuttle bus waiting areas. Camping zones will be appropriately serviced with strategically placed bins. The bins provided will be regularly monitored and emptied by the Park Manager and Staff.  Refuse can be responsibly managed without detriment to neighbouring properties.

In summary, the proposed Outdoor Recreation Park complies with the Probable Solutions and therefore achieves the Specific Outcomes as demonstrated above. The proposal complies with the Sports, Recreation and Entertainment Code.

### 3.0 Caravan/Relocatable Home Park/Camping Ground Code

The Specific Outcomes relevant to Camping Grounds are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<p><b>SO1</b> Development has an appropriate area and configuration to accommodate the use, landscaped buffer areas and ancillary amenities and facilities.</p>	<p>S1.1 Development has a minimum site area of 20,000m<sup>2</sup> with an average depth to width ratio that does not exceed 4 to 1.</p>	<p><b>Complies.</b> The site is in excess of 200 hectares and is well suited to camping and associated activities.</p> <p>The camp areas are all screened by natural vegetation.</p>
<p><b>SO2</b> Development provides that an area for a relocatable home, caravan, cabin and tent—</p> <p>(a) is designed and equipped to ensure orderly and convenient use and servicing; and</p> <p>(b) has a sufficient size and dimension to accommodate the intended use, having regard to the length of stay and varying styles and sizes of accommodation.</p>	<p>S2.1 Development provides that an area allocated to accommodate a caravan—</p> <p>(a) is a minimum of 75m<sup>2</sup> with an average of 100m<sup>2</sup>; and</p> <p>(b) has a frontage of at least 7.5 metres to any internal accessway; and</p> <p>(c) has a concrete pad for the stationing of a caravan and the erection of an annex (for a minimum of 75% of all sites); and</p> <p>(d) is connected with electricity, water and has suitable site drainage and sullage points; and</p> <p>(e) is delineated on the ground and prominently numbered.</p> <p>S2.2 Development provides that an area allocated to accommodate a cabin—</p> <p>(a) is at least 100m<sup>2</sup>; and</p> <p>(b) has a frontage of at least 10 metres to any internal accessway; and</p> <p>(c) is connected with electricity, water and has suitable site drainage and sullage points; and</p> <p>(d) is delineated on the ground and prominently numbered; and</p> <p>(e) is separated from any other occupation area by a minimum of 3 metres to allow for pedestrian movement.</p> <p>S2.3 Development provides that—</p> <p>(a) a camping area has facilities connected with electricity and water and has suitable site drainage and sullage points; and</p> <p>(b) an area allocated to accommodate a tent is delineated on the ground and prominently numbered.</p> <p>S2.4 Development provides that—</p>	<p><b>Complies.</b></p> <p>S2.1 The property has several areas suitable for camping. Given the terrain, very few caravans are expected to attend the camp grounds. The site and facilities are designed more for tents and camper trailers. Formal caravan pads will not be constructed. Any caravans using the park will be required to use Camp Area 1 near the entrance to the park. Powered sites will not be provided.</p> <p>S2.2 The camping areas are designed to offer different experiences. Cabins are not proposed. The semi-permanent tents that may be provided are simply canvas tents and have no permanent infrastructure associated with them. They will not be powered.</p> <p>S2.3 The Outdoor Recreation Park is seeking to provide camping areas with different levels of services and facilities. Limited facilities will be provided. Campers are made aware of the facilities offered and are required to cater for their own needs where required. Permanent toilets and showers will be established in Camp Zone 1, whilst portable toilets will be made available elsewhere.</p> <p>The camping areas will not be powered. Camping areas will be delineated with discrete tent sites.</p> <p>S2.4 Not applicable.</p>

Specific Outcomes	Probable Solutions	Development Response
	<p>(a) an area allocated to accommodate a relocatable home—</p> <ul style="list-style-type: none"> <li>(i) is at least 200m<sup>2</sup>; and</li> <li>(ii) has a frontage of at least 13 metres to any internal accessway; and</li> <li>(iii) contains a private Open Space Area of at least 30m<sup>2</sup>, with a minimum length and width of 3 metres; and</li> <li>(iv) is connected to electricity, telecommunications, water and underground drainage; and</li> <li>(v) is delineated on the ground and prominently numbered; and</li> <li>(vi) is separated from any other occupation area by a minimum of 1.5 metres to allow for pedestrian movement; and</li> </ul> <p>(b) a relocatable home and associated structures is set back within a relocatable home area, by at least 3 metres from an internal accessway frontage and 1.5 metres from the side and rear site boundaries except for an open carport structure which may be located within the side and rear setbacks.</p>	
<p><b>SO3</b> Development provides communal open space that is—</p> <ul style="list-style-type: none"> <li>(a) useable; and</li> <li>(b) clearly defined; and</li> <li>(c) safe and attractive; and</li> <li>(d) available for recreational use by all occupants and visitors.</li> </ul>	<p><b>S3.1</b> Development provides a communal Open Space Area of at least 10% of the site area that—</p> <ul style="list-style-type: none"> <li>(a) is provided in addition to landscape buffer areas; and</li> <li>(b) is clear of obstacles including clothes hoists, accessways, parking spaces and garbage receptacles; and</li> <li>(c) has an average dimension of 15 metres; and</li> <li>(d) has a fenced children's playground with safe and good quality play equipment.</li> </ul>	<p><b>Not applicable.</b> The proposed camping ground is intended as a bush camping experience offered in conjunction with the recreational activities. Formal communal space is not required. Notwithstanding this, the camp areas have large open spaces available for passive recreation uses. Picnic areas and the Visitor Centre also provide communal areas for socializing. In addition, a small kids playground is likely to be established in Stage 2 when the café/restaurant is constructed.</p>
<p><b>SO4</b> Development provides safe and accessible recreation facilities in a central location.</p>	<p><b>S4.1</b> Development provides a games room or common room.</p>	<p><b>Not applicable.</b> This outcome appears more applicable to a caravan park rather than a camp ground. Indoor recreation facilities are not required for a bush camp ground of this nature. The camping is ancillary to the outdoor recreation facilities on offer.</p> <p>A games room or similar is in conflict with the healthy/outdoors/eco-recreation ethos of this venture.</p>
<p><b>SO5</b> Development does not give rise to an increased risk to</p>	<p><b>S5.1</b> No Solution is prescribed.</p>	<p><b>Complies.</b> The camping grounds will be managed to ensure the safety and wellbeing of</p>



Specific Outcomes	Probable Solutions	Development Response
people's health, safety and general welfare.		all patrons and visitors. An on site manager and/or staff members will be present at all times.
<b>SO6</b> Development provides that laundry, toilet and ablution facilities are conveniently provided for the occupants.	<p>S6.1 Development provides that where communal laundry, toilet and ablution facilities are provided, such facilities are located within 100 metres of, but not closer than 6 metres to every caravan, cabin or tent or camping area.</p> <p>S6.2 Development provides that where a private ensuite facility is provided for the exclusive use of occupants the facility is closer than 6 metres to the caravan, cabin or tent.</p>	<p><b>Complies.</b></p> <p>S6.1 Limited amenities will be provided on the property. Toilets and showers are located in the Visitor Centre and within Camp Zone 1 (limited toilet facilities will be provided in other camp areas in a later stage).</p> <p>S6.2 Not applicable.</p>
<b>SO7</b> Development provides for the safe and convenient movement of pedestrians and vehicles within the site to communal open space and facilities and external roads.	<p>S7.1 Development provides that where an internal accessway services less than 20 relocatable homes, caravans, cabins or tents—</p> <p>(a) the internal accessway has a minimum width of 4 metres for one way traffic and 5.5 metres for two way traffic, with widening on curves; and</p> <p>(b) a turning bay is provided at the end of the internal accessway that is capable of allowing conventional service trucks to reverse direction with multiple movements; and</p> <p>(c) the internal accessway has a dual function for pedestrian and vehicular movement.</p> <p>S7.2 Development provides that where an internal accessway services 20 or more caravans, cabins or tents—</p> <p>(a) the internal accessway has a minimum width of 4 metres for one way traffic and 5.5 metres for two way traffic with widening on curves; and</p> <p>(b) a pedestrian path with a minimum width of 1.5 metres is provided between the internal accessway and the caravan, cabin or tent area; and</p> <p>(c) a turning bay is provided at the end of the internal accessway that is capable of allowing conventional service trucks to reverse direction with a maximum of 2 movements.</p> <p>S7.3 Development provides that where an internal accessway services 20 or more relocatable homes—</p> <p>(a) the internal accessway has a minimum width of 6 metres; and</p> <p>(b) the width of the internal</p>	<p><b>Complies.</b> The communal facilities are located at the top end of the park ensuring safe and convenient access for all visitors wanting to utilise the amenities.</p> <p>S7.1 Not applicable. This requirement applies to formal camping with constructed internal paths and designated camp pads, such as caravan parks. It is not relevant to bush camping facilities.</p> <p>S7.2 Not applicable.</p> <p>S7.3 Not applicable.</p> <p>S7.4 Not applicable.</p>



Specific Outcomes	Probable Solutions	Development Response
	<p>accessway and verges is a minimum of 9 metres with a minimum verge width at any point of 1.5 metres; and</p> <p>(c) a turning bay is provided at the end of the internal accessway that is capable of allowing conventional service trucks to reverse direction with a maximum of 2 movements; and</p> <p>(d) a pedestrian path with a minimum width of 1.2 metres is provided in addition to the internal accessway.</p> <p>S7.4 Development provides that an internal accessway and pedestrian path is provided with adequate—</p> <p>(a) directional signage; and</p> <p>(b) night lighting; and</p> <p>(c) opportunities for public surveillance.</p>	
<p><b>SO8</b> Development provides adequate lighting to facilitate the safe use of roads and pedestrian paths within the site.</p>	S8.1 No Solution is prescribed.	<p><b>Complies.</b> Lighting will not be provided or required within the designated camp areas. However, some lighting will be provided in proximity to the Visitor Centre.</p>
<p><b>SO9</b> Development provides that fire hydrants that are installed are easy to locate and use in times of emergency and are to a standard consistent with service needs.</p>	S9.1 No Solution is prescribed.	<p><b>Not applicable.</b> The site is not serviced with reticulated water supply. Water supply needed for fire fighting purposes in connection with the Visitor Centre and Camp Zones will be provided in accordance with the Bushfire Management Report by Eidon Botcher Architect Pty Ltd.</p>
<p><b>SO10</b> Development provides a central waste collection area that is located for convenient use, is accessible to service vehicles and buffered from sensitive uses on the site and on adjoining sites.</p>	S10.1 No Solution is prescribed.	<p><b>Complies.</b> A limited number of bins will be provided for campers and visitors. These will be conveniently located. A central refuse area will be located in proximity of the Visitor Centre.</p> <p>All refuse bins will be emptied and maintained by staff.</p> <p>Bins will be provided in all camping areas.</p>
<p><b>SO11</b> Development ensures that night lighting does not cause annoyance or disturbance to residents in the surrounding area.</p>	S11.1 Development ensures that illumination levels 1.5 metres outside the site do not exceed 8 lux.	<p><b>Not applicable.</b> Night lighting will not be provided within the camp areas.</p>
<p><b>SO12</b> Development ensures that noise emissions from the site do not cause annoyance or disturbance to residents in the surrounding area.</p>	S12.1 No Solution is prescribed.	<p><b>Complies.</b> The camp grounds are dispersed over three main areas within the 203 hectare property. The park is well buffered from the houses on the opposite side of Kaiser Road and Guanaba Road.</p> <p>The camping activities are not expected to cause annoyance for any residents within this locality. The Noise Impact Assessment Report by ASK Acoustics and Air Quality consultants confirms that the environmental noise criteria will be satisfied. Consequently the risk of impact on the residences is low.</p>

Specific Outcomes	Probable Solutions	Development Response
<b>SO13</b> Development presents a view from the street that complements the existing built form and Streetscape.	S13.1 Development provides Aesthetic Landscaping and Screen Landscaping on all site boundaries.	<b>Not applicable.</b> The camp areas are not visible from Kaiser or Guanaba Roads.
<b>SO14</b> Development maintains the existing amenity and character of the surrounding area.	S14.1 Development that adjoins a residential or rural residential use provides Buffer Landscaping between the development and the adjoining use.	<b>Complies.</b> The natural character and amenity of the locality will not be compromised by this development. The camp grounds will have a minimal impact on the land. Permanent formal camp sites will not be constructed thereby ensuring minimal disturbance to the property. Pads for tents will be established/cleared where necessary which will delineate the camp sites. Sloping sites may be leveled for tents with drainage provided around the pads.  The camp grounds will have a negligible impact in regards to aesthetics. They will not be visible from external vantage points.

In summary, the proposed Outdoor Recreation Park achieves the Specific Outcomes as demonstrated above. The proposal complies with the Caravan/Relocatable Home Park/Camping Ground Code.

#### 4.0 Infrastructure Overlay Code

Assessment against the Infrastructure Overlay Code is triggered by the site's adjacency to a State Controlled road. The Code's Specific Outcome relevant to this development is examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<b>State Controlled Road</b>		
SO7 Development, which is adjacent to a State controlled road, is located to minimise the impacts arising from the widening of the road on the amenity of the use.	<p>S7.1 Development is sited a minimum distance of 10 metres from the boundary of the future proposed widening of a State controlled road.</p> <p><i>Note: Information Sheet—"State controlled roads" provides a list of State controlled roads and information relating to development adjacent to such roads.</i></p>	<b>Complies.</b> The Visitor Centre is oriented off Kaiser Road. It is some 400 metres from Guanaba Road.

In summary, the proposed Outdoor Recreation Park achieves the Specific Outcome as demonstrated above. It complies with the Infrastructure Overlay Code.

## 5.0 Nature Conservation Overlay Code

Assessment against the Nature Conservation Overlay Code is triggered by the site's inclusion within an Ecological Corridor, the Landscape Amenity Area and the broadly defined Vegetation Management Area. The site is also identified as containing a Buffer Area adjacent to the National Park and includes Local Nature Conservation Areas.

The Specific Outcomes relevant to this proposal are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<b>Conservation Estate Area</b>		
<b>Ecological Corridor</b>		
<p><b>SO1</b> Development on a site containing the Ecological Corridor provides for the retention and establishment of an Ecological Corridor that—</p> <p>(a) is based on existing Ecologically Significant Areas and other Nature Conservation Values such as a Watercourse, related riparian vegetation, areas of local, regional or state biodiversity significance, significant vegetation or remaining vegetation, which are continuous with the Ecological Corridor area or other Ecologically Significant Area or are able to be restored; and</p> <p>(b) maximizes connectivity between Ecologically Significant Areas and functions as an Ecological Corridor taking into account the habitat and Nature Conservation Values of adjoining land; and</p> <p>(c) protects and enhances the Ecological Corridor area to maximize the potential for the movement of native flora and fauna and the genetic interchange of native plants and native animals between Ecologically Significant Areas; and</p> <p>(d) protects the Ecological Corridor on the site and adjacent to the site from being fragmented in a way that it loses its ecological functioning or become vulnerable to greater adverse impacts such as weed invasion; and</p> <p>(e) is rehabilitated with locally occurring native plants where the Ecological Corridor includes a</p>	<p>S1.1 Development ensures that vegetation within the Ecological Corridor is not disturbed or degraded.</p> <p>S1.2 Development through revegetation using locally occurring native species maximises the connectivity of the Ecological Corridor with other areas of habitat retained on site or on neighbouring sites.</p> <p>S1.3 Development ensures that retained Ecological Corridor vegetation is configured to provide a low edge to area ratio and avoids narrowing or the creation of bottlenecks within the corridor</p> <p>S1.4 Development minimises edge effect impacts upon the Ecological Corridor and its values through the provision of a vegetated Buffer using locally occurring native species.</p> <p>S1.5 Development provides that the Ecological Corridor is either dedicated as open space or is protected by inclusion in a conservation envelope.</p> <p>S1.6 Development provides that disturbed areas and cleared areas within the Ecological Corridor are revegetated using the same locally occurring native plant species or compatible species to the native vegetation forming the Ecological Corridor so as not to displace or alter native faunal populations.</p> <p>S1.7 Development does not use or retain vegetation species that are or have the potential to be invasive weeds in an Ecological Corridor.</p> <p>S1.8 Development provides that native fauna can traverse the Ecological Corridor in a reasonable degree of safety.</p>	<p><b>Complies.</b> The outdoor recreation park has been designed to maintain the integrity of the ecological corridor and to minimise the level of disturbance to the site.</p> <p>S1.1 Alternative Solution. Some clearing of vegetation is required however this will be undertaken in strict compliance with the recommendations of the Property Vegetation Management Plan by Byrns Lardner Environmental.</p> <p>S1.2 The connectivity between the Ecological Corridor on the site and those on surrounding properties will be maintained.</p> <p>S1.3 The outdoor recreation park has been designed with the flora and fauna values at the forefront of consideration. Any clearing undertaken will be limited and will not be concentrated in any particular location. The edge to area ratio of the ecological corridor will be unaffected by the development.</p> <p>S1.4 The edge to area ratio will remain unaffected by the proposed development.</p> <p>S1.5 Alternative Solution. Dedication of the Ecological Corridor is not reasonable or practical, nor would it be to include the land in a Conservation Envelope. The Vegetation Management Act provides the appropriate framework for the protection of the vegetation.</p> <p>S1.6 Appropriate landscaping will be implemented across the site where necessary.</p> <p>S1.7 Any invasive weeds will be removed.</p> <p>S1.8 The integrity of the area mapped as ecological corridor will not be compromised by the development. Native fauna will not be threatened as a consequence of this development.</p> <p>Refer to the Property Vegetation Management Plan by Byrns Lardner Environmental dated May 2014.</p>

Specific Outcomes	Probable Solutions	Development Response
cleared or partially cleared area.		
<p><b>SO2</b> Development on a site containing the Ecological Corridor avoids or minimises (in order of preference) the extent to which fauna habitat and connectivity between Ecologically Significant Areas and Ecological Corridor areas is disrupted by a road and other infrastructure.</p>	<p><b>S2.1</b> Development—</p> <p>(a) provides for the movement of wildlife in the Ecological Corridor by—</p> <p>(i) ensuring that road or utility services infrastructure is not located in the Ecological Corridor; or</p> <p>(ii) providing fauna over passes or under passes; and</p> <p>(b) minimises the degree of the intrusion into the Ecological Corridor.</p>	<p><b>Complies.</b> The proposed development will not hinder the movement of fauna across the site. The footprint of the development is relatively small given the vast size of the property.</p> <p>The most significant infrastructure is the Visitor Centre and parking areas. These are to be constructed within the cleared and disturbed part of the site in proximity to the old quarry.</p>
<b>Conservation Estate Area</b>		
<p><b>S04</b> Development within 100 metres of or in the Conservation Estate Area, protects, maintains and enhances the ecological functioning and integrity of the Conservation Estate Area, (including World Heritage Areas, national parks, conservation parks and areas of high nature conservation value) and its associated Nature Conservation Values.</p>	<p><b>S4.1</b> Development provides a Buffer area along all property boundaries that adjoin the Conservation Estate Area, which is to be located on the site such that—</p> <p>(a) the vegetation in the Buffer area—</p> <p>(i) consists only of locally occurring native vegetation which complements the vegetation communities and the associated Nature Conservation Values of the adjoining Conservation Estate Area; and</p> <p>(ii) does not include nonnative plant species or invasive weeds; and</p> <p>(iii) is of sufficient width to ensure that potential edge effects on the Conservation Estate Area are avoided; and</p> <p>(b) a firebreak is located on the site between the development and the vegetation component of the Buffer area; and</p> <p>(c) appropriate wildlife friendly fencing is provided along the boundaries of the Buffer area and is designed to allow the safe movement of wildlife while preventing animal stock from entering the Buffer area and Conservation Estate Area.</p> <p><b>S4.2</b> Development provides that a Buffer area to the Conservation Estate Area is either dedicated as open space, or is protected through the application of a conservation envelope.</p>	<p><b>Complies.</b> The development is of a low impact nature and will not compromise the ecological functioning and integrity of the adjacent National Park.</p> <p><b>S4.1 Alternative Solution.</b> Whilst a buffer area is not proposed, the uses and activities proposed in proximity to the adjacent National Park are low intensity and low impact. The development is unlikely to have any detrimental impact on the National Park.</p> <p>A firebreak would unnecessarily impact sensitive ecosystems found in proximity of the creek.</p> <p>Fencing is not proposed. This will ensure fauna movement is not impeded by the development.</p> <p><b>S4.2</b> Refer to comment above. The dedication of privately owned land for buffer purposes is not necessary or reasonable.</p>
<b>Local Nature Conservation Area and Regional Nature Conservation Area</b>		
<p><b>SO5</b> Development in the Local Nature Conservation Area or</p>	<p><b>S5.1</b> Development is located outside of the Local Nature Conservation</p>	<p><b>Specific Outcome achieved – Alternative Solutions proposed.</b></p>



Specific Outcomes	Probable Solutions	Development Response
<p>the Regional Nature Conservation Area protects, maintains and enhances the ecological functioning and integrity of the Local Nature Conservation Area and the Regional Nature Conservation Area and their associated Nature Conservation Values.</p> <p><i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	<p>Area and the Regional Nature Conservation Area.</p> <p>S5.2 Development does not involve the clearing or disturbance of habitat for significant flora and fauna species.</p> <p>S5.3 Development provides for the rehabilitation of degraded habitat areas or compensatory habitat using locally occurring native species.</p> <p>S5.4 Development provides that the Local Nature Conservation Area or the Regional Nature Conservation Area is either dedicated as open space or is protected through the application of a conservation envelope.</p> <p>S5.5 Development provides that domestic and feral animals that may pose a direct threat to flora or fauna within the Local Nature Conservation Area or the Regional Nature Conservation Area are prevented from accessing the area by a fence.</p>	<p>Some clearing will be undertaken. However, the layout of the park has been designed to ensure minimal disturbance to the vegetation and site generally. Clearing will be minimal and will be undertaken in a sensitive and sustainable manner without any long term impact on the flora and fauna communities and biodiversity of the regional ecosystem.</p> <p>Refer to the Property Vegetation Management Plan by Byrns Lardner Environmental.</p> <p>S5.1 The major infrastructure proposed in terms of its permanent footprint on the site is limited to the Visitor Centre, car parks and the amenities building in Camp Zone 1. These however have been located in the cleared and disturbed part of the site in proximity to the old quarry. They have been located to avoid the Local Nature Conservation Area and Regional Nature Conservation Areas.</p> <p>S5.2 Clearing will be minimal and shall be limited to appropriate areas in accordance with the extensive ecological investigations undertaken. It will be undertaken in an environmentally responsible and sustainable manner. All sensitive areas of value will be protected in accordance with the recommendations of the Ecological Assessment Report by Byrns Lardner Environmental.</p> <p>S5.3 Degraded areas will be rehabilitated as required. Weeds, including lantana, will be eradicated where possible in accordance with a management plan to be prepared for the Outdoor Recreation Plan.</p> <p>S5.4 The vegetation on site is appropriately protected through the relevant legislative framework and development approval process. Imposition of a conservation envelope and/or dedication of land as open space is unnecessary and an unreasonable requirement.</p> <p>S5.5 The development will not introduce domestic animals to the property as part of this application.</p>
<p>SO6 Development in the Local Nature Conservation Area or the Regional Nature Conservation Area is located, designed and managed so as to—</p> <p>(a) protect the biodiversity of the area to ensure the long term protection and enhancement of ecological functioning, biodiversity and habitat values; and</p> <p>(b) protect habitat for endangered, vulnerable, rare and other regionally significant species to ensure the long term protection and viability of native flora and fauna species and the Beaudesert Shire's biodiversity values; and</p>	<p>S6.1 Development avoids or minimizes clearing of vegetation, disturbance or modification to the Local Nature Conservation Area or the Regional Nature Conservation Area.</p> <p>S6.2 Development does not involve the clearing or disturbance of habitat for significant flora and fauna.</p> <p>S6.3 Development provides that an area containing habitat for significant flora and fauna is either dedicated as open space or is protected through the application of a conservation envelope.</p> <p>S6.4 Development provides a Buffer to the areas of State and regional biodiversity significance and habitat for significant flora and fauna.</p> <p>S6.5 The Buffer is to be located on</p>	<p><b>Specific Outcome achieved – Alternative Solutions proposed.</b></p> <p>The proposed development has been designed, and will be managed, to protect the biodiversity of the area. Refer to the Property Vegetation Management Plan by Byrns Lardner Environmental.</p> <p>S6.1 The layout of the site and placement of infrastructure has been undertaken with the objective of minimizing clearing of vegetation and disturbance to the site.</p> <p>S6.2 Clearing will be undertaken in accordance with the recommendations of the Ecological Impact Assessment Report.</p> <p>S6.3 As stated above, the vegetation on site is appropriately protected through the relevant legislative framework and development approval process. Imposition of a conservation envelope and/or dedication of land as open space is unnecessary and an unreasonable</p>

Specific Outcomes	Probable Solutions	Development Response
<p>(c) provide for the rehabilitation of cleared or degraded areas of the biodiversity area; and</p> <p>(d) provide for the rehabilitation of cleared or degraded areas of habitat for endangered, vulnerable, rare and other regionally significant species.</p> <p><i>Note: The demonstration of compliance with this specific outcome will be assisted by an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to identify biodiversity values and habitat for endangered, vulnerable, rare and other local or regionally significant native species. The report should also identify appropriate Buffer areas on the site and include a vegetation management plan which adequately demonstrates how the Buffer area is to be managed to protect ecological functioning, biodiversity and habitat values of these areas.</i></p>	<p>the site such that the vegetation in the Buffer area—</p> <p>(a) consists only of locally occurring native vegetation which complements the vegetation communities and habitat values of the area; and</p> <p>(b) does not include non-native plant species or invasive plants; and</p> <p>(c) is of sufficient width to ensure</p> <p>(i) that potential edge effects on</p> <p>(ii) biodiversity values and habitat</p> <p>(iii) values are avoided.</p>	<p>requirement.</p> <p>S6.4 Buffer areas are not proposed. However, the trail network and siting of infrastructure has been designed to avoid the ecologically sensitive areas.</p>
<b>Landscape Amenity Area</b>		
<p><b>SO7</b> Development in the Landscape Amenity Area protects and enhances the scenic, recreational and tourism values of the Landscape Amenity Area.</p>	<p>S7.1 Development does not involve the clearing of vegetation that adversely impacts on the scenic amenity values of the Landscape Amenity Area.</p> <p>S7.2 Development provides that land with high scenic amenity value is either dedicated as open space or is protected through the application of a conservation envelope.</p> <p>S7.3 Development provides that vehicle and pedestrian access minimises grades, follows the contours, and minimises cut and fill works.</p> <p>S7.4 Development is not located on land with a slope greater than 25%.</p> <p>S7.5 Development provides that buildings and structures located on hillsides or ridgelines—</p> <p>(a) are located below ridgelines; and</p> <p>(b) retain important skyline elements including tree canopies on vegetated ridgelines; and</p> <p>(c) are sympathetic to the form and line of the surrounding landscape such as pole home construction; and</p> <p>(d) use external construction materials of subdued natural colours and textures, which</p>	<p><b>Complies.</b></p> <p>S7.1 The proposed development has been designed so that the minimal clearing required does not adversely impact on the scenic amenity values of the Landscape Amenity Area.</p> <p>S7.2 The vegetation on the property is appropriately protected as previously stated. Dedicating land for open space is not practical or reasonable.</p> <p>S7.3 The development has been designed to ensure minimal disturbance to the site. The layout responds to the constraints and opportunities identified in the range of specialist reports, in particular the ecological assessment. The area with the major infrastructure, namely the Visitor Centre and carparks, has been cleared and with a high degree of disturbance due to the previous quarry operations.</p> <p>S7.4 The permanent infrastructure is located on gently sloping land, well below 25% gradient.</p> <p>S7.5 The proposed development is located below the ridgeline and the level of the road and nearby houses. There is minimal impact on the canopies and skyline when viewed from external sites.</p> <p>The site layout is sympathetic to the surrounding landscape and external construction materials will be in keeping with the surrounding environment.</p> <p>Existing vegetation, natural contours and elevations combined with the considerable</p>

Specific Outcomes	Probable Solutions	Development Response
	<p>are low light-reflective, and which integrate with colours and patterns of the local landscape; and</p> <p>(e) are screened from public view by site vegetation.</p> <p>S7.6 Development provides that buildings and structures near or adjacent to waterways—</p> <p>(a) are subservient to the landscape; and</p> <p>(b) retain and enhance views along the waterway; and</p> <p>(c) maintain, protect and rehabilitate riparian vegetation; and</p> <p>(d) are setback from waterways; and</p> <p>(e) vegetation Buffers are established to maintain the uncton and values associated with the waterways.</p>	<p>setbacks will ensure that the development will not be intrusive when viewed from the roads and surrounding properties.</p> <p>S7.6 The proposed development is not anticipated to have any detrimental impact on the waterways and vegetation buffer areas adjacent to the creek.</p>
<p><b>SO8</b> Development in the Landscape Amenity Area protects and enhances the environmental setting of the site.</p>	<p>S8.1 Development retains significant areas of existing vegetation, particularly on the crests of ridges, on land where slopes exceed 25%, on land subject to slippage, along drainage channels and along ecologically important corridors.</p>	<p><b>Complies.</b> Areas of moderate to high ecological value will be protected. Clearing on steep slopes in excess of 25% and potentially unstable land is to be avoided.</p> <p>The facility has been meticulously designed in response to the ecological values identified on the site through extensive field work. The development respects the landscape values of the site and will utilise this as a key attraction for the Park.</p>
<p><b>SO9</b> Development in the Landscape Amenity Area protects the scenic values of waterways.</p>	<p>S9.1 Development establishes visual Buffers between a development and a waterway using locally occurring native vegetation and avoids the establishment of incompatible development in the vicinity of a waterway.</p>	<p><b>Specific Outcome Achieved – Alternative Solution Proposed.</b></p> <p>Establishing a buffer area adjacent to the creek is unnecessary given the relative remoteness of the lower sections of the property. Furthermore, the camping and picnic grounds and trails are considered appropriate and compatible uses for land adjacent to the waterway.</p>
<p><b>SO10</b> Development in the Landscape Amenity Area conserves roadside vegetation where the retention of this vegetation contributes to the visual amenity of the area or provides habitat for significant flora and fauna species or communities at the local, regional or State levels.</p>	<p>S10.1 No solution is prescribed.</p>	<p><b>Complies.</b> All roadside vegetation contributing to the scenic and ecological value of the locality will be retained. The only clearing proposed in the vicinity of the road is the ingress and egress along Guanaba Road which are required for the shuttle vehicle.</p>
<p><b>SO11</b> Development in the Landscape Amenity Area retains vegetation where it forms an integral part of a landscape element.</p>	<p>S11.1 Development retains vegetation that is associated with the following—</p> <p>(a) steep vegetated slopes; and</p> <p>(b) continuous forest cover; and</p> <p>(c) orchards and open pastures containing patches of native trees; and</p> <p>(d) hedgerows and close roadside planting.</p>	<p><b>Specific Outcome Achieved – Alternative Solution Proposed.</b></p> <p>Vegetation forming an integral part of the landscape will be retained. Generally vegetation on steep slopes will be protected. There may however be some vegetation that will need to be removed on some of the steep slopes. Any clearing though will be limited.</p>
<b>Vegetation Management Area</b>		

Specific Outcomes	Probable Solutions	Development Response
<p><b>SO12</b> Development in the Vegetation Management Area maximises the retention of significant trees to maintain and protect the character and visual amenity of the Zone.</p>	<p>S12.1 Development locates in an existing cleared area.</p>	<p><b>Specific Outcome Achieved – Alternative Solution Proposed.</b></p> <p>The major infrastructure will be located within existing cleared areas. However, the camping areas and trail network are within the vegetated areas.</p> <p>Notwithstanding the above, the development will maximize the retention of significant trees and will protect the character and amenity of Tamborine Mountain.</p>
<p><b>SO13</b> Development in the Vegetation Management Area maintains and enhances a predominantly forested character when viewed from a road.</p>	<p>S13.1 No solution is prescribed.</p>	<p><b>Complies.</b> The proposed development will not be visually intrusive when viewed from external vantage points.</p>
<p><b>SO14</b> Development in the Vegetation Management Area protects and enhances significant trees on a ridgeline which contributes to the character and visual amenity of the Zone.</p>	<p>S14.1 No solution is prescribed.</p>	<p><b>Complies.</b> Trees along natural ridgelines will be protected where possible. Some spot clearing and/or lopping of select trees may be necessary.</p>
<p><b>SO15</b> Development in the Vegetation Management Area avoids or minimises disturbance to significant trees on steep slopes to prevent erosion and slippage.</p>	<p>S15.1 No solution is prescribed.</p>	<p><b>Complies.</b> The protection of trees is important to the development for purposes of creating an environment of natural beauty, as well as ensuring the stability of the land. Strategies to manage erosion will be implemented in accordance with the Conceptual Stormwater Management Plan by Knobel Consulting.</p>
<p><b>SO16</b> Development in the Vegetation Management Area protects and enhances a significant tree which—</p> <ul style="list-style-type: none"> <li>(a) is of significant historical, cultural, educational and aesthetic value; or</li> <li>(b) is an uncommon species in the locality; or</li> <li>(c) positively contributes to the character and visual amenity of the Zone; or</li> <li>(d) is of a great height, trunk circumference or canopy spread; or</li> <li>(e) contains a hollow or is a nesting tree for native fauna.</li> </ul>	<p>S16.1 No solution is prescribed.</p>	<p><b>Complies.</b> Trees identified as having particular significance will not be cleared.</p>
<p><b>SO17</b> Development in the Vegetation Management Area contributes towards the maintenance of biodiversity by providing for the linking of and expansion of areas of regional and state biodiversity significance.</p>	<p>S17.1 Development retains and replants vegetation that—</p> <ul style="list-style-type: none"> <li>(a) links area of forest; and</li> <li>(b) provides for the expansion of area of forest; and</li> <li>(c) where the location would support areas of state biodiversity significance provides for the reestablishment of forest; and</li> <li>(d) provides for such areas to be included in a conservation</li> </ul>	<p><b>Complies.</b> Clearing and rehabilitation work will be undertaken in accordance with the recommendations of the Property Vegetation Management Plan by Byrns Lardner Environmental.</p>



Specific Outcomes	Probable Solutions	Development Response
	envelope or retained in public ownership.	

The development proposes Alternative Solutions for consideration in regards to the limited clearing that is likely to be required in certain areas across the site. The development has been designed with the site's ecological values assigned the highest of priorities. The layout is sympathetic to the natural attributes of the site and achieves the Specific Outcomes of the Code as demonstrated above.

The proposed Outdoor Recreation Park complies with the Nature Conservation Overlay Code.



## 6.0 Development Constraints Overlay

Assessment against the Development Constraints Overlay Code is triggered by the site's inclusion within the Landslide and Bushfire Hazard Areas.

The Specific Outcomes relevant to this proposal are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<b>Natural Hazards Management - Landslide</b>		
<i>Design for Slope Stability</i>		
<p><b>SO6</b> Development in a High Landslide Hazard Area does not result in a higher risk of landslide and does not compromise the safety of people and property.</p>	<p><b>S6.1</b> Development in a High Landslide Hazard Area —</p> <p>(a) does not involve any new Building Work other than a minor extension comprising of less than 20m<sup>2</sup> gross floor area; and</p> <p>(b) does not involve vegetation clearing; and</p> <p>(c) does not alter ground levels or stormwater conditions; and</p> <p>(d) is not potentially affected by landslide activity originating on land above the development site.</p>	<p><b>Alternative Solution proposed.</b></p> <p>Whilst much of the subject land is mapped as being within a High Risk area, the buildings (with the exception of the amenities buildings) will be within the Investigation and/or Low Risk Areas. The broadscale land stability assessment undertaken by Soil Surveys Geotechnical Engineers confirms the suitability of the site for the development proposed.</p> <p>Refer the Broadscale Land Stability Assessment by Soil Surveys dated 19 September, 2013.</p> <p>Vegetation clearing within the steeper areas will be minimised. Some trees around and under the ziplines and a limited number of trails may need to be removed. Disturbance to the site will however be minimised as far as practicable.</p> <p>The proposed Alternative Solution will achieve the Specific Outcome. The development has been designed in response to the geotechnical characteristics of the land. The development will not compromise the safety of people and property.</p>
<p><b>SO7</b> Development in a Medium Landslide Hazard Area or a Landslide Hazard Investigation Area, provides for—</p> <p>(a) the long-term stability of the site and adjacent land; and</p> <p>(b) the long-term stability of the proposed development; and</p> <p>(c) access to the site to not be restricted during a landslide event; and</p> <p>(d) the site to not be adversely affected by landslide activity originating on land above the development site.</p>	<p><b>S7.1</b> No Solution is prescribed.</p> <p><i>Note: A site-specific, geo-technical analysis would assist in demonstrating compliance with this specific outcome. This geo-technical report, should be prepared by a suitably qualified, registered, geotechnical engineer.</i></p>	<p><b>Complies.</b></p> <p>The proposed Alternative Solution will achieve the Specific Outcome. The development has been designed in response to the geotechnical characteristics of the land. The development will not compromise the safety of people and property.</p>
<i>Built Form</i>		
<p><b>SO8</b> Development provides that the building style and method of construction in a High Landslide Hazard Area, Medium Landslide Hazard Area or a Landslide Hazard Investigation Area is designed to—</p> <p>(a) minimise slope instability and erosion; and</p>	<p><b>S8.1</b> Development—</p> <p>(a) is of light frame construction (such as a pole frame house which sits over the site contours); and</p> <p>(b) is split level and stepped down the slope; and</p> <p>(c) does not involve a single concrete slab on the one plane; and</p>	<p><b>Alternative Solution proposed.</b></p> <p>The proposed buildings have been designed in response to the site's attributes and constraints. Disturbance to the site has been minimised. Refer to Preliminary Earthworks Plans by Knobel Consulting Engineers.</p> <p>The buildings are single storey and do not</p>

Specific Outcomes	Probable Solutions	Development Response
(b) be responsive to the slope of the land.	<p>(d) does not exceed 8.5 metres in height above natural ground at any point; and</p> <p>(e) involves less than 50m<sup>3</sup> of Excavation or Filling; and</p> <p>(f) disposes of stormwater by pipe to a lawful point of discharge.</p>	<p>exceed 8.5m in height.</p> <p>The proposed design is considered suitable for the site and will achieves the Specific Outcome.</p>
<b>Vehicle Access</b>		
<p><b>SO9</b> Development provides that vehicle access is designed and located to address slope stability issues and control of erosion.</p>	<p>S9.1 Development in a Medium Landslide Hazard Area or a Landslide Hazard Investigation Area is designed so that vehicles access avoids steep side slopes and properties can be accessed at reasonable grades.</p> <p><i>Note: A site-specific, geo-technical analysis would assist in demonstrating compliance with this specific outcome. This geo-technical report, should be prepared by a suitably qualified, registered, geo-technical engineer.</i></p> <p>S9.2 Development is designed to manage erosion on the site to ensure that the stability of the site is maintained.</p> <p><i>Note: Compliance with this specific outcome may be demonstrated by the preparation of an erosion and sediment control program.</i></p>	<p><b>Complies.</b> As illustrated on the Site Plan, vehicle access and parking is located within the low hazard area in terms of slope stability risks. The parking area is situated within the disturbed part of the site which was previously used in connection with the quarry.</p> <p>Erosion will be appropriately managed. A stormwater management plan has been prepared to ensure the stability of the land is not compromised as a result of the development.</p> <p>Refer to Conceptual Stormwater Management Plan prepared by Knobel Consulting dated April, 2014.</p>
<b>Natural Hazards Management - Bushfire</b>		
<p><b>SO11</b> Development maintains the safety of people and property by —</p> <p>(a) avoiding High Bushfire Hazard Areas; or</p> <p>(b) appropriate siting.</p>	<p>S11.1 Development located in a bushfire hazard area shown on OV Map 3.1 ensures that—</p> <p>(a) Buildings are constructed in accordance with the <i>Australian Standard AS3959- 1991 (Construction of Buildings in bushfire-prone areas)</i>; and</p> <p>(b) Building designers make reference to the document entitled <i>Building in Bushfire Prone Areas – Information and Advice (SAA HB 36-1993)</i> by the <i>CSIRO and Standards Australia</i>; and</p> <p>(c) an external automatic sprinkler system and where available a heat fire sensor is installed on each Lot to facilitate protection of any overhanging parts of each dwelling unit; and</p> <p>(d) pedestrian access is provided and maintained to the rear of each dwelling unit for fire fighting purposes by providing a minimum 2 metre wide access way clear of obstructions adjacent to one side boundary of the Lot; and</p> <p>(e) rainforest species or other fire retardant species are planted as an integral part of any landscaping activities.</p>	<p><b>Complies.</b></p> <p>Buildings will be appropriately sited having regard to bushfire management strategies. Furthermore, they will be constructed in accordance with relevant Australian Standards and in accordance with the recommendations of the Bushfire Management Plan prepared by Eldon Bottcher Architect Pty Ltd.</p> <p>Refer to accompanying Fire Management Report FM 1797 prepared by Eldon Bottcher Architect Pty Ltd dated 19 February, 2014.</p>

Specific Outcomes	Probable Solutions	Development Response
<p><b>SO12</b> Development being the Reconfiguration of a Lot, minimises the risk of damage to life and property from bushfires, by providing—</p> <ul style="list-style-type: none"> <li>(a) adequate permanent access for fire-fighting; and</li> <li>(b) adequate roads and permanent fire trails for the safe evacuation of people; and</li> <li>(c) adequate permanent fire breaks; and</li> <li>(d) allotments with low fire risk building sites; and an adequate water supply for fire fighting purposes.</li> </ul>	<p>S12.1 Development, being the reconfiguration of a lot including the opening of a new road in a medium bushfire hazard area or high bushfire hazard area—</p> <ul style="list-style-type: none"> <li>(a) provides through roads; and</li> <li>(b) avoids cul-de-sac and dead end roads; and</li> <li>(c) provides a suitably located and maintained, minimum 6 metres wide, constructed firetrail which allows for safe access in an alternative direction to the road where the use of a single entry road is unavoidable because of topographical constraints.</li> </ul> <p>S12.2 Development being the reconfiguration of a lot in a medium bushfire hazard area or high bushfire hazard area, provides a building envelope which is—</p> <ul style="list-style-type: none"> <li>(a) located in the lowest bushfire hazard location on each allotment having regard to aspect, elevation, slope and vegetation; and</li> <li>(b) of a sufficient size to enable a building or structure to achieve a setback the greater of 10 metres or 1.5 times the predominant mature canopy height from hazardous vegetation, and at least 10 metres from retained vegetation; and</li> <li>(c) of sufficient size and shape to allow for efficient access by fire fighting and emergency vehicles.</li> </ul> <p><i>Note: Appendix 7 (Principles for siting buildings in high and medium bushfire areas) of State Planning Policy 1/03 Guideline (Mitigating the adverse impacts of flood, bushfire and landslides) provides matters for consideration in the siting of development in bushfire hazard areas.</i></p> <p>S12.3 Development being the reconfiguration of a lot which incorporates a reticulated water supply, provides a reliable water supply that has a minimum flow and pressure of 10 litres per second at 200 kPa.</p> <p>S12.4 Development being the reconfiguration of a lot, provides a firebreak that comprises either—</p> <ul style="list-style-type: none"> <li>(a) a minimum 20 metre wide constructed road reserve located between the development site and the surrounding bushfire hazard vegetation; or</li> <li>(b) a secure fire trail located between the development site</li> </ul>	<p><b>Not Applicable.</b></p>

Specific Outcomes	Probable Solutions	Development Response
	<p>and surrounding bushfire hazard vegetation which—</p> <ul style="list-style-type: none"> <li>(i) has a minimum cleared width of 6 metres; and</li> <li>(ii) has a minimum formed width of 4 metres; and</li> <li>(iii) has a maximum gradient of 12.5%; and</li> <li>(iv) is constructed and maintained to prevent erosion and to provide continuous access for fire-fighting and other emergency vehicles; and</li> <li>(v) allows for vehicle access every 200 metres; and</li> <li>(vi) has vehicle access at either end from a constructed road; and provides turning areas and passing bays every 400 metres; and</li> <li>(vii) is located on public land or within an easement that is granted in favour of the Local Government and the Queensland Fire Rescue Service.</li> </ul>	
<i>Water Supply for Fire Fighting</i>		
<p><b>SO13</b> Development has permanent access to an adequate water supply for bushfire fighting purposes.</p>	<p>S13.1 Development—</p> <ul style="list-style-type: none"> <li>(a) is connected to a reticulated water supply with— <ul style="list-style-type: none"> <li>(i) sufficient pressure for fire fighting purposes; and</li> <li>(ii) water supply outlet pipes of 55 millimeter diameter fitted with a male camlock located within 40 metres of the premises; or</li> </ul> </li> <li>(b) has a dam, lake, water tank or swimming pool with— <ul style="list-style-type: none"> <li>(i) a minimum capacity of 5,000 litres which is available for fire-fighting purposes at all times; and</li> <li>(ii) adequate vehicle access to the water supply for a fire-fighting vehicle; and</li> <li>(iii) a water supply outlet pipes of 55 millimeters diameter fitted with a male camlock where the water supply source is a water tank.</li> </ul> </li> </ul>	<p><b>Complies.</b></p> <p>The development will be undertaken in accordance with the recommendations of the submitted Bushfire Management Plan.</p> <p>An appropriate volume of water storage will be provided on site and maintained exclusively for fire fighting purposes.</p> <p>It is anticipated that the requirements for water supply for fire fighting purposes will be conditioned in the approval.</p> <p>Refer to accompanying Fire Management Report FM 1797 prepared by Eldon Bottcher Architect Pty Ltd dated 19 February, 2014.</p>
<p><b>SO14</b> Development provides that public safety and the environment are not affected by the detrimental impacts of bushfire upon—</p> <ul style="list-style-type: none"> <li>(a) the bulk storage or manufacture of hazardous materials in a High Bushfire Hazard Area or Medium Bushfire</li> </ul>	<p>S14.1 No Solution is prescribed.</p> <p><i>Note: Appendix 8 (Undertaking a bushfire management plan) of State Planning Policy 1/03 Guideline provides information on the preparation of a bushfire management plan.</i></p>	<p><b>Complies.</b> The development does not result in a material increase in people living or working in a High Bushfire Hazard Area. The risk to people and property will be minimised and managed by ensuring the development accords with the provisions and recommendations of the Bushfire Management Report.</p>

Specific Outcomes	Probable Solutions	Development Response
(b) Hazard Area; or a material increase in the number of people living or working (except for single dwellings on existing lots) in a High Bushfire Hazard Area.		

The proposed development achieves the relevant Specific Outcomes of the Code as demonstrated above. It complies with the Development Constraints Overlay Code.



## 7.0 Catchment Management, Wetlands and Waterways Overlay Code

Assessment against the Catchment Management, Wetlands and Waterways Overlay Code is triggered by the watercourses traversing the site and the presence of riparian habitat.

The Specific Outcomes relevant to this proposal are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<b>Ecological Assessment and Development Design</b>		
<p><b>SO1</b> Development protects and enhances the ecological functioning and associated Nature Conservation Values of catchments, waterways, wetlands and adjacent areas.</p> <p><i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of—</i></p> <p>(a) <i>an Ecological Assessment Report, prepared by a suitably qualified person addressing the information in Planning Scheme Policy 3 – Ecological Assessment Reporting; and</i></p> <p>(b) <i>a Vegetation Management Plan prepared by a suitably qualified person addressing the information in Planning Scheme Policy 4 – Vegetation Management Plan.</i></p>	<p>S1.1 No Solution is prescribed.</p>	<p><b>Complies.</b> The proposed development will be undertaken in an ecologically sustainable manner to ensure it has no detrimental effect on any wetlands, waterways or the local catchment.</p> <p>Refer to the Property Vegetation Management Plan by Byrns Lardner Environmental.</p>
<p><b>SO2</b> Development provides that vehicular or pedestrian access ways that cannot avoid and must cross over or through a Waterway, Wetland, aquatic or riparian communities on the site—</p> <p>(a) minimise the area and form of disturbance; and</p> <p>(b) facilitate the unimpeded movement of water and fauna; and</p> <p>(c) provides compensatory habitat using locally occurring native vegetation.</p>	<p>S2.1 No Solution is prescribed.</p>	<p><b>Complies.</b> Any trails that cross a watercourse or drainage line will be designed to ensure minimal disturbance to the land and will not impede the flow of stormwater.</p> <p>Refer to Conceptual Stormwater Management Plan by Knobel Consulting.</p>
<p><b>SO3</b> Development maintains, protects and enhances the instream habitat for aquatic flora and fauna, bank stability and channel integrity from degradation.</p>	<p>S3.1 Development does not involve the lining or engineering of a stream channel, bed or banks, except where essential works are required to rectify a pre-existing problem.</p> <p>S3.2 Development provides that instream habitat elements such as fallen logs, overhangs and rocks are left in place, replaced or restored.</p> <p>S3.3 Development provides for</p>	<p><b>Complies.</b></p> <p>S3.1 The natural course and form of the watercourses will be protected and managed. The drainage lines and watercourses will not be disturbed.</p> <p>S3.2 The proposed development will not adversely affect instream habitat or any stream bank vegetation.</p> <p>S3.3 Not applicable.</p>

Specific Outcomes	Probable Solutions	Development Response
	<p>channel designs that simulate natural Waterway conditions with meanders, pools, riffles, and bars where practical.</p> <p>S3.4 Development provides that hydraulic conditions allow for the presence or establishment of a vegetated (closed canopy) waterway area to improve bank stability and in-stream ecological values.</p>	<p>S3.4 Existing vegetation in proximity to the creek and drainage lines will be protected. Clearing within these sensitive areas is not proposed.</p> <p>Refer to Property Vegetation Management Plan by Byrns Lardner Environmental.</p>
<p><b>SO4</b> Development incorporates best practice water quality management including water sensitive urban design to protect, maintain and enhance water quality values of Waterways and Wetlands.</p>	<p>S4.1 No Solution is prescribed.</p>	<p><b>Complies.</b></p> <p>The development will incorporate best practice water quality management. Refer to the Conceptual Stormwater Management Plan by Knobel Consulting.</p>
<p><b>SO5</b> Development retains or establishes a riparian Buffer to a Waterway or Wetland to maintain and enhance ecological functioning, water quality, habitat values and associated Nature Conservation Values.</p> <p><i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of—</i></p> <p>(a) <i>an Ecological Assessment Report, by a suitably qualified person, which identifies the values and functions of the waterway, wetland, aquatic and riparian areas and their associated Nature Conservation Values on and adjacent to the site; and demonstrating that the proposed Buffer is of a sufficient width and type to protect the identified values.</i></p>	<p>S5.1 Where a vegetated Buffer is appropriate, development provides a riparian Buffer calculated in accordance with Schedule 4 (Catchment Management – riparian Buffer Zone Determination).</p> <p>S5.2 Development in the Tamborine Mountain Zone ensures buildings and waste water disposal areas maintain a minimum setback distance of 50 metres from -</p> <p>(a) Sandy Creek;</p> <p>(b) Guanaba Creek; and</p> <p>(c) Cedar Creek.</p> <p>S5.3 Development provides a Buffer Zone to a Waterway or Wetland is either dedicated as open space or protected through the application of a Conservation Envelope.</p>	<p><b>Specific Outcome achieved – Alternative Solution Proposed.</b></p> <p>S5.1 A vegetated buffer is not considered necessary. The proposed development seeks only to establish a limited number of camp sites and some trails within the area adjacent to the watercourses. There will be no buildings or associated infrastructure located in the ecologically significant areas. The development will be undertaken in an environmentally sensitive and sustainable manner. The Property Vegetation Management Plan demonstrates the suitability and sustainability of the proposal.</p> <p>S5.2 The buildings and wastewater disposal areas are concentrated at the eastern end of the property in close proximity to the road, well away from Guanaba Creek.</p> <p>S5.3 A buffer zone is not considered necessary. The development will be managed in accordance with the Property Vegetation Management Plan to ensure the waterways are protected and do not suffer harm as a consequence of the outdoor recreation park. Dedication of land as public open space is not considered warranted or reasonable given the tourism and recreation focus of the development.</p>
<b>Protection of Ecologically Significant Areas</b>		
<p><b>SO6</b>, Development protects and enhances Ecologically Significant Areas including Waterways, Wetlands, riparian and aquatic vegetation and habitat for State and regionally significant flora and fauna.</p>	<p>S6.1 Development provides a Buffer Zone to a Waterway, Wetland, aquatic or riparian community in accordance with Schedule 4 (Catchment Management—Riparian Buffer Zone Determination).</p> <p>S6.2 Development –</p> <p>(a) locates outside of a Buffer Zone to a Waterway, Wetland, aquatic or riparian community; and</p> <p>(b) does not involve the clearing or disturbance of riparian vegetation associated with a Waterway, Wetland or aquatic habitat; and</p> <p>(c) does not involve the clearing</p>	<p><b>Specific Outcome achieved – Alternative Solution Proposed.</b></p> <p>It is submitted that the development can be undertaken in a sustainable manner without causing detrimental impacts on the waterways and ecologically significant areas. The development can be managed without creating formal buffers areas provided it is conducted in accordance with the Proposal Plans, which are supported by detailed ecological assessments.</p> <p>S6.1 A buffer zone is not considered necessary.</p> <p>S6.2 The development respects the sensitivities of the site and its natural attributes. The trail network was designed in consultation with an ecologist to ensure areas of ecological</p>

Specific Outcomes	Probable Solutions	Development Response
	<p>or disturbance of habitat for State or regionally significant flora and fauna as identified in Appendix C – Significant Flora and Fauna Species of Planning Scheme Policy 3 – Ecological Assessment Reporting; and</p> <p>(d) rehabilitates cleared or degraded areas of riparian vegetation to a Waterway or Wetland using locally occurring native species complementary to the values of the riparian community; and</p> <p>(e) provides that a Buffer Zone to a Waterway or Wetland is either dedicated as open space or protected through the application of a Conservation Envelope.</p>	significance are not harmed or disturbed.
<p><b>SO7</b> Development adjacent to or within 100 metres of a Wetland listed in the <i>Directory of Important Wetlands in Australia</i> maintains, protects or rehabilitates the Nature Conservation Values and long term hydrological and ecological functioning of the Wetland.</p>	<p>S7.1 Development -</p> <p>(a) does not involve the clearing, disturbance or modification to a Wetland; and</p> <p>(b) provides a 100 metre Buffer; and</p> <p>(c) locates outside the Buffer Zone to the Wetland; and</p> <p>(d) does not involve the clearing or disturbance of vegetation communities associated with a Wetland; and</p> <p>(e) rehabilitates a cleared or degraded Wetland area using locally occurring native species complementary to the Wetland community; and</p> <p>(f) provides that the Wetland and the Buffer Zone is either dedicated as open space or protected through the application of a Conservation Envelope.</p>	Not applicable.
<p><b>SO8</b> Development avoids adverse impacts from sediment, nutrient filtration and ground water seepage to protect water quality values and the ecological and hydrological functioning of a Waterway, Wetland and riparian community.</p>	<p>S8.1 Development provides a Buffer Zone in accordance with Schedule 4 (Catchment Management—Riparian Buffer Zone Determination).</p>	<p><b>Specific Outcome achieved – Alternative Solution Proposed.</b></p> <p>It is submitted that the development can be undertaken in a sustainable manner without causing detrimental impacts on the waterways and ecologically significant areas.</p> <p>The development can be managed without creating formal buffers areas provided it is conducted in accordance with the Proposal Plans, which are supported by detailed ecological assessments.</p>
<b>Water quality management</b>		
<p><b>SO10.</b> Development maintains, protects or enhances the natural hydrological regimes and water quality values of Wetlands and Waterways, including water quality, quantity and surface and</p>	<p>S10.1 Development incorporates best practice stormwater quality management including but not limited to—</p> <p>(a) water sensitive urban design principles; and</p> <p>(b) methods to treat stormwater prior to discharging into a wetland or waterway to</p>	<p><b>Complies.</b></p> <p>S 10.1 The development will ensure best practice stormwater management is achieved.</p> <p>Refer to the Conceptual Stormwater Management Plan by Knobel Consulting.</p>

Specific Outcomes	Probable Solutions	Development Response
<p>groundwater conditions.</p> <p><i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of a sediment and erosion control management plan, prepared by a suitably qualified person addressing the information in Planning Scheme Policy 2 – the Specific Information Local Authority may Request.</i></p>	<p>remove or reduce contaminants such as sediment, litter, and excess nutrients; and</p> <p>(c) discharging stormwater at appropriate locations on a Waterway; and</p> <p>(d) ensuring the velocity, quantity and quality of stormwater does not degrade the water quality and Nature Conservation Values of the Waterway or Wetland.</p> <p>S10.2 Development does not involve the use of chemical fertilisers, herbicides, or pesticides in a Waterway, riparian area or Wetland Buffer Zone.</p> <p>S10.3 Development does not alter existing flows of surface and underground water through the construction of flow channels or the redirection or interruption of flows, including areas immediately upslope or upstream of the Wetlands.</p> <p>S10.4 Development ensures that water and water flows are retained on the original surface area wherever possible through the use of retention and detention systems that are designed to maximise ecological values.</p>	<p>S10.2 Chemicals will not be used in the waterways.</p> <p>S10.3 The development will not alter the flow of surface or underground water. The natural flow of water will not be impeded.</p> <p>S10.4 Refer to the Stormwater Management Plan by Knobel Consulting dated April, 2014.</p>
<p><b>SO11</b> Development protects Wetlands and Waterways and their associated Nature Conservation Values from the adverse impacts of on-site sewage treatment systems.</p>	<p>S11.1 No Solution is prescribed.</p>	<p><b>Complies.</b> The sewage treatment system/s will be located at the top end of the property, well away from Guanaba Creek (approximately 1.7 kilometres from the nearest point of the creek in the direction of the falling terrain to the north-west). The wastewater system will have no adverse impact on the waterways.</p> <p>Refer to the Onsite Sewage Management Report by Precise Environmental dated April, 2014.</p>

In summary, the proposed development achieves the relevant Specific Outcomes as demonstrated above. Alternative Solutions are proposed which would result in approval of the Property Vegetation Management Plan and Proposal Plans as the specific Plan of Development dictating the location of infrastructure on site rather than creating arbitrary buffer zones.

The proposed Outdoor Recreation Park complies with the Catchment Management, Waterways & Wetlands Overlay Code.



## 8.0 Construction and Infrastructure Code

The provisions of the Code applicable to the land use planning stage of the development are considered below. Standards and requirements applicable for the civil works and construction phase of the development have not been considered in detail. The subsequent operational works (earthworks and car park construction), building works and plumbing and drainage works applications will provide the necessary design and construction detail required for assessment against this Code.

The Specific Outcomes for the Construction and Infrastructure Code relevant to this proposal are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<b>Construction Management and Site Preparation</b>		
<i>Environmental Management</i>		
<b>S01</b> The design, construction and operation of uses and other development limits the exposure of the soil surface to stormwater or wind.	<b>S1.1</b> Development provides for the minimisation of impacts of erosion by—  (a) minimising the area and duration of disturbance and exposure; and (b) retaining vegetation; and reducing the need for Excavation or fill.	<b>Will comply.</b> This is a construction issue and is not relevant at the land use approval stage. Notwithstanding this, all relevant construction requirements and best practice standards will be met.  Refer to Conceptual Stormwater Management Plan by Knobel Consulting.
<b>S02</b> The discharge of sediment laden stormwater from the Lot or premises is controlled through the implementation of erosion and sedimentation control measures.	<b>S2.1</b> No Solution is prescribed.  <i>Note: Refer to Sediment Management Guidelines for information regarding the design and implementation of sediment capturing measures.</i>	<b>Will Comply.</b> Refer to the Conceptual Stormwater Management Plan by Knobel Consulting.
<b>S03</b> Development provides for the integrated management of urban stormwater.	<b>S3.1</b> No Solution is prescribed.  <i>Note: Compliance with this specific outcome can be demonstrated through the submission of a site-based Stormwater Management Plan (SBSMP) which includes—</i>  (a) <i>an underground, open drain or overland flow path network maximising the use of natural channel design and water sensitive urban design principles; and</i> (b) <i>detention or retention basins; and</i> (c) <i>retention of natural Waterway corridors; and</i> (d) <i>public safety measures; and</i> (e) <i>integration with any other stormwater management plans that may exist in the area.</i>	<b>Will comply.</b> Refer to comment above.
<b>S04</b> Development does not result in the unnecessary disturbance to vegetation.	<b>S4.1</b> Development provides that Vegetation which is to be retained is clearly marked and protected from disturbance.	<b>Will comply.</b> Significant vegetation that may be at risk of harm during the construction phase will be clearly marked/identified.



Specific Outcomes	Probable Solutions	Development Response
<b>Stormwater</b>		
<i>Quantity</i>		
<b>S026</b> The stormwater network is designed to result in no net increase in water leaving the site or contributes towards a catchment wide quantity control system.	S26.1 No Solution is prescribed.	<b>Will Comply.</b> Please refer to the Conceptual Stormwater Management Plan by Knobel Consulting.
<i>Quality</i>		
<b>S027</b> The stormwater network is designed to improve stormwater quality or minimise stormwater quality deterioration.	S27.1 Development provides stormwater quality improvement devices on all car parking areas with a capacity greater than 10 vehicles.  S27.2 Development provides for the control of stormwater quality through the provision of features designed to reduce contaminants such as excess nutrients and petrochemicals.  S27.3 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .	<b>Will Comply.</b> Please refer to the Conceptual Stormwater Management Plan by Knobel Consulting.
<b>Driveways</b>		
<b>SO90</b> Development provides driveways to Building sites which are safe and do not result in a dust nuisance.	S90.1 Driveways are provided where the access is-  a) within an access easement; or b) within an access handle for a rear allotment; or c) the sole access between the roadway and an approved Building Envelope or, where there is no envelope, the dwelling and the access crosses a watercourse.  S90.2 Development provides driveways that are in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .	<b>Will comply.</b>  S90.1 Not applicable.  S90.2 The internal road and parking areas will be constructed in accordance with Council standards and will be subject to an Operational Works approval.
<b>Water Supply</b>		
<i>On-site Water Supply</i>		
<b>SO91</b> Where development is located outside a water service area development is provided with water storage facilities sufficient to on average over a thirty year period not require more than 100kl of water from external water sources per year.	S91.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .	<b>Will comply.</b> It is anticipated that the conditions of approval will stipulate Council's requirements in this regard.  An appropriate supply of potable water will be provided to service the Visitor Centre and campers. Campers will be advised that water supply is limited and that it is recommended they cater for their own needs.
<i>Fire Fighting Capacity</i>		
<b>SO98</b> Development not located within a water service area and located on a Lot with an area of 2000m <sup>2</sup> or less is provided with water storage of 5000 litres for fire fighting	S98.1 No Solution is prescribed.	<b>Not applicable.</b> Notwithstanding the fact the site is larger than the stipulated size, water supply for fire fighting purposes will be provided in accordance with the recommendations of the Bushfire Management Plan prepared by Eldon Bötcher Architect Pty Ltd.

Specific Outcomes	Probable Solutions	Development Response
purposes.		
<b>Electricity and Telephone</b>		
<i>Safety</i>		
<b>SO111</b> Development is sited to minimise safety risks from and to electricity and telephone infrastructure.	<p>S111.1 Development provides landscaping that is sited and designed to not interfere with overhead electricity and telephone infrastructure.</p> <p>S111.2 Development provides driveway crossovers which are not located within 1 metre of an electricity, lighting or telephone pole.</p> <p>S111.3 Development provides that in all but rural developments, electricity supply and telephone are to be underground.</p>	<b>Will comply.</b> The development will achieve Probable Solutions S111.1 to S111.3.
<i>Amenity</i>		
<b>SO112</b> Development provides electricity and telephone infrastructure that is designed and sited to minimise the visual impact of the infrastructure.	S112.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .	<b>Will comply.</b>
<i>Maintenance Costs</i>		
<b>SO113</b> Development is designed to minimise ongoing maintenance costs.	S113.1 Development provides driveway crossovers which are not located within 1 metre of an electricity, lighting or telephone pole.	<b>Will comply.</b>
<b>External Works</b>		
<i>Contributions to Trunk Infrastructure</i>		
<b>SO125</b> Development provides for the collective provision of Trunk Infrastructure.	S125.1 Development contributes towards Trunk Infrastructure through the payment of charges in accordance with <i>Planning Scheme Policy 5 (Infrastructure Charges)</i> .	<b>Will comply.</b> Any infrastructure charges associated with the development will be paid in accordance with Council's requirements.  It is anticipated that an Infrastructure Charges Notice will accompany the development approval. It is requested that the timing of payment of the infrastructure charges reflect the Staging Plan proposed in Section 3 of the Planning Report.

The proposal is capable of complying with the relevant Probable Solutions prescribed and therefore achieves the Specific Outcomes of the Code as demonstrated above.

The proposed Outdoor Recreation Park complies with the Construction & Infrastructure Code.

## 9.0 Landscape Code

The proposal has been assessed against the Landscape Code, which generally applies for all assessable development.

The Specific Outcomes relevant to this proposal are re-examined below:-

Specific Outcomes	Probable Solutions	Development Response
SO1 Development provides landscaping that makes a positive contribution to environmental values.	<p>S1.1 Development ensures that landscaping—</p> <p>(a) reflects the specific character of the locality by using planting on-site that is similar to existing plantings except where plantings include an invasive weed species; and</p> <p>(b) is comprised of native species; and</p> <p>(c) incorporates tree species in private or communal Open Space Areas; and</p> <p>(d) incorporates shade trees in turfed areas greater than 20m<sup>2</sup>; and</p> <p>(e) incorporates planted landscaping over a minimum of half the landscape area.</p>	<p><b>Will comply.</b> Any landscaping to be established within the vicinity of the Visitor Centre and parking areas will be comprised of native species to reflect the specific character of the locality.</p>
SO2 Development ensures that landscaping incorporates significant existing vegetation where possible.	<p>S2.1 Development ensures the retention of existing trees.</p> <p>S2.2 Development ensures that established significant vegetation that is removed or damaged is replaced with mature vegetation.</p> <p>S2.3 Development ensures that new Buildings, car parks and driveways are located so as to enable the retention and long term performance of significant on-site vegetation.</p>	<p><b>Specific Outcome achieved – Alternative Solution Proposed.</b></p> <p>The Specific Outcome is achieved as the number of trees to be removed will be minimal given the extent of vegetation established over this vast site. The landscape character of the site will be retained.</p> <p>S2.1 Some clearing is required as articulated in the accompanying engineering reports, Bushfire Management Plan, and Property Vegetation Management Plan.</p> <p>S2.2 Some landscaping will be undertaken in the vicinity of the Visitor Centre. This will compensate for the vegetation to be removed.</p> <p>S2.3 The Visitor Centre and parking areas have been located in the disturbed and largely cleared part of the property near the Kaiser Road frontage.</p>
SO3 Development ensures that landscaping design promotes safety and casual surveillance.	<p>S3.1 Development ensures that trees with a minimum 1.8 metres of clear trunk are located near pathways, entries, parking areas, street corners, street lighting and driveways.</p> <p>S3.2 Development provides that landscaping allows adequate visibility for casual surveillance of public and semi-public places including entrances to and exits from sites and Buildings.</p>	<p><b>Will comply.</b> Any landscaping to be implemented around the Visitor Centre will be designed to promote safety and casual surveillance.</p>

Specific Outcomes	Probable Solutions	Development Response
	S3.3 Development provides that plantings do not obscure doors and windows overlooking public and communal spaces and isolated areas.	
<b>SO4</b> Development ensures that the location and type of planting does not have an adverse effect on Building foundations or electricity infrastructure such as overhead and underground utility services.	<p>S4.1 Development is to ensure that planting is not undertaken within a public utility easement or within 3 metres of overhead or underground utility services.</p> <p>S4.2 Development is to ensure that plant species will not damage Building foundations or overhead and underground utility services.</p> <p>S4.3 Development provides that vegetation used in landscaping adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary.</p>	<b>Will comply.</b> Any landscaping to be implemented around the Visitor Centre will be designed so as not to adversely impact building foundations or existing infrastructure.
<b>SO5</b> Development ensures that landscaping design promotes the efficient use of water so as to minimise the demand for potable water and site runoff.	<p>S5.1 Development provides that landscaping—</p> <p>(a) maximises water infiltration on site through—</p> <ul style="list-style-type: none"> <li>(i) draining hard surfaced areas towards permeable surfaces; and</li> <li>(ii) incorporating turf and garden beds; and</li> <li>(iii) maximising the extent of permeable surfaces; and</li> </ul> <p>(b) incorporates locally occurring native plant species with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements, where the site is not readily accessible or on-site maintenance is limited.</p>	<b>Will comply.</b> Future landscaping will incorporate water friendly species and design.
<b>SO6</b> Development ensures that all paved areas and turf and mulched garden beds incorporate measures that facilitate adequate drainage.	<p>S6.1 Development provides that where landscaping incorporates paved areas and turf and mulched garden beds that such areas —</p> <p>(a) are adequately drained through the provision and treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections; and</p> <p>(b) do not restrict overland flow paths.</p>	<b>Will comply.</b> Adequate drainage will be incorporated in any future paved, turfed or mulched areas.
<b>SO7</b> Development provides landscaping which enhances the appearance of the premises and makes a positive contribution to the Streetscape.	<p>S7.1 Development in an industrial area ensures that landscaping comprises 10% of the site.</p> <p>S7.2 Development is to provide a mixture of trees and shrubs which have—</p> <ul style="list-style-type: none"> <li>a) a minimum height when planted of—</li> <li>(i) 750 millimetres for trees; and</li> </ul>	<p><b>Will comply.</b> Taking into account the uniqueness of the surrounding rainforest and national park, formal landscaping of the subject site is not considered necessary. However, a small amount of landscaping work to enhance the appearance of the Visitor Centre will be implemented.</p> <p>The landscaping will be designed to complement the natural features of the site. It will not dominate or detract from the</p>

Specific Outcomes	Probable Solutions	Development Response
	<p>(ii) 500 millimetres for shrubs; and</p> <p>b) a minimum mature height of—</p> <p>(i) 4 metres for trees; and</p> <p>(ii) 1 metre for shrubs.</p> <p>S7.3 Development provides that trees and shrubs are planted at a minimum density of 1 tree or shrub per 15m<sup>2</sup> of landscaped area.</p>	natural ecosystems.
<p><b>SO8</b> Development provides landscaping which—</p> <p>(a) screens visually intrusive Buildings, structures, open space storage areas and the like from public places, residences and other sensitive development; and</p> <p>(b) maintains privacy between adjoining residences.</p>	<p>S8.1 Development provides for a landscaped strip of not less than 3 metres in width, unless a greater width is specified in a Use Code.</p> <p>S8.2 Development provides that—</p> <p>(a) evenly spaced spreading trees and shrubs are provided in all landscape areas; and</p> <p>(b) landscaped areas along the frontage of the site include large trees that together, can achieve a canopy spread over a minimum of 50% of the site frontage within 10 years of planting; and</p> <p>(c) at least 4 trees with a mature height of at least 4 metres are provided for every 20 metres of site frontage.</p> <p>S8.3 Development involves a mixture of trees and shrubs which have—</p> <p>(a) a minimum height when planted of—</p> <p>(i) 750 millimetres for trees; and</p> <p>(ii) 500 millimetres for shrubs; and</p> <p>(b) a minimum mature height of—</p> <p>(i) 4 metres for trees; and</p> <p>(ii) 1 metre for shrubs.</p>	<b>Complies.</b> Landscaping will be designed to enhance the aesthetics of the development.
<p><b>SO9</b> Development provides that landscaping along the boundary between developments visually screens incompatible activities and serves to enhance the visual appearance of the development.</p>	S9.1 No Solution is prescribed.	<b>Complies.</b> Refer to previous comment.

In summary, the proposal will achieve the Specific Outcomes of the Landscaping Code. The development complies with the Code.



## 10.0 Advertising Device Code

The proposal has been assessed against the Advertising Devices Code, which generally applies for all assessable development.

The Specific Outcomes relevant to this proposal are re-examined below:-

Specific Outcomes	Probable Solutions	Development Response
<b>Built Form and Signage Location—General</b>		
<p><b>S01</b> Development provides that Advertising Devices fixed to Buildings are appropriately located, scaled and designed to enhance the appearance of the subject Building.</p>	<p>S1.1 Development provides that an Advertising Device is placed in a consistent location in accordance with Appendix 1 (Consistent and Inconsistent Sign Locations).</p>	<p><b>Complies.</b> Whilst details of signage associated with this development are unknown at this point, it is anticipated that the conditions of approval will seek to ensure such signs are placed in accordance with Appendix 1 of the Code. Any sign would be of a small scale and discrete and would be identification purposes only. There will be no third party advertising.</p>
<p><b>S02</b> Development provides that an Advertising Device—</p> <ul style="list-style-type: none"> <li>(a) does not extend beyond or obscure any part of the outline of the Building, structure or fence; and</li> <li>(b) does not obstruct or obscure any architectural design features, window or door frame, verandah balustrade, bargeboard, exposed decorative bracket, cornice, gable, parapet, quoin or other decorative feature; and</li> <li>(c) is located and designed to minimise visual clutter on the Building and the Streetscape; and complements the design of the Building and the Streetscape; and</li> <li>(d) presents an attractive outlook to all public places; and</li> <li>(e) does not create a hazard or nuisance in terms of— <ul style="list-style-type: none"> <li>(i) lighting, glare or reflectivity; and</li> <li>(ii) clearance for pedestrians; and</li> <li>(iii) the movement of goods along or across a footpath or carriageway; and</li> <li>(iv) obstructions or distractions to road users, including providing access to loading or parking areas; and</li> <li>(v) obstruction of</li> </ul> </li> </ul>	<p>S2.1 Development provides that an Advertising Device is placed in a consistent location in accordance with Appendix 1 (Consistent and Inconsistent Sign Locations).</p> <p>S2.2 Development within the Gallery Walk Precinct or Curtis Falls Precinct provides that any material advertising the tourist business (including an Advertising Device on a Building or a freestanding sign) is limited to the equivalent of 1 double sided sign with a sign face area of 2m<sup>2</sup> on each side or 1 single sided sign with a sign face area of 4m<sup>2</sup>.</p>	<p><b>Complies.</b> The proposal will achieve this outcome by ensuring any sign is located in an appropriate location.</p>

Specific Outcomes	Probable Solutions	Development Response
<p>windows or doorways; and (f) where located in Curtis Falls Precinct or Gallery Walk Precinct is compatible with the existing character of the surrounding area.</p>		
<b>Total Sign Face Area</b>		
<p><b>S03</b> Development provides that the total sign face area per site, is complementary to the character of the surrounding area.</p>	<p>S3.1 Development in a Rural or Open Space Area has a total sign face area per site which does not exceed 5m<sup>2</sup>.</p> <p>S3.2 Development in a Residential Area, has a total sign face area per site which does not exceed 1.5m<sup>2</sup>, except where the site is used for an approved or lawful non-residential use in a non-residential Building, in which case the total sign face area does not exceed 5m<sup>2</sup>.</p> <p>S3.3 Development in a Business and Industry Area has a total sign face area which does not exceed 10m<sup>2</sup> for every 10 metres of site frontage, or 40m<sup>2</sup> in total, whichever is the lesser area.</p> <p>S3.4 Development in a Special Area has a total sign face area which does not exceed 5m<sup>2</sup>.</p>	<p><b>Complies.</b> The proposal will achieve this outcome. The signage will endeavour not to detract from the visual quality of the site or the character of the locality.</p>
<b>Illumination of Advertising Devices</b>		
<p><b>S04</b> Development provides that the level of illumination for an Advertising Device—  (a) is consistent with the nature of the surrounding area; and  (b) does not create a nuisance to the surrounding area.</p>	<p>S4.1 Development provides that the luminance level for an Advertising Device is—  (a) 400 cd/m<sup>2</sup> in a business area; and  (b) 300 cd/m<sup>2</sup> in all other areas.</p> <p>S4.2 Development provides that Illuminated Advertising Devices are only provided for businesses that are open or operate at night.</p>	<p><b>Will Comply.</b> An illuminated advertising device is not proposed.</p>
<p><b>S06</b> Development provides that all conduits, wiring, switches or other electrical apparatus are concealed from general view.</p>	<p>S6.1 No Solution is prescribed.</p>	<p><b>Complies.</b> Whilst details of such work are obviously not available at this stage of the process, the development is capable of being constructed in accordance with best practices and thereby ensuring the proposal meets this requirement.</p>

In summary, the development is capable of achieving the relevant Specific Outcomes of this Code as demonstrated above. Accordingly, the proposal is consistent with the Advertising Devices Code.

## 11.0 Parking and Servicing Code

The Specific Outcomes for the Parking and Servicing Code relevant to this proposal are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<p><b>SO1</b> Development provides for sufficient vehicle parking on-site to meet the demand likely to be generated by the development having regard to—</p> <p>(a) any existing parking facilities on the site and the premises they service; and</p> <p>(b) the feasibility of physically providing parking on-site; and</p> <p>(c) the hours of operation of the proposed use and the opportunity for sharing parking spaces with other uses; and</p> <p>(d) the availability of public parking in the surrounding area; and</p> <p>(e) the content of any Planning Scheme policy or Infrastructure Charges Plan dealing with monetary contributions in lieu of providing on-site parking; and</p> <p>(f) existing and future traffic conditions in the surrounding area.</p>	<p>S1.1 Development provides for on-site vehicle parking spaces in accordance with Table 5.3.15A (Car and Service Vehicle Parking).</p> <p>S1.2 Development provides that all off-street parking areas are constructed and available for use before the use commences.</p>	<p><b>Complies.</b> The parking demand for a facility of this nature is not specified in the Scheme. Consequently, TTS Group has undertaken a parking demand analysis.</p> <p>The development will provide a central parking area as illustrated on the Preliminary Site Plan. Parking will be provided at the rate identified in the Traffic Impact Assessment Report by TTS Group.</p> <p>In accordance with the findings, a minimum of 102 parking spaces, plus an SRV space and shuttle bus area will be constructed for the ultimate development.</p> <p>Refer to the Traffic Impact Assessment Report by TTS Group.</p>
<b>Vehicle Access</b>		
<p><b>SO2</b> Development provides that vehicle access arrangements are appropriate for the—</p> <p>a) capacity of the parking area; and</p> <p>b) volume, frequency, and type of vehicle usage; and</p> <p>c) function and configuration of the access road; and</p> <p>d) ensuring the safety of drivers and pedestrians; and</p> <p>e) free influx of traffic into parking areas; and</p> <p>f) unimpeded access for emergency and essential service vehicles; and</p> <p>g) prevention of adverse effects on traffic movements on streets external to the site.</p>	<p>S2.1 Development provides vehicle accesses and queuing areas that comply with AS2690.</p> <p>S2.2 Development provides that no parking or turning movements or intersection aisles are provided in vehicle queuing areas.</p> <p>S2.3 Development provides that where access driveways are to cater for a high volume and turnover of vehicles, accesses are located—</p> <p>(a) off side roads rather than main thoroughfares; and</p> <p>(b) away from areas of high pedestrian traffic; and</p> <p>(c) so that right turning traffic movements do not obstruct through traffic; and</p> <p>(d) so that the access does not conflict with the operation of bus stops, taxi ranks, and pedestrian crossings.</p>	<p><b>Complies.</b> The proposed vehicle access arrangements as illustrated on the proposal plan are considered appropriate for the volume, frequency and the vehicle type associated with the development.</p> <p>Refer to the Traffic Impact Assessment Report by TTS Group.</p> <p>It is anticipated that Council will stipulate in the conditions of approval the standard of works required.</p>

Specific Outcomes	Probable Solutions	Development Response
<p><b>S03</b> Development provides that vehicle accesses have minimal adverse effects on the—</p> <p>(a) safety and efficiency of the access road; and</p> <p>(b) integrity of infrastructure within the road reserve; and</p> <p>(c) amenity of premises in the surrounding area.</p>	<p><b>S3.1</b> Development provides that the maximum number of driveways accessing a Lot or premises is one, unless it can be demonstrated that multiple driveways will improve ingress/egress, internal traffic operation and pedestrian safety without comprising the safety and efficiency of the access road.</p>	<p><b>Complies.</b> The site access has been designed in accordance with the recommendations of the Traffic Impact Assessment Report by TTS Group.</p>

The proposal meets the relevant Probable Solutions prescribed and therefore achieves the Specific Outcomes of the Code as demonstrated above. The proposal complies with the Parking & Services Code.

**TJ Kelly Surveys Pty Ltd**  
Version 1.0  
30 May 2014

# Attachment 1

## Retailing & Commercial Activity Code



## 1.0 Retailing and Commercial Activity Code

The Specific Outcomes of the Retailing and Commercial Activity Code relevant to the proposed development are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<p><b>SO1</b> Development complements the style, scale and character of existing uses in the street and the surrounding area and contributes positively to the Streetscape.</p>	<p>S1.1 Development provides that the facade design and detailing complement traditional Building elements and facades have a horizontal emphasis.</p> <p>S1.2 Development provides that the Building setback is consistent with the Building setback of adjoining land.</p> <p>S1.3 Development achieves a traditional character by incorporating one or more of the following—</p> <p>(a) high pitched roof forms; or</p> <p>(b) rectangular Building plan forms; or</p> <p>(c) extensive use of timber, brick, corrugated iron or other similar materials.</p> <p>S1.4 Development provides for a cantilevered or suspended awning or verandah with a minimum height of 3 metres over the adjoining footpath for the full length of the Building on the street frontage or principal street frontage.</p> <p>S1.5 Development addresses the street frontage with the main entrance visible from the street.</p> <p>S1.6 Development provides that car parking areas are located so that they do not become the dominant frontage feature.</p>	<p><b>Not applicable.</b></p> <p>This Specific Outcome seeks to ensure the built form of new development complements the streetscape. The Probable Solutions are more relevant to commercial development within an urban context and are not considered applicable for a building which is a part of a sporting and outdoor recreation facility of the nature proposed.</p> <p>S1.1 The design is of a high quality and befitting its function as a supporting component of the outdoor recreation park.</p> <p>S1.2 The intent of this Probable Solution is to maintain a consistent streetscape. This is not relevant to a site within the Escarpment Protection Precinct. Notwithstanding, the subject building is setback a considerable distance from Kaiser Road and is not expected to intrude visually on the character of the locality.</p> <p>S1.3 The style of the building is befitting its purpose.</p> <p>S1.4 The provision of design features such as cantilevered awnings is clearly aimed at development within the townships.</p> <p>S1.5 As per the previous comment, this design consideration is more relevant to an urban context. Given this context, visually screening and generous setbacks from the roads are preferable.</p> <p>S1.6 The parking areas are located so that they provide convenient access to the building and at the same time ensuring they do not detract from the aesthetics of the outdoor recreation park.</p>
<p><b>SO2</b> Development maintains the privacy and amenity of adjoining residential uses.</p>	<p>S2.1 Development provides a minimum setback of 5 metres from any side or rear boundary where adjoining a Residential Precinct.</p> <p>S2.2 Development provides a 1.8 metre screen fence along the side and rear boundaries which adjoin a Residential Precinct.</p>	<p><b>Complies.</b> The proposed development will not impinge on the privacy and amenity of the neighbouring properties.</p> <p>S2.1 The land does not abut a Residential Precinct. Notwithstanding, the subject building is setback generous distances from the boundaries.</p> <p>S2.2 Whilst the site does not adjoin a Residential Precinct it is submitted that the development is appropriately screened by mature vegetation and the natural topography. Fencing would be out of character, visually intrusive and ineffective.</p>
<p><b>SO3</b> Development provides that light emissions, including from an Advertising Device, do not have a significant adverse impact on the amenity of the</p>	<p>S3.1 Development provides that illumination levels 1.5 metres outside the site do not exceed 8 lux.</p> <p>S3.2 Development provides that an</p>	<p><b>Complies.</b> The development is not expected to cause any significant impact on the locality by way of light emissions.</p> <p>S3.1 The lighting chosen within the subject</p>

Specific Outcomes	Probable Solutions	Development Response
surrounding area.	Illuminated Advertising Device is shielded and directed so that they do not cause glare or nuisance to surrounding residential uses.	building will be carefully designed to ensure external impacts are considered and mitigated. S 3.2. Illuminated advertising signage is not proposed.
<b>SO4</b> Development provides that an Advertising Device, including the number of Advertising Devices, is compatible with the existing character of the street in which the site is located and do not detract from the amenity of the surrounding area.	S4.1 Development provides that a maximum of 2 Advertising Devices are erected on the site.	<b>Complies.</b> The development will achieve this Specific Outcome. A single free standing advertising device may be erected at the entrance to the outdoor recreation park. There are no specific plans or details for signage at this stage, however any such device will be cognizant of the natural attributes of the site and the semi-rural character of Kaiser Road.

In summary, the proposed building achieves the relevant Specific Outcomes of the Code as demonstrated above. The proposal complies with the Retailing and Commercial Activity Code.