

5.3. MATERIAL CHANGE OF USE VETERINARY SERVICES, 15 THERESA DRIVE, MOSSMAN

REPORT AUTHOR(S)	Jenny Elphinstone, Senior Planning Officer
GENERAL MANAGER	Michael Kriedemann, Acting General Manager Operations
DEPARTMENT	Development Assessment and Coordination
PROPOSAL	Material Change of Use for a Veterinary Services (Veterinary Surgery)
APPLICANT	Dr Susan Pasagic c/- McPeake Town Planning Qld Pty Ltd PO Box 5710 Cairns Qld 4870
LOCATION OF SITE	15 Theresa Drive, Mossman
PROPERTY	Lot 17 on RP895020

LOCALITY PLAN



Figure 1 - Locality Plan

PLANNING SCHEME	2018 Douglas Shire Planning Scheme
LOCAL PLAN	Mossman Local Plan – Precinct 8 – Mossman South Industry
ZONE	Industry
REFERRAL AGENCIES	None Applicable
NUMBER OF SUBMITTERS	None
STATUTORY ASSESSMENT DEADLINE	9 August 2018
APPLICATION DATE	10 May 2018

RECOMMENDATION

That Council approves the development application for a Material Change of Use for a Veterinary Surgery over land described as Lot 17 on RP895020, located at 15 Theresa Drive, Mossman, subject to the following:

A. APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term ‘approved drawing(s) and / or document(s)’ or other similar expressions means:

Drawing or Document	Reference	Date
Site Plan	East Coast Designer Builders Pty Ltd Project 18040, DrawingsA101	10 April 2018
Proposed Floor Plan	East Coast Designer Builders Pty Ltd Project 18040, DrawingsA102	16 April 2018

B. ASSESSMENT MANAGER CONDITIONS AND ADVICES

The approval is subject to the following conditions and advices

Assessment Manager Conditions

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council’s Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval

Timing of Effect

- 2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.**

Availability of Parking Areas

- 3. The parking area must be available for use for all times that the Veterinary Surgery operates and cannot be sublet for another use.**

Line Marking of Car Parking Area

- 4. Prior to the commencement of use the parking spaces must be line marked for five (5) car parking spaces. Three (3) spaces, including one (1) disabled driver car parking space, are to be sited in the front yard of the premises for customer parking. Two (2) car parking spaces are to be provided in the rear yard for staff. All parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked and these attributes must be maintained for the life of the development.**

Care and Treatment of animals

- 5. All care and treatment of animals must occur within the building.**

Putrescent Waste

- 6. All putrescent waste must be suitably stored to ensure no emission of odour from the land and must be suitably disposed of to the satisfaction of the Chief Executive Officer.**

Over Night care

- 7. The approved use includes the occasional over stay by staff for the care of animals. This activity is ancillary to the approved use.**

Damage to Council Infrastructure

- 8. In the event that any part of Council's existing sewer, water or road infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to the mobilisation of heavy construction equipment,, stripping and grubbing. The applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owners/builders cost, prior to the Commencement of Use.**

Protection of Landscaped Areas from Parking

- 9. Landscaped areas adjoining the parking area must be protected by a 150 mm high vertical concrete kerb or similar obstruction. The kerb must be set back from the garden edge sufficiently to prevent vehicular encroachment and damage to plants by vehicles.**

Lighting

10. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.

Storage of Machinery and Plant

11. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

Landscaping Areas

12. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

Lawful Point of Discharge

13. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.

Advertising Signage

14. All signage associated with the use must be: contained on the building façade/wall (not projecting above the building height); as a free-standing sign not exceeding a height of 2m or area of 10m², to the satisfaction of the Chief Executive Officer. The signage can only be externally illuminated and no lighting is to spill beyond the property boundary. Signage can only relate to the use conducted on the premises.

Crime Prevention Through Environmental Design

15. All lighting and landscaping requirements are to comply with Council's General Policy Crime Prevention Through Environmental Design (CPTED).

Advices

1. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
2. For information relating to the *Planning Act 2016* log on to www.dsdip.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies, log on to www.douglas.qld.gov.au.

LAND USE DEFINITIONS*

In accordance with the *2018 Douglas Shire Planning Scheme* the approved land use is defined as follows.

Column 1 Use	Column 2 Definition	Column 3 Examples	Column 4 Does not include the include following examples
Veterinary Services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short term accommodation of animals on the premises.		Animal keeping.

*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

C. Further Permits

1. The following Development Permits are required to be obtained before the development can be carried out:

a. Development Permit for Building Work.

Plumbing approvals are required work under the *Plumbing and Drainage Act 2002*.

D. Currency period for the approval

Under section 85(1)(a)(i) of the *Planning Act 2016*, the relevant period for the Preliminary Approval is to be six (6) years starting from the day the approval takes effect.

E. Reasons for Decision

The reasons for this decision are:

1. Sections 60, 62 and 63 of the *Planning Act 2016*:

a. the approved plan(s) and document(s) as per A above;

b. the Conditions and Advices as per B above;

c. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme; and

d. to ensure compliance with the *Planning Act 2016*.

2. **Findings on material questions of fact:**
 - a. **the development application was properly lodged to the Douglas Shire Council on 10 May 2018 under section 51 of the *Planning Act 2016* and Part 1 of the Development Assessment Rules;**
 - b. **the application was properly notified;**
 - c. **the development application contained information from the applicant which Council reviewed together with Council's own investigation of assessment against the State Planning Policy and the 2018 Douglas Shire Planning Scheme in making its assessment manager decision.**

 3. **Evidence or other material on which findings were based:**
 - a. **the development triggered assessable development under the Assessment Table associated with the Industry Centre Zone Code;**
 - b. **Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and**
 - c. **the applicant's reasons have been considered and the following findings are made:**
 - i. **Subject to conditions the development satisfactorily meets the Planning Scheme requirements.**
-

EXECUTIVE SUMMARY

The applicant will redevelop the existing site and building for use as a veterinary surgery. The use will operate five and a half days a week, with some Sunday use in emergency cases. The site has extensive street frontage and good vehicle access, enabling customers to park on site and drop-off and pick-up animals.

Conditions of the approval require new line marking of the car parking spaces and ensure the impacts of the use are contained to the land. The application underwent public notification and no submissions were received. The proposed development is well designed and it is recommended the development be supported subject to conditions.

TOWN PLANNING CONSIDERATIONS

Background

The land has an area of 1,010m² and has a corner frontage to Theresa Drive in the Mossman South industrial area. The current premise was constructed under a Development Permit TPC1122 issued by the former Douglas Shire Council on the 15 September 2003 for the purposes of a General Industry Shed, Ancillary Officer Space and a Caretaker's Residence.

The Caretaker's Residence was to be developed on a mezzanine floor. The Caretaker's residence was not internally constructed and this use has not commenced.

The yard area is generally sealed. A significant setback from the street is provided to the western boundary. This area is not readily usable as it is positioned at a higher level, adjacent to the street and above the ground level on which the building and parking area are established.

Land to the north is used for a crematorium and funeral parlour. Other land in the area is used for industrial purposes.

Dr Pasagic currently operates the veterinary business a premises located at the corner of Alchera Drive and Quaid Street, also within the Mossman Local Plan – Precinct 8 – Mossman South Industry.

Proposal

Application has been made to establish a veterinary surgery within the existing premises. The building will be divided internally to provide a reception and waiting area, consultation rooms, treatment and surgery areas, animal wards and office amenities. The mezzanine area will be used for storage. Details of the site plan and the internal building layout are included in Attachment 1.

The applicant seeks to retain the ability to have an approved caretaker on the site for the rare occasions that an animal needs overnight intensive care. The facilities required for a caretaker within the proposed development is simply a bed in an office and access to the amenities.

Five (5) car parking spaces are to be provided on the land, with three (3) visitor spaces located at the front of the site. The landscaping areas external to the building will not be used for animal care or exercise.

The surgery will have three to four staff and operate from 8:30 am to 5:30 pm. Monday to Friday, 8:30am to 12:00 noon on Saturdays and by appointment on Sundays. The surgery will operate a 24 hour emergency service by appointment only.

Relevant Matters

State Planning Benchmarks Applying To This Development and Referral

The development is within the urban footprint and considerations of a State nature have been suitably addressed through assessment against the Planning Scheme.

2018 Douglas Shire Planning Scheme Assessment

The proposed caretaker's use, as now proposed, is ancillary to the Veterinary Services (Veterinary Surgery) and no additional car parking is necessary.

The use is impact assessable development and assessment is against the whole of the Planning Scheme. The assessment against the Strategic Framework is tabled as follows.

Table 1.

Benchmark Description	Benchmark Reference	Compliance
Settlement Pattern	Requires industrial activities be separated from sensitive land uses. Industrial activity should occur in the Mossman South industrial area that is within the urban area.	The use is well located in the industry precinct under the Mossman Local Plan. The development is consistent with the benchmark.
Environment and Landscape Values	Protection of environmental values including Aboriginal and Torres Strait Islander heritage. Considerations of biodiversity, coastal zones and scenic amenity. Air and acoustic protection and hazardous materials.	Conditions of the approval address putrescent waste, The use is essentially contained to within the buildings and does not impact on environmental and landscape values.
Natural Resource Management	Considerations of land and catchment management, primary production, forestry and fisheries, resource extraction.	The proposed development does not impact on these values.
Strong Communities and Identity	Considerations for social planning and infrastructure, active communities, sense of place, community and identity, housing choice and affordability, arts and culture, cultural and landscape heritage, strengthening indigenous communities,	The proposed development does not impact on these values.
Economy	Considerations of economic growth and diversification, tourism and primary production.	The proposed development is consistent with these values, locating in a well established industrial area that is close to an employee base and customers.
Infrastructure and Transport	Considerations of energy, water and waste management and information technology.	The location is well serviced with

Benchmark Description	Benchmark Reference	Compliance
		infrastructure and the development does not place any onerous use of the infrastructure.

The following table details compliance aspects for the proposed land use against the relevant Planning Scheme Codes. As the building and yard were constructed under a previous approval assessment is limited to considerations of the proposed land use.

Table 2.

Benchmark Description	Benchmark Reference	Compliance
Industry Zone Code	AO4.1 Pedestrian entrances are easily identifiable from the street. AO4.3 Customer parking is located at the front of the site. AO9 Inconsistent uses are not established.	The reception area is located at the front of the site adjacent to the customer car parking area. Complies. The use is impact assessable.
	PO10 Development does not lower the standards of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the: (a) the Accommodation Activity group, located outside the Industry zone; (b) the sensitive land use activity group, located outside the industry zone..	The use is sited well within the industry zone and impacts are contained to the land.
Mossman Local Plan Code	AO21 Development for industrial purposes consists of service industry or low impact industry uses. PO23 Development protects the amenity of adjacent and nearby residential land uses.	The use of the premises as a veterinary surgery is considered akin to a service or low impact industry in regards to impacts. The area is industrial in nature and the impacts are contained to the land.
Access, Parking and Servicing Code	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed for that particular use.	The Scheme seeks a minimum of four spaces and five are to be provided on the land. A

Benchmark Description	Benchmark Reference	Compliance
		condition of the approval requires the car parking spaces to be line marked.
Advertising Devices Code	The benchmarks state the signage should be on the building with limited illumination and not obstruct pedestrians or vehicles.	No details were provided in the application. This matter can be suitably addressed through conditions.
Environmental Performance Code	<p>AO1.1-1.3 Lighting. Restricted to the site and vehicle headlights accessing car parking areas do not impact on nearby residential uses.</p> <p>AO2.1- 2.2Noise. Development activities do not cause noise related environmental harm or nuisance; or Through the use of materials noise emissions do not adversely impact on adjacent uses.</p> <p>AO5.1 Storage of putrescent waste.</p>	<p>Limited use of the site will occur at night and the approval can be suitably conditioned to address this code requirement.</p> <p>Animals, where kept on the premises on the rare occasion for overnight care, are usually sedated and will be fully supervised. The surrounding area is of an industrial nature and impacts can be suitably contained to the land. A condition of the approval requires suitable storage and disposal of putrescent waste.</p>

Non-Compliance with Benchmarks

None.

Public Notification

Public notification of the application was undertaken in accordance with the Development Assessment Rules. No submissions were received.

ADOPTED INFRASTRUCTURE CHARGES

The proposed development is considered to be an industrial type use and does not trigger Adopted Infrastructure Charges.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following area outlines where Council has a clear responsibility to act:

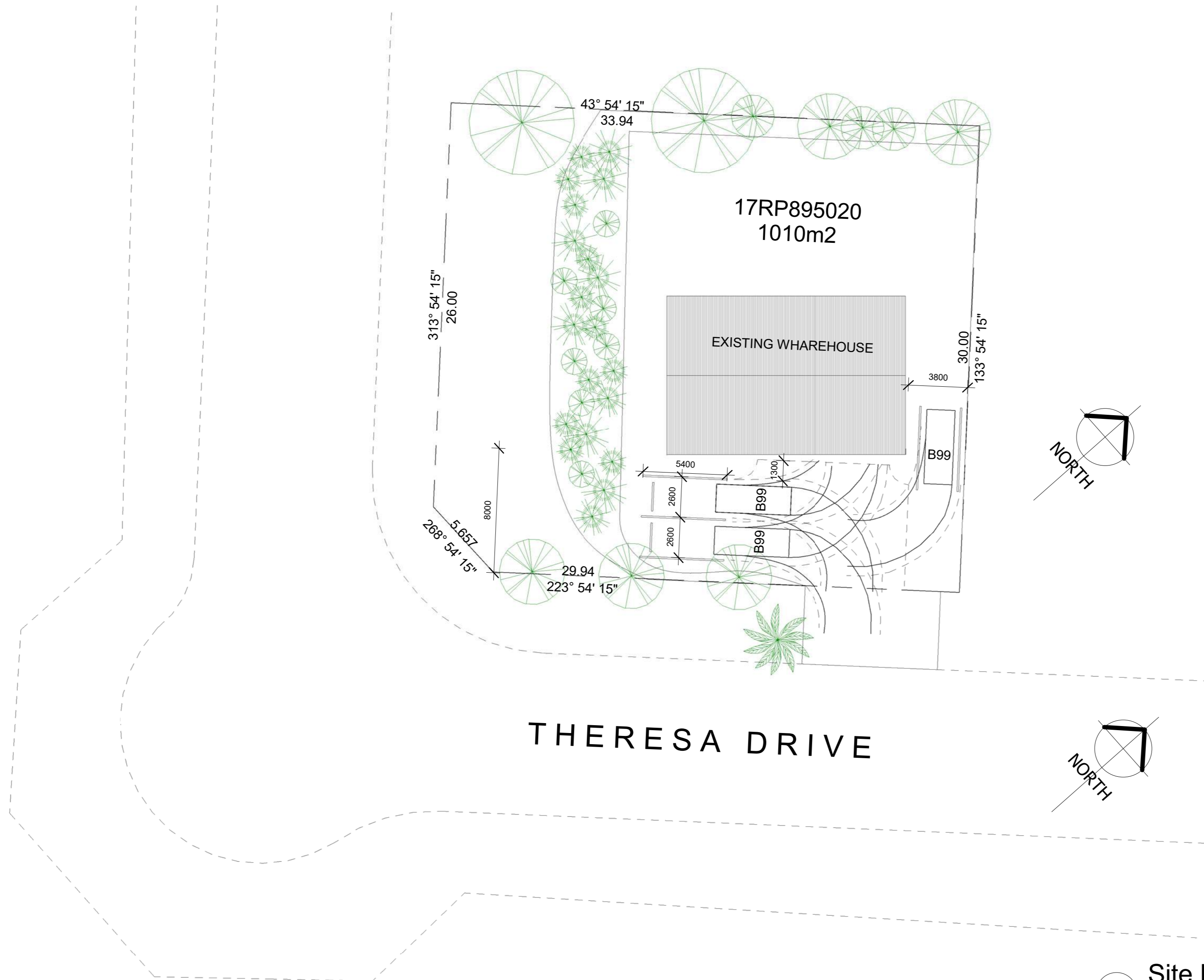
Regulator: Meeting the responsibilities associated with regulating activities through legislation or local law.

Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

ATTACHMENTS

1. 15 Theresa Drive Attachment 1 **[5.3.1]**

PRELIMINARY NOT FOR CONSTRUCTION



1 Site Plan
1 : 200

SITE PLAN

SURFACE WATER DRAINAGE

SURFACE WATER MUST BE PREVENTED FROM ENTERING THE BUILDING WITH FGL SLOPING 50mm OVER THE FIRST 1m AWAY FROM THE BUILDING & THE FINISHED SLAB HEIGHT AT A MINIMUM FFL 250mm ABOVE FGL.

FOR AREAS OF HIGH RAINFALL INTENSITY, THE DRAINAGE SYSTEM FOR THE DISPOSAL OF SURFACE WATER RESULTING FROM A STORM HAVING AN AVERAGE RECURRENCE INTERVAL OF (20 252mm CAIRNS) MUST CONVEY THE SURFACE WATER TO AN APPROPRIATE OUTFALL AND AVOID SURFACE WATER FROM DAMAGING THE BUILDING IN ACCORDANCE WITH BCA VOL 1 FPL1.

STORM WATER

BUILDER IS TO FOLLOW THE BEST PRACTICE GUIDELINES FOR CONTROLLING STORMWATER POLLUTION FROM BUILDING SITES AS REQUIRED BY LOCAL COUNCIL.

COMMERCIAL DRIVEWAY DESIGN REQUIREMENTS:

- 3.5m MINIMUM WIDTH (COMMERCIAL/INDUSTRIAL IN ACCORDANCE WITH AS1379 and AS3600.)
- THE MINIMUM ACCEPTABLE CONCRETE PAVEMENT FOR A DRIVEWAY TO A COMMERCIAL SITE IS 150mm THICK 32MPa CONCRETE, REINFORCED WITH SL52MESH AT 50mm TOP COVER ON A 75mm LAYER OF COMPACTED SUB-BASE TO 98% STANDARD COMPACTION UNDER CROSSOVER.
- CIRCULATION ROADWAY AND RAMP GRADES
 - (i) LONGER THAN 20 M—1 IN 6 (16.7%) MAXIMUM.
 - (ii) UP TO 20 M LONG—1 IN 5 (20%) MAXIMUM. (AS/NZS2890:2004)
- CHANGES IN GRADE FOR STRAIGHT DRIVEWAYS TO PREVENT VEHICLE SCRAPING DRIVEWAY REQUIRE GRADE TRANSITIONS OF 2m IN LENGTH (15% (AS/NZS2890:2004) WHEN:
 - SUMMIT CHANGES IN GRADE IS OVER 1 IN 8 (12.5%)
 - SAG CHANGES IN GRADE IS OVER 1 IN 6.7

SERVICES

THE BUILDER IS RESPONSIBLE TO CHECK ALL EXISTING SERVICES PRIOR TO BEGINNING CONSTRUCTION.

RELEVANT PLANNING NOTES

PLANNING
 REAL PROPERTY DESCRIPTION: LOT 17 ON RP895020
 PARISH - VICTOR
 COUNTY - SOLANDER
 PLANNING LOCALITY - MOSSMAN
 LOCAL GOVERNMENT - DOUGLAS SHIRE COUNCIL
 PLANNING ZONE: INDUSTRY
 LOCAL PLAN PRECINCT 8: MOSSMAN SOUTH INDUSTRY

AFFECTED OVERLAYS:

- BUSHFIRE HAZARD - POTENTIAL IMPACT BUFFER
- HIGH LANDSCAPE VALUES

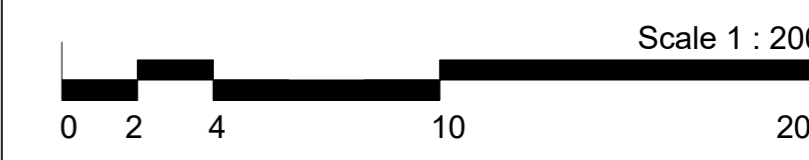
SITE AREA

PROPOSED TOTAL FOOTPRINT - 158m²
 TOTAL SITE AREA - 1010m²
 PERCENTAGE SITE COVERAGE - 15.64%

NORTH

LEGEND

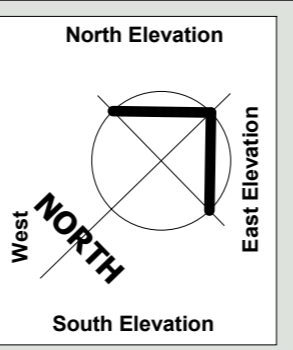
- X 1000 NATURAL GROUND LEVEL
- X 1000 FINISHED GROUND LEVEL
- S - COUNCIL SEWER DRAIN
- SW - COUNCIL STORMWATER DRAIN
- MW - MAINS WATER PIPE
- E - W/G ELECTRICITY CABLE
- T - W/G TELEPHONE CABLE
- D - HOUSE DRAINAGE
- WM - WM WATER METER
- MSB - MAIN SWITCH BOARD
- SURFACE WATER FALLS



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 www.eastcoastdesignerbuilders.com.au
 info@eastcoastdesignerbuilders.com.au

ALL DESIGN & CONSTRUCTION MATERIALS TO BE IN ACCORDANCE WITH:
 THE NATIONAL CONSTRUCTION CODE (NCC)
 THE BUILDING CODE OF AUSTRALIA (BCA)
 THE DISTANCE EDUCATION CODE (DEC)
 BUILDING REGULATIONS AND LOCAL GOVERNMENT PLANS & POLICIES
 CURRENT EDITION OF AUSTRALIAN STANDARDS
 CURRENT MANUFACTURER SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED

No.	Description	Date



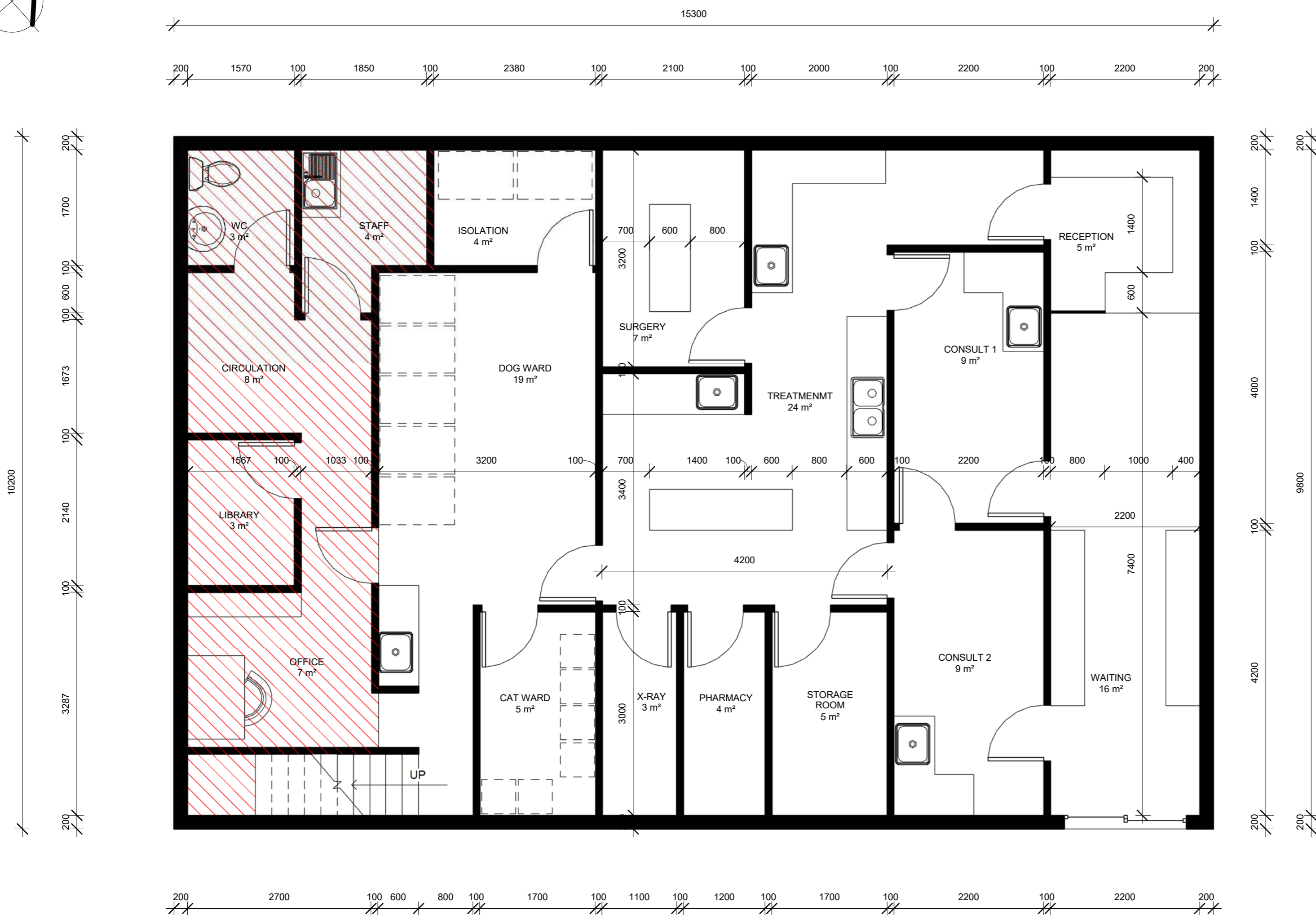
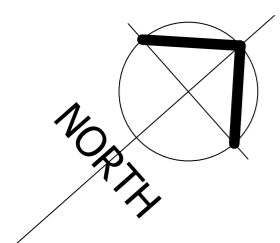
NOT FOR CONSTRUCTION

PROPOSED DEVELOPMENT:
CLIENT NAME: Mr. James Mc Peake
ADDRESS: C/O Level 1 Suite 6/185 Mulgrave Road, Cairns
 Ordinary Council Meeting - 24 July 2018

PROPERTY
PROJECT ADDRESS: 15 Theresa Drive, Mossman, QLD, 4783.
LOCAL AUTHORITY: Douglas Shire Council

Site Plan			
Building Class: 5	Property Description:	17RP895020	
Wind Class: TBA	Date:	10/04/18	Project No. 180409
Climate Zone: 1	Drawn by:	Anna Cartaar	A2 A101
Soil Class: TBA	Checked by:	Steven Drabsch	
BAL: TBA	Approved by:	Steven Drabsch	Scale 1 : 200

PRELIMINARY NOT FOR CONSTRUCTION



1 Ground Floor
1 : 50

SUSTAINABLE BUILDING INFORMATION

FIXTURES, FITTINGS AND APPLIANCES

- ELECTRICITY SUB-METERING FOR BUILDINGS GREATER THAN 500M2
- BUILDING GREATER THAN 500M2 MUST HAVE THE FACILITY TO RECORD THE CONSUMPTION OF GAS AND ELECTRICITY FOR EACH STOREY IN A COMMERCIAL OFFICE BUILDING IN ACCORDANCE WITH VOL 1 PART J8.3 AND QUEENSLAND DEVELOPMENT CODE (QDC)
- 5 STAR WATER HEATING SYSTEMS TO BE INSTALLED

ENERGY EFFICIENT AIR CONDITIONERS

- ALL AIR CONDITIONERS MUST HAVE AN ENERGY EFFICIENCY RATIO IN COMPLIANCE WITH SECTION J5.2 OF THE DEEMED TO SATISFY PROVISIONS OF THE BCA INCLUDING SPECIFICATION J5.2E
- ALL AIR CONDITIONING SYSTEM REFRIGERANT CHILLER MUST HAVE AN ENERGY EFFICIENCY RATIO (EER) OF 4.2 OR HIGHER.
- AIR CONDITIONING UNITS ARE FITTED WITH TIMER SWITCHES PROGRAMMED TO SWITCH THE SYSTEM OFF OUTSIDE USUAL HOURS OF BUILDING OCCUPANCY.
- FOR BUILDINGS WITH GROSS FLOOR AREA OF 500M2 OR MORE: AIR-CONDITIONING SYSTEMS ARE DESIGNED TO ACHIEVE
 - a) 10% IMPROVEMENT ON MEPS ENERGY EFFICIENCY RATIO REQUIREMENTS FOR AIR-CONDITIONERS AND HEAT PUMPS; AND
 - b) 10% IMPROVEMENT ON CURRENT BCA REQUIREMENTS FOR MAXIMUM PUMP POWER (W/M2); AND
 - c) 10% IMPROVEMENT ON CURRENT BCA REQUIREMENTS FOR MINIMUM ENERGY EFFICIENCY RATIO FOR PACKAGED AIR CONDITIONING EQUIPMENT (WR/WINPUT POWER); AND
 - d) 10% IMPROVEMENT ON CURRENT BCA REQUIREMENTS FOR MINIMUM ENERGY EFFICIENCY RATIO FOR REFRIGERANT CHILLERS (WR/WINPUT POWER).
- FOR BUILDINGS WITH GROSS FLOOR AREA OF LESS THAN 500M2: AIR-CONDITIONING UNITS HAVE A MINIMUM ENERGY EFFICIENCY RATING OF FIVE STARS.

WATER AND WASTEWATER CONSERVATION

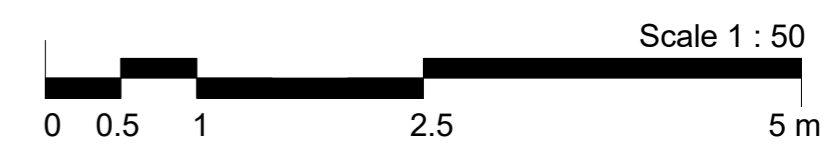
- ALL FIXTURES AND FITTINGS TO BE HIGHLY WATER EFFICIENT, WITH AT LEAST A 5 STAR RATING.
- TOILETS HAVE DUAL-FLUSH CISTERNS WITH MAXIMUM 4 LITRE FULL FLUSH (WHEN CALCULATED IN ACCORDANCE WITH AUSTRALIAN/NEW ZEALAND STANDARD AS/NZS 6400:2003)
- ALL TAPS ARE MINIMUM 5 STAR RATED (WELS RATING SYSTEM)
- SHOWER ROSES ARE A MINIMUM 4 STAR (WELS RATING SYSTEM)
- URINALS ARE MINIMUM 5 STAR (WELS RATING SYSTEM)
- WATER EFFICIENT IRRIGATION SYSTEM (IF AN OUTDOOR IRRIGATION SYSTEM IS INSTALLED) WITH A MAXIMUM FLOW RATE OF 9 LITRES PER MINUTE.
- A CERTIFICATE WILL BE PROVIDED BY THE PLUMBING CONTRACTOR TO CERTIFY THAT THE ABOVE ITEMS HAVE BEEN COMPLIED WITH

LIGHTING

- IN FITTING OUT THE BUILDING, EFFORTS SHOULD BE MADE TO INSTALL THE MOST ENERGY EFFICIENT SYSTEMS AND APPLIANCES AVAILABLE TO REDUCE OPERATING COSTS OF THE BUILDING.
- MAXIMUM ILLUMINATION POWER DENSITIES (W/M2) TO BE IN ACCORDANCE WITH SECTION J OF THE BCA AND WITH THE QUEENSLAND DEVELOPMENT CODE
- CAR PARK, PASSAGE WAYS, SEPARATE TOILET 3 (W/M2)
- ALL OTHER SPACES 6 (W/M2)
- LIGHT FITTINGS TO BE FITTED WITH ENERGY EFFICIENT GLOBES

GENERAL

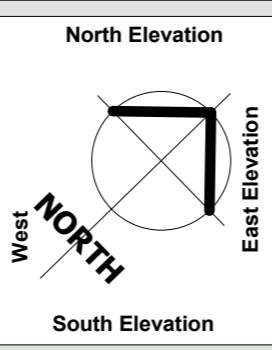
- A CERTIFICATE FROM THE BUILDER TO STATE THAT THE ABOVE ITEM HAS BEEN COMPLIED WITH
- A CERTIFICATE WILL BE PROVIDED BY THE ELECTRICIAN TO CERTIFY THAT THE ELECTRICAL ENERGY EFFICIENCY LIGHTING REQUIREMENTS HAVE BEEN COMPLIED WITH



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 www.eastcoastdesignerbuilders.com.au
 info@eastcoastdesignerbuilders.com.au

ALL DESIGN & CONSTRUCTION MATERIALS TO BE IN ACCORDANCE WITH:
 THE NATIONAL CONSTRUCTION CODE (NCC);
 THE BUILDING CODE OF AUSTRALIA (BCA);
 THE ENVIRONMENTAL PLANNING CODE (EPC);
 BUILDING REGULATIONS AND LOCAL GOVERNMENT PLANS & POLICIES
 CURRENT MANUFACTURE SPECIFICATIONS & VENDOR DETAILS FOR MATERIALS USED

No.	Description	Date



NOT FOR CONSTRUCTION

PROPOSED DEVELOPMENT:
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ADDRESS: C/O Level 1 Suite 6/185 Mulgrave Road, Cairns
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PROPERTY
PROJECT ADDRESS: 15 Theresa Drive, Mossman, QLD, 4783.
LOCAL AUTHORITY: Douglas Shire Council

Proposed Floor Plan

Building Class: 5	Property Description: 17RP895020
Wind Class: TBA	Date: 16/04/18
Climate Zone: 1	Drawn by: Anna Cartaar
Soil Class: TBA	Checked by: Steven Drabsch
BAL: TBA	Approved by: Steven Drabsch

Project No.	A2	A102
Scale	1 : 50	