

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdlp.qld.gov.au/MyDAS

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

AUSTART HOMES PTY LTD

For companies, contact name

Postal address

41- P.O. Box 831

Suburb

PORT DOUGLAS

State

QLD

Postcode

4877

Country

AUSTRALIA

Contact phone number

0740383855

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

DOUGLAS SHIRE COUNCIL	
File Name.....	
Document No.....	
21 FEB 2014	
Attention	
Information	

Email address (non-mandatory requirement)

CHARMAINE

@AUSTARTHOMES.COM.AU

Applicant's reference number (non-mandatory requirement)

199 ASH

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

☐ Material change of use ☐ Reconfiguring a lot ☒ Building work ☐ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

New Dwelling and Swimming Pool

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment ☒ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

☐ Refer attached schedule ☐ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

<input checked="" type="checkbox"/> Street address and lot on plan (All lots must be listed.) <input type="checkbox"/> Street address and lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)							
Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		27	OAK STREET	4877	4	09511	DOUGLAS SHIRE
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
ii)			
iii)			

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Eastings	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of the premises on which the development is proposed (Indicate square metres)

607m²

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

HOUSE

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

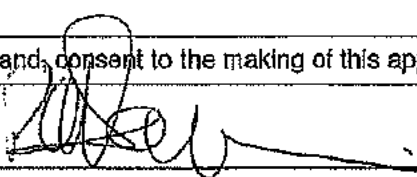
☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land

I/We, the above-mentioned owner/s of the land, consent to the making of this application.

Signature of owner/s of the land

x 

Date

Table G

Name of owner/s of the land

PETER DORRIAN

☒ The owner's written consent is attached or will be provided separately to the assessment manager.

Table H

Name of owner/s of the land

☒ By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Table J

Lot on plan description for strategic port land

Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☒ No—go to question 12 ☐ Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

☐ No
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

☒ No
☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

13. List below all of the forms and supporting information that accompany this application (include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager
WIND REPORT	
SOIL REPORT	
AUSTART HOMES PTY LTD PLANS	

14. Applicant's declaration

☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the *Sustainable Planning Regulation 2009* identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the Sustainable Planning Act 2009 (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. **Describe the proposed use.** (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
DWELLING & POOL	HOUSE	1	—	—

2. **Are there any current approvals associated with the proposed material change of use?** (e.g. a preliminary approval.)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

3. Does the proposed use involve the following? (Tick all applicable boxes.)

- | | | |
|--|--|---|
| The reuse of existing buildings on the premises | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| New building work on the premises | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| The reuse of existing operational work on the premises | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| New operational work on the premises | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) any existing or proposed easements on the relevant land and their function the location and use of buildings on land adjoining the relevant land all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked for any new building on the relevant land, the location of refuse storage the location of any proposed retaining walls on the relevant land and their height the location of any proposed landscaping on the relevant land the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	
<p>Information that states:</p> <ul style="list-style-type: none"> the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input checked="" type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves new operational work		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.



EARTH TEST

Site Classification

And

Wastewater Management System

For

Austart Homes

At

27 Oak Street

Oak Beach

INTRODUCTION:

Earth Test has been engaged by Austart Homes to assess, design and report on Site Classification and a Domestic Wastewater Management System at 27 Oak Street, Oak Beach.
Real Property Description:-

Lot 4, on O9511

Local Authority: Cairns Regional Council.

It is understood the intention is to demolish an existing dwelling and construct a new dwelling at the site.

A site and soil evaluation was carried out in October 2013.

SITE FACTORS:

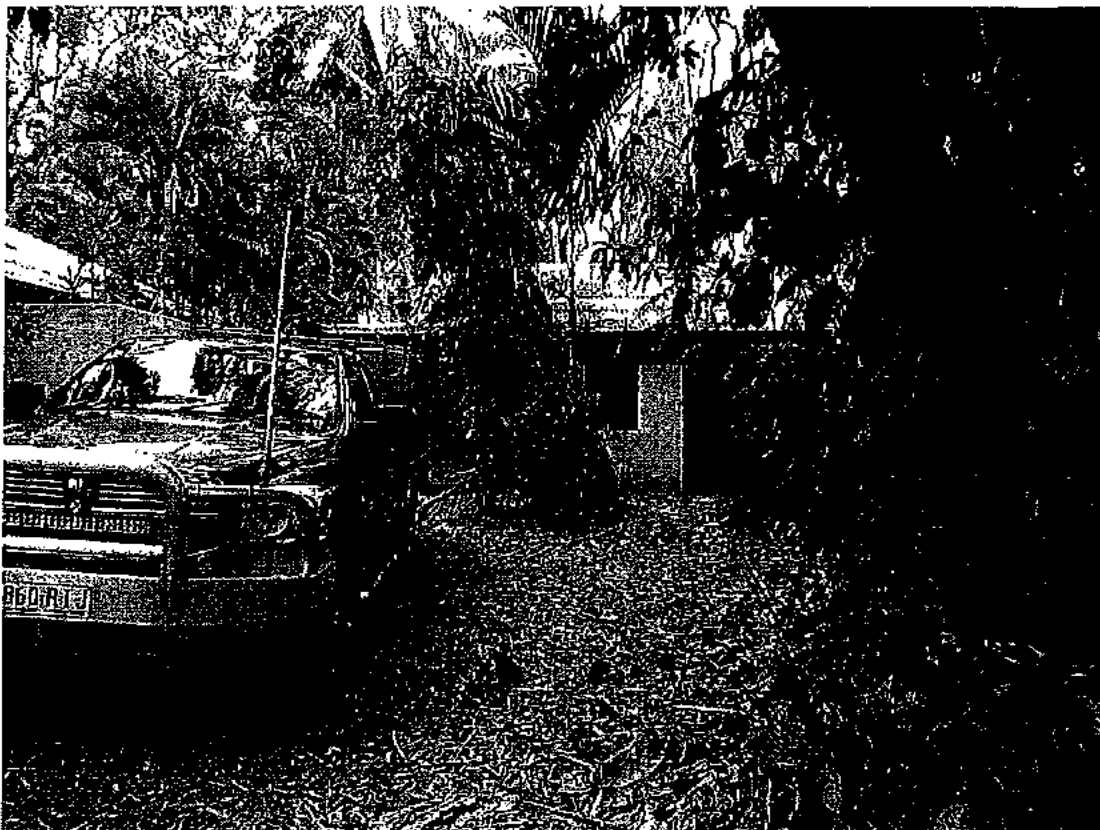
The site was identified by its street address.

A photograph is included as part of this report to confirm the identity of the site.

The Lot has an area of 607 square metres and is predominantly covered with extensive trees.

The water supply to the site is on-site roof water.

One Dynamic Cone Penetrometer test was performed at location DCP1 and one borehole BH1 as shown on the site plan.



Existing dwelling and proposed location of new dwelling at 27 Oak Beach Road, Oak Beach



27 Oak Street viewed from the street

SITE INVESTIGATION REPORT**BOREHOLE LOG**

CLIENT: Austart Homes.		DATE SAMPLED: 17/10/2013
PROJECT: 27 Oak Street, Oak Beach.		Sampled by: L. Quinn
REPORT DATE: 1/11/2013		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.4	Orange-Brown Silty River Gravel	Watertable not encountered
0.4-2.0	Grey to White Silty Fine Sand	

**DYNAMIC CONE PENETROMETER REPORT**
AS 1289.6.3.2**CLIENT:** Austart Homes**SAMPLE No:** SI 326-13**PROJECT:** 27 Oak Street, Oak Beach.**DATE SAMPLED:** 17/10/2013**SAMPLE DETAILS:** Site "DCP1" as per site plan.**Tested By:** L. Quinn**REPORT DATE:** 1/11/2013

DEPTH (Metres)	Site: DCP1 No Blows
0.0 - 0.1	6
0.1 - 0.2	11
0.2 - 0.3	8
0.3 - 0.4	5
0.4 - 0.5	5
0.5 - 0.6	3
0.6 - 0.7	3
0.7 - 0.8	2
0.8 - 0.9	3
0.9 - 1.0	3
1.0 - 1.1	2
1.1 - 1.2	3
1.2 - 1.3	3
1.3 - 1.4	3
1.4 - 1.5	
1.5 - 1.6	
1.6 - 1.7	
1.7 - 1.8	
1.8 - 1.9	
1.9 - 2.0	



SITE CLASSIFICATION

27 Oak Street, Oak Beach.

"Abnormal moisture conditions (AS2870-2011 Clause 1.3.3)" exist at the site due to the future removal of trees and buildings.

There will be significant disturbance to the soil due to the size of the trees that are to be removed.

The Dynamic Cone Penetrometer test results indicate adequate allowable bearing pressure to 1.5m.

The Atterberg Limits test results indicate a Non-Plastic soil.

Due to the "Abnormal moisture conditions" and disturbance of the soil the site must be classified **CLASS-"P"**.

To comply with the "Building Services Board Subsidence Policy" advice should be sought from a Registered Professional Engineer for footing design.

All site works must be carried out in accordance with AS 3798-2007 "Guidelines on earthworks for commercial and residential developments"

Because this investigation is limited in scope and extent, it is possible that areas may exist which differ from those shown on the test hole records and used in the site classification. Should any variation from the reported conditions be encountered during excavation work, this office must be notified immediately so that reappraisal of the classification can be made.

Leonard Quinn.
Earth Test.

**SITE AND SOIL EVALUATION****27 Oak Street, Oak Beach.**

The site and soil evaluation carried out on 17/10/2013 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	Level
Shape	Linear-Planar
Aspect	Nil
Exposure	Extremely Limited
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not noted
Vegetation	Extensive trees.
Watercourse/Bores	Not noted.
Water table	Not encountered during investigation.
Fill	Not encountered during investigation.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Dry
Other site specific factors	Not noted

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Brown
Texture	Sandy-Loam
Structure	Weak
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	P1= >3,0
Dispersion	Slakes
Soil Category	2
Resultant Design Load Rate, DLR (mm/day)	50



WASTEWATER MANAGEMENT SYSTEM

An advanced secondary wastewater treatment system having "Model Approval" by Dept of Local Government and Planning is considered suitable for this site.

The system shall be capable of producing advanced secondary quality effluent.

- Biochemical Oxygen Demand - less than or equal to 10 mg/L; and
- Total Suspended Solids – less than or equal to 10 mg/L; and
- Thermotolerant coliforms – not exceeding 10 organisms/100mL.

Effluent from the AWTs will be disposed of onsite using Atlantis trenches.

The Atlantis trenches are recommended for their ability to tolerate roots from the Fig trees at the site without failing.

This system has been designed to conform to the requirements of the following codes, acts, regulations and standards. All work to be carried out in accordance with the following codes.

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2002.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2003.
- Queensland PLUMBING AND WASTEWATER CODE.

SYSTEM SIZING FACTORS.

A population equivalent of five (5) persons has been chosen for the proposed three bedroom dwelling.

The residence is connected to an on-site roof water supply.

Standard water-reduction fixtures must be used to ensure the integrity of the system.

They shall include:-

- Dual flush 6/3 Litre water closets.
- Shower-flow restrictors.
- Aerator faucets.
- Water-conserving automatic washing machines.

Note: - Garbage grinders are not permitted.

As per AS/NZ 1547:2012 Appendix H, Table H1 the "Typical wastewater design flow" for a "On-site roof water supply" gives a flow allowance of 120 L/Person/day.

The daily flow for the dwelling (5 persons @ 120 L/person/day) will be 600 L/day.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

From AS/NZ 1547:2012 APPENDIX L, L4 DESIGN AREA SIZING, L4.2 Sizing

$$L = Q / (DLR \times W)$$

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 600/50 \times 2.0 \\ &= 6.0\text{m.} \end{aligned}$$

Use one 2.0m wide by 6m long "Atlantis leach drain system" bed.
(See detail plan and cross section.)

SYSTEM INSTALLATION

The need for an outlet filter and distribution valve depends on the brand of system chosen. Contact this office for more details if required.

The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

OPERATION AND MAINTENANCE

Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

An operation and maintenance guide is attached to this report.

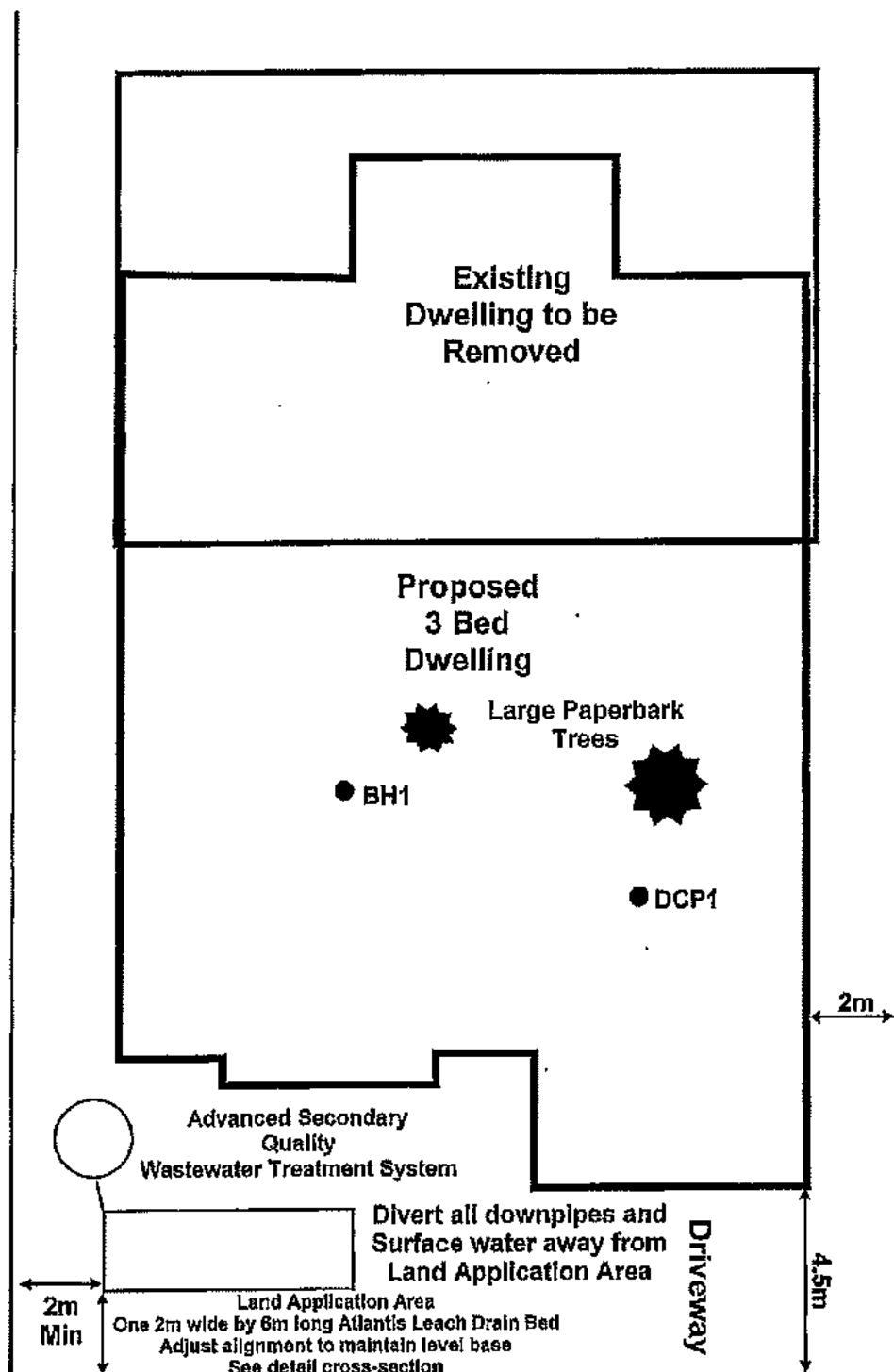
Leonard Quinn
Earth Test



EARTH TEST

QBSA Lic No. 1017941.

SITE PLAN
27 Oak Street, Oak Beach.
NOT TO SCALE

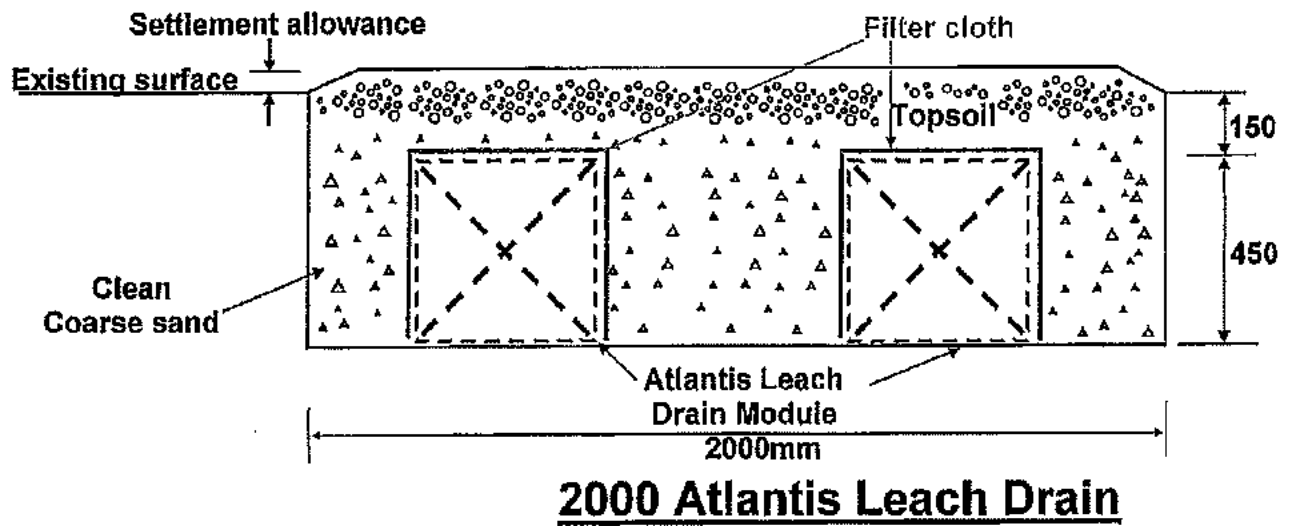


OAK BEACH ROAD



EARTH TEST

QBSA Lic No. 1017941.





EARTH TEST

QBSA Lic No. 1017941.



Septic Leach Drain System

WA Health Department Approval No. 140, Territory Health Services Approval HCB70269

EASY TO TRANSPORT

Take in back of ute. Assemble on site.

EASY TO INSTALL

Less than 30 minutes for one man,
including assembly

NO AGGREGATE NEEDED

Just backfill with clean sand.

EXTREMELY STRONG

Crush strength of over 26.5 tonnes per m².
Withstands accidental motor vehicle traffic.

HIGH PERCOLATION

Huge free area including sides and ends.

LIGHTWEIGHT

No crane or mechanical lifting assistance
needed.

ENVIRONMENTALLY FRIENDLY

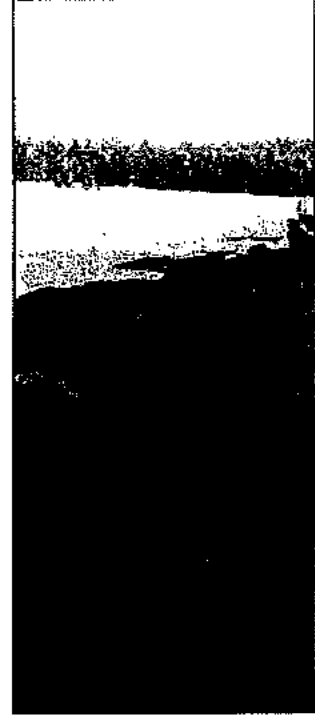
Made from recycled plastic.

APPROVALS

Approved for use in W.A. and N.T.



Installation of Atlantis Leach Drain, Parkerville in March 2002, KIERNAN PLUMBING, WA.

**Installation of Matrix Leach Drain System****Step 1: Assemble tanks on site****Step 2: Lay tanks in trench,****Step 3: Place in line and cover with Atlantis Geotextile.****Specifications****Description:**

Atlantis Matrix Leach Drain is a modular system of polypropylene tanks connected in series. The lightweight tanks are assembled on site and easily positioned in the trench and placed together. The Atlantis Matrix Leach Drain is covered on top, sides and ends with Atlantis specified geotextile. Effluent pipe is connected and then the Atlantis Matrix Leach Drain is backfilled with suitable material.

Components:**Normal Installation:**

Each Atlantis Tank module is made up of three (3) 20mm x 408mm x 685mm Atlantis Large Matrix Cells and three (3) 20mm x 380mm x 405mm Atlantis Small Matrix Plates.

Heavy Duty Installation:

Each Atlantis Tank module is made up of three (3) 20mm x 408mm x 685mm Atlantis Large Matrix Cells and four (4) 20mm x 380mm x 405mm Atlantis Small Matrix Plates.

Crush Strength*:

Matrix® II Tank - 26 tonne per m² Heavy Duty Module, Zedcon Scientific Services, load test, March 2003.

***NOTE**

1. Compressive strength tests were conducted at the University of Technology, Sydney under controlled conditions. Safety factors should be employed to these results as actual site conditions may effect real compressive strength values.

2. Atlantis® Matrix® tank modules are manufactured using recycled products. Atlantis recommends a structural capacity incorporating a minimum safety factor of 2 to allow for variation in recycled plastic batches.

3. Loading or yield from 160kN/m² to 200kN/m². Safety factors apply depending on application. For more information, please consult Atlantis Water Management.

GMA Certification Group Pty Ltd

BUILDING SURVEYORS

Queensland's leaders in Building Certification Services



PORT DOUGLAS OFFICE

PHONE: (07) 4098 5150
FAX: (07) 4098 5180

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Craiglie Business Park
Owen Street
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20 February 2014

The Chief Executive
Douglas Shire Council
PO Box 723
MOSSMAN Q 4870

Attention: Development Assessment

Dear Sir/Madam,

Re: Material Change of Use
Lot 4 CP O 5911 Oak Street, Oak Beach

DOUGLAS SHIRE COUNCIL Received	
File Name.....	
Document No.....	
21 FEB 2014	
Attention	
Information	

GMA Certification Group has been engaged to assess an application for the construction of a dwelling and swimming pool on the abovementioned allotment. A preliminary assessment of the proposal has revealed the property is zoned Residential 1 and is within a Rural Planning Area.

Accordingly, the application for Material Change of Use is enclosed for Council's assessment, which includes:

1. IDAS Forms 1 & 5
2. Planning Assessment
3. 1 x copy of plans
4. Waste Water Report

Should you require any further information or wish to discuss the application, please contact me on 4098 5150 or by email jevans@gmacert.com.au

Kind Regards,

GMA Certification Group
Encl.

BUILDING APPROVALS & INSPECTIONS

BUILDING CERTIFICATION

FIRE SAFETY AUDITS

Gold Coast
(07) 5678 1622

Sunshine Coast
(07) 5449 0383

Cloncurry
(07) 4742 2022

Chinchilla
(07) 4669 1166

Atherton
(07) 4091 4196

Childers
(07) 4126 3069



Planning Report

**Development Application for
Material Change of Use for the
purpose of a Dwelling and swimming pool
on land described as Lot 4 on CP O 9511
Oak Street, Oak Beach**

February 2014

1.0 Application Details

Table 1 a summary of relevant details of the application.

Table 1.

Applicant	Peter Dorrian
Registered Owner of Land	Peter Dorrian
Contact	Jeff Evans GMA Certification Group PO Box 831 PORT DOUGLAS Q. 4877 Ph 07 4098 5150 Fax 07 4098 5180 Email Jevans@gmacer.com.au
Real Property Description	Lot 4 CP O 9511
Location	Oak Street, Oak Beach
Tenure	Free Hold
Total Area	607sqm
Present Use	Existing Dwelling – To be demolished
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	None
Proposal	Development Permit for a Material Change of Use for Dwelling and Swimming Pool
Local Government Authority	Douglas Shire Council
Planning Scheme	2008 Douglas Shire Planning Scheme
Planning Area	Residential 1
Overlays	Acid Sulfate Cultural Heritage & Valuable Sites Natural Hazards

2.0 Proposed Development

The application seeks a Development Permit for a Material Change of Use for the purpose of dwelling and swimming pool on the subject allotment.

The attached plans illustrate:

- Site plan, indicating the location of the proposed dwelling and shed; and,
- Floor plans and elevations of the proposed dwelling.

3.0 Level of Assessment

The proposed development is 'assessable development' under the Douglas Shire Planning Scheme and as defined in the Sustainable Planning Act, 2009 [SPA].

Under the provisions of the SPA and the Douglas Shire Planning Scheme, the following level of assessment is applicable, in accordance with the IDAS process:

- 'Code Assessable' – Material Change of Use for the purpose of a house within a Rural Areas & Rural Settlements Locality.

4.0 Planning Considerations

The Sustainable Planning Act 2009, provides a legislative framework within Queensland for local and state authorities to assess development applications. Relevant matters within the SPA with respect to the application are considered below.

4.1 State Planning Policies

Table 2 represents the assessment of the proposed development with respect to State Planning Policies.

Table 2. Assessment Against State Planning Policies

State Planning Policy	Applicability	Comment
SPP 1/92 Development and the Conservation of Agricultural Land	X	N/A
SPP 1/02 Development in the Vicinity of Certain Airports and Aviation Facilities	X	N/A
SPP 2/02 Planning and Management of Development Involving Acid Sulfate Soils	√	The proposed development is located on land below 20mAHD.
SPP 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslip	X	N/A

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Table 3. Assessment Against the Douglas Shire Planning Scheme Codes

General Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Buildings and structures complement the Height of surrounding development and are subservient to the surrounding environment and are in keeping with the unique character of the Locality.	A1.1 In all Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.	The dwelling and additions are single storey, therefore complies.
P2 Development is connected to all urban services or to sustainable on site infrastructure.	<p>A2.1 Development is connected to available urban services by underground connections, wherever possible.</p> <p style="text-align: center;">AND/OR</p> <p>Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p> <p style="text-align: center;">OR</p> <p>Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting.</p> <p style="text-align: center;">AND</p> <p>An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.</p>	<p>Dwelling is to be connected to main power.</p> <p>Sufficient water storage will be provided on-site for domestic use.</p>

	<p style="text-align: center;">AND</p> <p>On-site sewerage facilities are provided in accordance with the On-site Sewerage Code and screened with Dense Planting.</p>	Wastes will be connected to a septic system. A waste water report is attached.
<p>P3 Landscaping of development Sites complements the existing rural character of the Locality.</p>	<p>A3.1 Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality</p> <p style="text-align: center;">AND</p> <p>A minimum of 60% of the total proposed species are endemic or native species.</p>	Further landscaping is not proposed as there has been minimal landscaping provided and required in the past for dwellings in Oak Street.
<p>P4 Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.</p>	<p>A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	A residential driveway will be provided on-site.

Protecting Rural/Rural Settlement Amenity – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P5 Industrial development in a rural area relies on or has a strong nexus with the primary rural activity undertaken on Site or in the surrounding area.</p>	<p>A5.1 Any industrial development is limited to rural industrial activities which, by necessity, are related to primary industries in the surrounding area and require a rural location and where an urban location is inappropriate.</p>	N/A
<p>P6 Any community facilities or service infrastructure located in a rural area or rural settlement areas are sited to protect the general amenity and the visual amenity of the surrounding rural area/rural settlement area.</p>	<p>A6.1 Community facilities are only sited in a rural area or a rural settlement area by necessity and where an urban location is inappropriate.</p> <p>A6.2 Community facilities are screened from adjacent Roads by landscape buffers of Dense Planting a minimum of 5 metres in width.</p> <p style="text-align: center;">AND</p> <p>All side and rear boundaries are provided with Dense Planting for a minimum width of 1.5 metres.</p>	N/A

<p>P7 Rural settlement areas are visually unobtrusive in the rural landscape to protect the integrity of the rural areas as a dominant landscape element of high quality.</p>	<p>A7.1 The old Rocky Point School Site is developed for residential purposes in accordance with the following:</p> <ul style="list-style-type: none"> • reconfiguration is in accordance with the Rural Settlement Planning Area requirements specified in Table 1 of the Reconfiguring a Lot Code and all the relevant requirements of the Reconfiguring a Lot Code, taking account of the existing topography of the Site. <p style="text-align: center;">AND</p> <p>The remnant vegetation on the western boundary of the Site is dedicated as public park.</p>	<p>N/A</p>
<p>P8 Areas at Rocky Point included in the Residential 1 Planning Area maintain the integrity of the dominant landscape qualities of the area and ensure safe Access onto Mossman-Daintree Road.</p>	<p>A8.1 The minimum lot size in this area is 3500 m2.</p> <p style="text-align: center;">AND</p> <p>Any proposed reconfiguration of existing lots in this area only occurs utilising the Access driveway servicing the existing lot, by including reciprocal Access easements over the existing Access driveway for any additional lots.</p> <p>A8.2 Any new lots are included in a Designated Development Area (DDA) identified on the proposal plan of reconfiguration and ultimately, on the registered survey plan.</p> <p>A8.3 Development located within a Designated Development Area is sited where Clearing is limited to a maximum area of 800 m2 of the Site or 4% Site Coverage of the Site, whichever is the lesser. (The 800m2 area of Clearing does not include an access driveway.)</p> <p style="text-align: center;">OR, ALTERNATIVELY</p> <p>If a greater part of the Site is to be cleared, that part of a Site not cleared is to be included in a Conservation Covenant to protect the integrity of the natural environment.</p> <p>A8.4 Clearing is limited to the DDA and the DDA is sited on that part of the lot which is least constrained by slope, vegetation or Access constraints, and does not require extensive cut and fill and/or complex geotechnical solutions.</p> <p>A8.5 The DDA is sited so that the development of a House does not obstruct the views from any adjacent existing Houses.</p>	<p>N/A</p>

	<p>AND</p> <p>Ensures the new House is not visually prominent from adjacent public viewing points, such as Mossman-Daintree Road and Rocky Point.</p>	
<p>P9 Development of Lot 32 on RP 850495, Vixies Road, Wonga Beach is connected to urban services.</p>	<p>A9.1 Any future reconfiguration of Lot 32 on RP 850495 for Rural Settlement purposes only occurs in association with connection to reticulated sewerage and water supply servicing Wonga Beach.</p>	N/A
<p>P10 The development of part of Lots 10 and 11 on SP 132055 for residential purposes is undertaken to protect the environmental values of the site and the scenic amenity of the local area.</p>	<p>A10.1 Residential development occurs on the more gently sloping part of the site, elevated above the steep bank adjacent to Mossman-Daintree Road.</p> <p>AND</p> <p>The area appropriate for residential development is determined on the basis of contour and vegetation surveys of the site.</p> <p>AND</p> <p>Only one access point from the site to the State-Controlled Road is permitted.</p> <p>AND</p> <p>At reconfiguration stage a broad vegetation screen is provided along the elevated frontage of the site to the Mossman-Daintree Road so that the residential development is screened from the road.</p> <p>AND</p> <p>The balance of the site is protected from clearing to maintain the forested mountain landscape and no further reconfiguration of the balance area occurs.</p>	N/A

Protection of Scenic Amenity and Natural Values

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P11 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourse and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality.</p>	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	N/A

Indigenous Interests

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	A12.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	N/A

Residential 1 Planning Area Code

Consistent and Inconsistent Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 The establishment of uses is consistent with the outcomes sought for the Residential 1 Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Residential 1 Planning Area.	The use is consistent with the Table.

Site Coverage – Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 The Site Coverage of all Buildings does not result in a built form that is bulky or visually obtrusive.	A2.1 Any form of development, other than a House, has a Site Coverage which does not exceed the Site Coverage specified for Multi-Unit Housing outlined below in this Code.	Complies.

Building Setbacks- Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3 All Buildings are Setback to: <ul style="list-style-type: none"> maintain the character of residential neighbourhoods; and achieve separation from neighbouring Buildings and from Road Frontages. 	A3.1 Any form of development, other than a House, satisfies the same Setback requirements as specified for Multi- Unit Housing outlined below in this Code.	Complies.

Fencing

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P4 Any perimeter fencing to the Frontage of a Site in the Residential 1 Planning Area is not visually obtrusive and does not detract from the residential character of the area.	A4.1 Any fencing provided to the Main Street Frontage of the Site is a maximum of 1.2 metres in Height and does not present a blank facade to the street. AND Fencing at the side and the rear boundaries of the Site is a maximum of 1.8 metres in Height.	N/A

Landscaping – Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 A Site which is developed for any purpose, other than a House, has Landscaping which is functional, provides visual interest and form, incorporates native vegetation and provides privacy to adjacent residential uses.	<p>A5.1 Within the Site Frontage Setback area a minimum width of 2 metres of Landscaping including 60% Dense Planting is provided.</p> <p>AND</p> <p>Within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping including 60% Dense Planting is provided in accordance with the Landscaping Code.</p> <p>A5.2 Where the proposed use incorporates or requires the provision of a public open space recreation/landscape area, that area is connected</p>	Landscaping is not proposed at this time. Other dwellings in Oak Street have minimal landscaping.

Multi-Unit Housing

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 In new residential areas Multi-Unit Housing is limited to a small proportion of the total number of lots and is dispersed to ensure conventional residential detached Houses dominate the streetscape.	A6.1 In new residential areas, not more than 15% of the total number of new lots are nominated on an approved Plan of Reconfiguration for Multi-Unit Housing, with corner lots being preferred.	N/A
P7 Multi-Unit Housing is sited and designed to complement the residential amenity of the area.	<p>A7.1 Multi-Unit Housing establishes on a lot with a minimum area of 1000 m² and the lot has a minimum Frontage of 25 metres.</p> <p>A7.2 A Multi-Unit Housing development incorporates 1 Dwelling Unit per 500 m² of Site area and with a maximum of 3 Dwelling Units per Site area.</p> <p>A7.3 A Dwelling Unit in a Multi-Unit Housing development incorporates a maximum number of 3 bedrooms (or rooms capable of being used as a bedroom).</p> <p>A7.4 Site Coverage of Multi-Unit Housing is limited to:</p> <ul style="list-style-type: none"> • 40% for 1 Storey development; or • 35% for 2 Storey development <p>A7.5 Building Setbacks for Multi-Unit Housing are:</p> <ul style="list-style-type: none"> • 6 metres to the Main Street Frontage • 4 metres to any secondary Road Frontage • 6 metres to the rear boundary • 2.5 metres to the side boundary for 1 Storey development or 3 metres to the side boundary for 2 Storey development. <p>A7.6 A minimum of 40% of the Site is provided as Landscaping and Recreation Area.</p> <p>AND</p>	N/A

	<p>A minimum of 4 metres by 4 metres of Landscaping and Recreation Area is provided for each Dwelling Unit which is directly accessible from a habitable living room.</p> <p>OR</p> <p>At least 50% of the total Landscaping and Recreation Area is provided as one communal area having a minimum dimension of 6 metres.</p> <p>A7.7 Each Dwelling Unit is provided with a designated refuse area which is screened from public view.</p> <p>A7.8 Balconies, patios and similar spaces are not enclosed or capable of being used as a Habitable Room.</p> <p>AND</p> <p>Balconies, patios and similar spaces are designed to be open and of light weight appearance with a maximum of 20% of the facade being fully enclosed.</p>	
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Buffering Incompatible Land Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P8 A buffer is provided to separate agricultural activities that create odour, excessive noise or use agricultural chemicals, (including Aquaculture and Intensive Animal Husbandry), from residential development.</p>	<p>A8.1 Any reconfiguration of Residential 1 land which shares a boundary with land in the Rural Planning Area provides a buffer in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).</p> <p>OR</p> <p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	N/A

Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P9 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.</p>	<p>A9.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a</p>	Land has minimal slope.

	<p>qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by a an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>	
P10 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	<p>A10.1 A split level building form is utilised.</p> <p>A10.2 A single plane concrete slab is not utilised.</p> <p>A10.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	Complies.
P11 Development on sloping land minimizes any impact on the landscape character of the surrounding area.	A11.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	Complies.
P12 Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A12.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Stormwater will be directed to the lawful point of discharge which is Oak Street.

Sustainable Siting and Design of Houses on Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P13 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.	<p>A13.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800 m2 and is sited clear of the High Bank of any Watercourse.</p> <p>(The 800m2 area of Clearing does not include an access driveway.)</p> <p>A13.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>	There are several existing trees illustrated on the attached site plan which are to be removed during the demolition phase of the existing dwelling.
P14 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A14.1 A House is effectively screened from view by existing native trees in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	N/A.
P15 The exterior finishes of a House complements the surrounding natural environment.	A15.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.	N/A

P16 A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A16.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	N/A.
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Land Use Code

House Code

General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings.	A1.1 A lot contains no more than one House. A1.2 Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House.	One house and shed are proposed.
P2 The House is used for residential purposes.	A2.1 The House is used by one Household.	One house is proposed.
P3 Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape.	A3.1 A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem. A3.2 At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	Vehicle parking is adequate.

Other General Codes

Landscaping

Landscaping is not proposed, therefore this Code is not applicable.

Vehicle Parking and Access

Adequate parking is available on-site.

Cultural Heritage and Valuable Sites Code

Cultural Heritage Features

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Cultural Heritage Features of National and State Cultural Heritage Significance are protected and enhanced.	A1.1 No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	N/A

Valuable Conservation Features and Valuable Sites – Identified in Schedule 1 of Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Valuable Conservation Features and Valuable Sites identified on a Cultural Heritage and Valuable Sites Overlay on any Locality Map are identified, recognised, recorded and retained, wherever possible and the form, appearance and integrity of Valuable Conservation Features and Valuable Sites is not adversely affected by new development.	<p>A2.1 Buildings, structures, places or Sites containing Valuable Conservation Features and Valuable Sites, which are to be demolished, removed or altered are recorded prior to demolition, removal or alteration by means of photographs, maps and Site records with the material submitted to Council in accordance with Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites.</p> <p>A2.2 Where a Building, structure, place or Site containing Valuable Conservation Features and Valuable Sites is to be redeveloped and it is proposed to retain the Valuable Cultural Features and Valuable Sites, various provisions of the relevant Land Use Code, Planning Area Code or Locality Code may be relaxed to accommodate the retention of the Valuable Conservation Features and Valuable Sites.</p> <p style="text-align: center;">PROVIDED</p> <p>Development/redevelopment is in accordance with the requirements of <i>The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance</i>, detailed in Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites.</p>	Not identified therefore N/A.

Valuable Conservation Features and Valuable Sites not Identified Precisely in Schedule 1 of Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P3 The cultural significance of Valuable Conservation Features and Valuable Sites, the precise locations of which have not been specifically identified, is not adversely affected by development.</p>	<p>A3.1 Operational works are not undertaken within areas listed in Schedule 1 of Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites and identified as – “Address/Property Description – Non Specific”, until Site investigations confirm there are no features, items or elements of cultural heritage significance within the designated development Site.</p> <p>Should features, items or elements of cultural heritage significance be identified then Acceptable Solutions A2.1 and A2.2 above apply.</p> <p>A3.2 Where representations are made to the Council prior to development, identifying a Site of Indigenous or European cultural heritage significance not listed in Schedule 1 of Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites, no Operational Works are undertaken until Site investigations confirm there are no features, items or elements of cultural heritage significance within the designated development Site.</p> <p>Should features, items or elements of cultural heritage significance be identified then Acceptable Solutions A2.1 and A2.2 above apply and Schedule 1 of Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites is amended, if applicable, to include details of the Site.</p>	<p>N/A</p>
<p>P4 The management of Sites identified on a Cultural Heritage Overlay on any Locality Map and Sites of potential cultural heritage significance ensures they are not disturbed before their significance has been evaluated.</p>	<p>A4.1 Before any disturbance of a place identified in Acceptable Solutions A2.1, A2.2, A3.1 and A3.2 above, where it is known or may be expected that features, items or elements of cultural heritage significance exist, the significance of that Site is established and should features, items or elements of significance be identified, then:</p> <ul style="list-style-type: none"> • disturbance of below ground relics is minimised; • the contribution of all periods to the cultural significance of a Site is respected; • design and location of new works do not negatively impact on the inherent significance of the Site; • a feature, item or element of cultural heritage significance is not moved unless it has a previous history of being moved, and 	<p>N/A</p>

	<p>does not have a strong association with its current Site.</p> <p>Any structure that is moved is recorded as described above in A2.1 and the details submitted to Council in accordance with Planning Scheme Policy No 4 – Cultural Heritage and Valuable Sites.</p>	
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Natural Areas and Scenic Amenity Code

Development in Areas of Natural and Scenic Amenity Value

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.</p>	<p>A1.1 Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p>	Complies
	<p>A1.2 Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	Complies
<p>P2 Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.</p>	<p>A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> • adjacent to existing development; • within an existing cleared area; • within a disturbed area with little potential for rehabilitation; • within an area close to an Access Road; • removed from an identified area of important habitat. 	Complies
	<p>A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p>	Complies
	<p>A2.3 No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p>	Complies
	<p>A2.4 Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever</p>	Complies

	<p>reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p>A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> <p>A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p>A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p> <p style="text-align: center;">AND</p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p> <p>A2.8 There is no fragmentation or alienation of any Remnant Vegetation.</p> <p>A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
<p>P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.</p>	<p>A3.1 No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>N/A</p>

Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P4 Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.</p>	<p>A4.1 For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.</p> <p>A4.2 Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme</p>	<p>N/A</p> <p>N/A</p>

	<p>Policy No 7 – Landscaping.</p> <p>A4.3 The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 30 metres • Category 2 – Perennial Watercourse – 20 metres • Category 3 – Minor Perennial – 10 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p> <p>OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 10 metres • Category 2 – Perennial Watercourse – 5 metres • Category 3 – Minor Perennial – 2.5 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p> <p>A4.4 Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>	<p>N/A</p> <p>N/A</p>
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Use of Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P5 Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.</p>	<p>A5.1 Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p>	N/A
	<p>A5.2 The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.</p>	N/A

Retaining and Protecting Highly Visible Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.	A6.1 Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state. A6.2 Any development remains unobtrusive and sited below the tree line and ridge line. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	N/A N/A

Other Overlay Codes

Natural Hazards

N/A

Acid Sulfate Soils

Minimal excavation is proposed which does not trigger the Acid sulfate Soils code.

Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of a dwelling and swimming pool on land described as Lot 4 CP O 9511 Oak Street, Oak Beach.

The proposed development is considered consistent with the relevant Planning Scheme Codes and the surrounding locality.

The report has included an assessment of the proposal against relevant statutory planning controls at both local and state level, and includes supporting information intended to address any concerns of Council as the assessing authority.

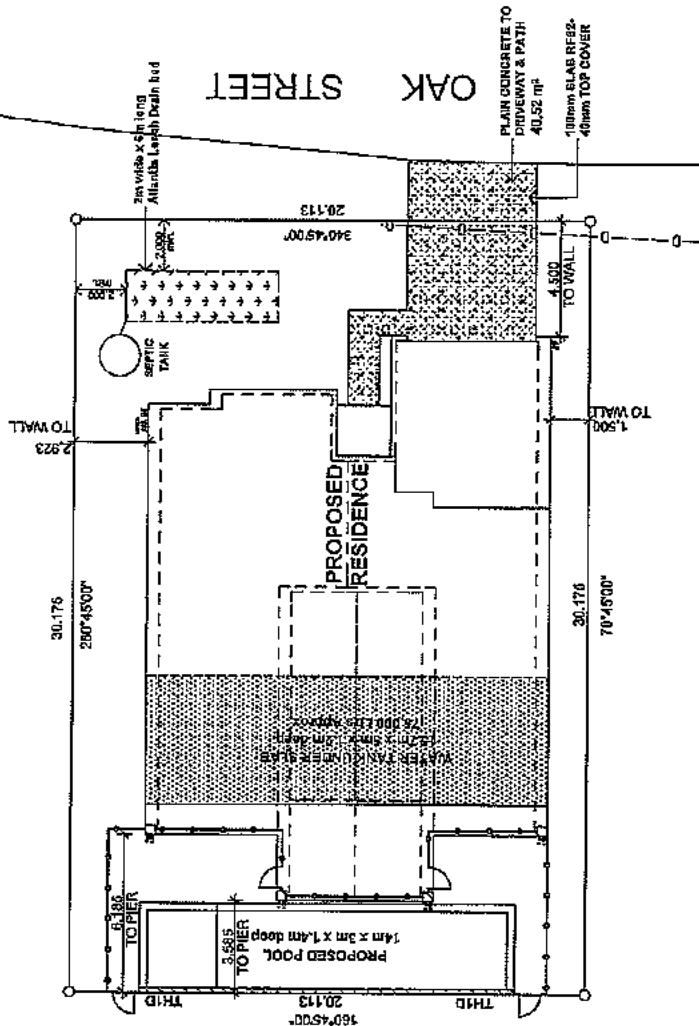
In summary the report concludes:

- The proposal complies with the requirements for making a Development Application under the Sustainable Planning Act; &
- The proposal is consistent with the existing and future use of the property.



LOT 4 ON 09511
OAK STREET
OAK BEACH

- INDICATES APPROX EXTENT OF POOL FENCING TO BE CONFIRMED ON SITE.
- INDICATES APPROX EXTENT OF 300H RENDERED BLOCK WALL FENCING TO BE CONFIRMED ON SITE.



ESPLANADE

WIND-'C2'

SETOUT PLAN



PETER DORRIAN
LOT 4 (27) OAK STREET
OAK BEACH

ALL ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY
OF AUSTART HOMES AUSTRALIA PTY. LTD.

Design	Regent 298 BLC 2600	DANNI
Project	MODERN	DATE 12/02/2014
Location	PREMIER PLUS	Scale 1:200
Amendments		
Job Number	199ASH	Sheet Number 11 of 12

INDICATES APPROX EXTENT
OF 300H RENDERED BLOCK
WALL FENCING.
TO BE CONFIRMED ON SITE.



LOT 4 ON 09611
OAK STREET
OAK BEACH

160' x 500' (THIRD)

20' x 113'

30' x 175'

280' x 45' 00"

2' x 523'

1' x 300'

4' x 500'

80' x 175'

70' x 45' 00"

PROPOSED POOL
14m x 3m x 1.4m deep

WATER TANK (UNDER GRADE)
17,000 LITRE APPROX.

PROPOSED RESIDENCE

SEPTIC TANK

2m wide x 3m long
Atlanta's Larch drain bed

OAK STREET

PLAIN CONCRETE TO DRIVEWAY & PATH
40.32 sq. ft.

100mm SLAB R.F.S.2

48mm TOP COVER

WIND-!C2!

SETOUT PLAN



PETER DORRIAN
LOT 4 (27) OAK STREET
OAK BEACH

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTRART HOMES AUSTRALIA Pty. Ltd

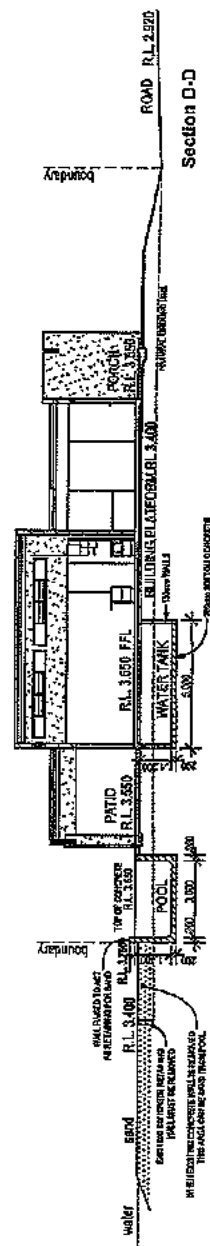
Design: **REGENT™ 298 BLC 2600**
 Drawn By: **DANNI**

Facet of MODERN 12/02/2014 20:18:12

PREMIER PLUS \$810 1:200

Aspiraciones:

199ASH 11 or 12
Sheet Number:
Join Number:



NOTES

Level Datum: AHD
Origin of Levels: PSMA5004
RL: 2.943
Contour Interval: 0.2
Index: 1.0

Origin of Coordinates: Stn
9002
Screw in Bitumen
E: 2018.573
N: 4942.286

Meridian: Q9511

Field Level Book: N/A



SCALE 1:200 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE (A3).

- PLATFORM LEVEL APPROX -
R.L. 3.400 (+/-0.05)
* CUT - mm APPROX
* FILL - 930mm APPROX
* STORMWATER TO STREET.
* DISCHARGE WASTE TO SEWER.

— INTDIGATES 400mm WIDE
x 75mm DEEP GRADED 'V' SHAPED
EARTH TABLE DRAIN

NOTES -

- ANY RETAINING REQUIRED, BY CLIENT
- ANY TREE REMOVAL REQUIRED, BY CLIENT
- POOLS MUST BE 2000mm MIN. FROM ANY
SLAB EDGE OR PATIO COLUMNS, IF LESS
THAN 2000mm, ENGINEER TO BE CONSULTED.
- REFER TO SHEET 10 of 11 FOR SETOUT PLAN.
- REFER TO SHEET 11 of 11 FOR PLUMB. PLAN.
- # DRIVEWAY GRADIENT 1:17 @ 4.5m APPROX



WIND-'C2'

CONTOUR PLAN



PETER DORRIAN
LOT 4 (27) OAK STREET
OAK BEACH

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
SCALED SIZE. THIS DESIGN IS THE EXCLUSIVE PROPERTY
OF AUSTART HOMES AUSTRALIA P/L. U.A.

Client: REGENT 298 BLC 2500 DANNI

Project: MODERN Date: 12/02/2014

Manufacturer: PREMIER PLUS Scale: 1:200

Alterations:

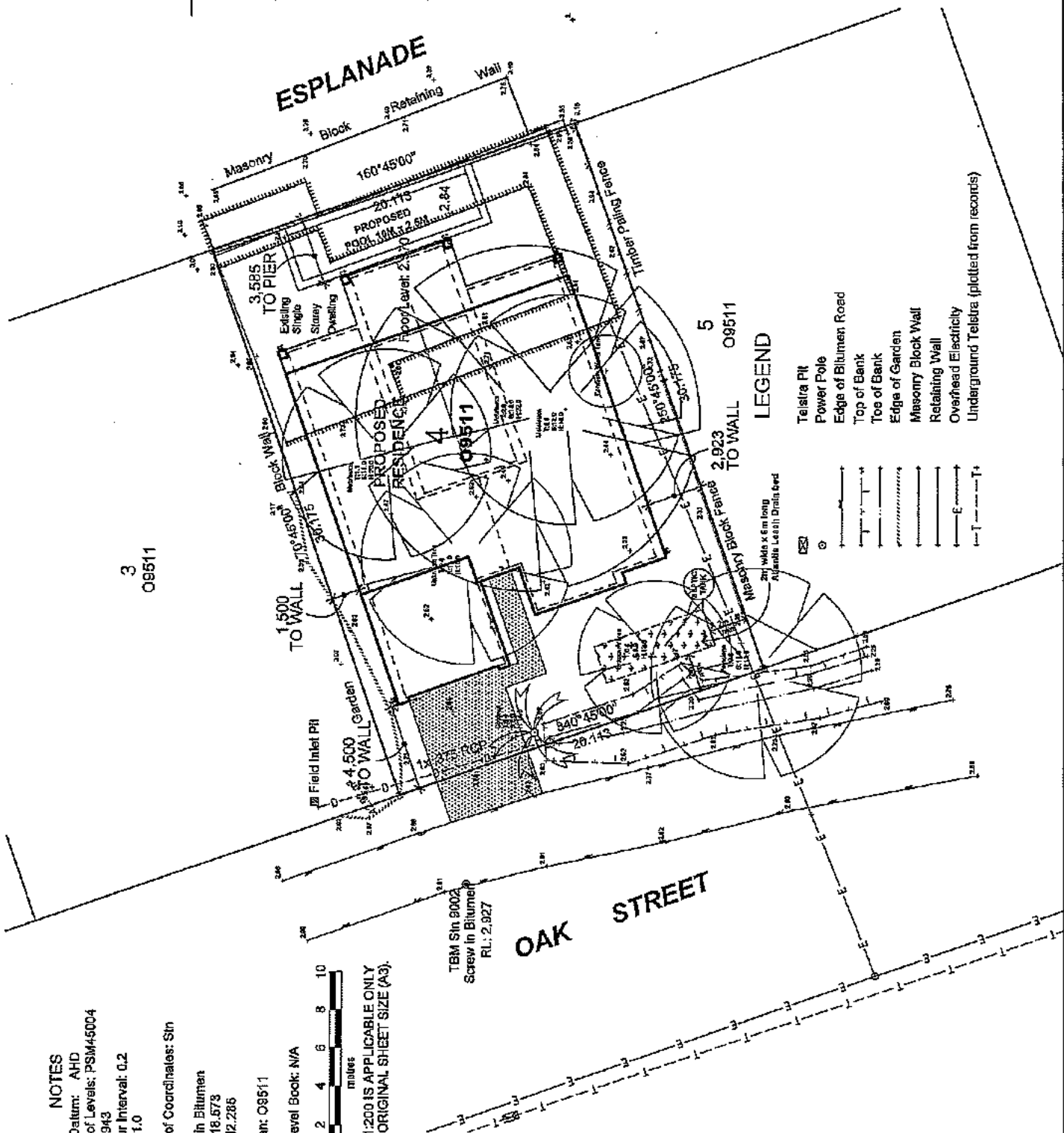
Job Number: 199ASH Sheet Number: 1 of 12

ESPLANADE

OAK STREET

LEGEND

- Telstra Pit
- Power Pole
- Edge of Blummen Road
- Top of Bank
- Top of Garden
- Edge of Garden
- Masonry Block Wall
- Retaining Wall
- Overhead Electricity
- Underground Telstra (plotted from records)



NOTES

Level Datum: AHD
Origin of Levels: PSMA5004
RL: 2.843
Contour Interval: 0.2
Index: 1.0

Origin of Coordinates: Sth
9002

Screw in Bitumen
E: 2018.573
N: 4942.285

Meridian: O9511

Field Level Book: N/A



SCALE 1:200 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE (A3).

PLATFORM LEVEL APPROX -
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* CUT - mm APPROX
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WIND-'C2'

CONTOUR PLAN



PETER DORRIAN
LOT 4 (27) OAK STREET
OAK BEACH

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY
OF AUSTART HOMES AUSTRALIA PTY. LTD.

Project: REGENT 298 BLC 2800 DANNI

Phase: MODERN Date: 12/02/2014

Revision: PREMIER PLUS Scale: 1:200

Assessment:

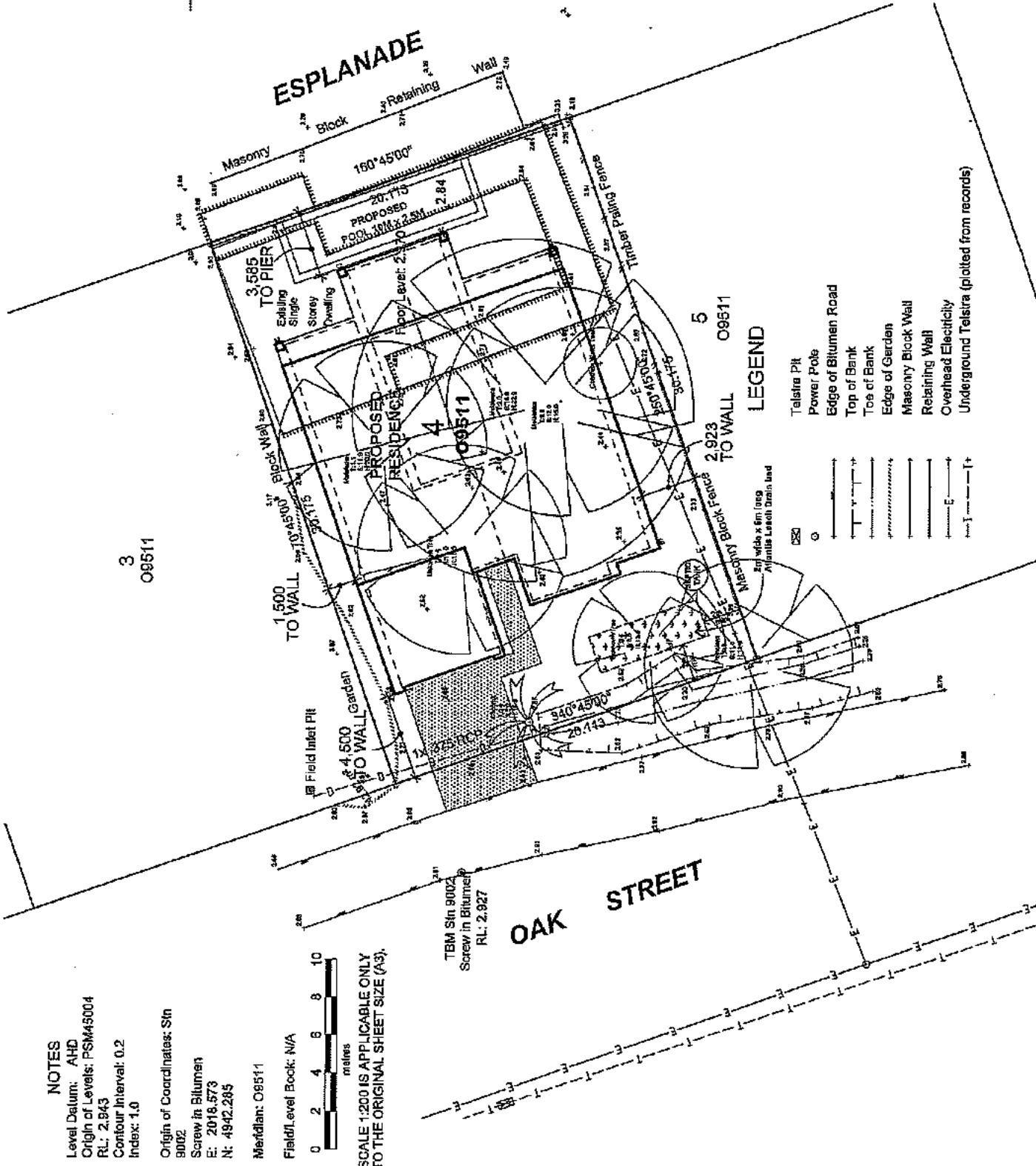
Job Number: 199ASH Sheet Number: 1 of 12

ESPLANADE

OAK STREET

LEGEND

- Telstra Pit
- Power Pole
- Edge of Bitumen Road
- Top of Bank
- Toe of Bank
- Edge of Garden
- Masonry Block Wall
- Retaining Wall
- Overhead Electricity
- Underground Telstra (plotted from records)



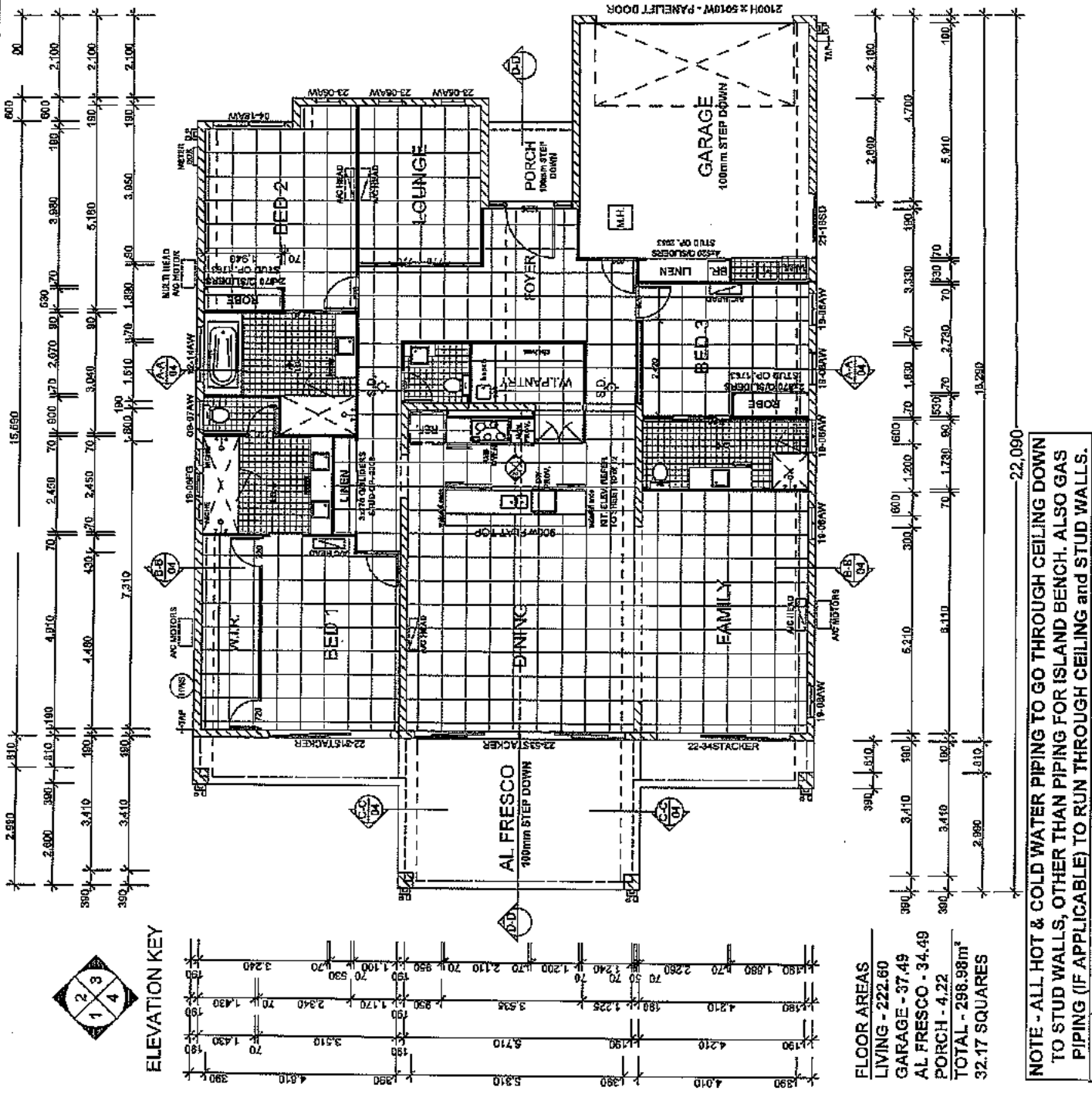
Project Name: PETER DORIAN LOT 4 (27) OAK STREET OAK BEACH	Indicative: PREMIER PLUS	Scale: 1:100	Sheet Number: 2 of 13
Design: REGENT 298 BLC 2600	Period: MODERN	Date: 12/02/2014	Job Number: 199ASH
Drawn By: DANNI	Check: DANNI	Approved: DANNI	Version: 199ASH

FLOOR PLAN

ALL DIMENSIONS SHOWN ARE TO FRAME AND BLOCKWORK, EXCLUDES GYPPOCK

* NOTE - NO A/C DRAINS IN SLAB, ALL THRU WALLS.

ENERGY EFFICIENCY NOTES:
 : ALL TAPWARE & SHOWERS
 TO BE 3 STAR min.
 : ALL TOILETS TO BE 4 STAR
 min.
 : ELECTRIC HOT WATER
 SYSTEM WITH HEAT PUMP
 TO BE INSTALLED



- GENERAL NOTES:**
- : Tinted glass to all alum. framed glass doors and windows.
 - : Dishwasher prov. with SPP and cold water plumbing.
 - : Lift off hinges to WC.
 - : Mechanical exhaust to WC with no external opening.
 - : Niche-300H base with a 2100H head U.N.O.
 - : Hampers and Openings - 2100H head U.N.O.
 - : Bulkheads - 2100H U.N.O.
 - : Square set plastering throughout - no cornice.
 - : 20mm Essastone benchtop to kitchen with drop-in sink & waterfall ends.
 - : 75,000L water tank underslab.

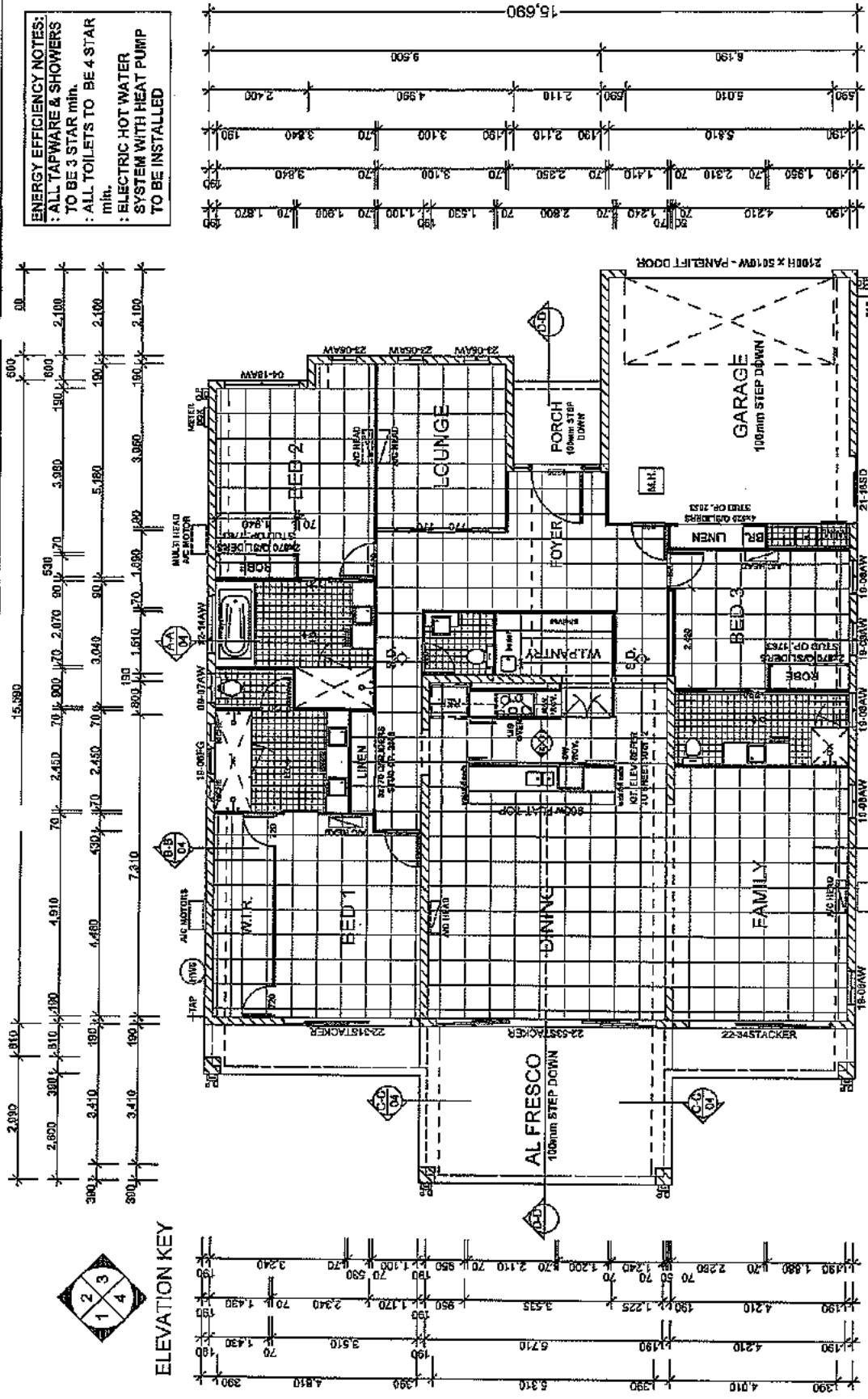
Project: PETER DORIAN LOT 4 (27) OAK STREET OAK BEACH	Reference: PREMIER PLUS	Scale: 1:100	Drawn By: DANNI	Check: 12/02/2014	Sheet Number: 199A58H	2 of 13
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FLOOR PLAN

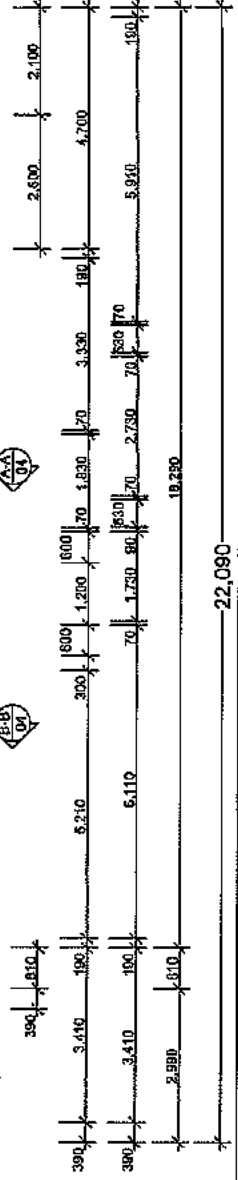
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 SYSTEM WITH HEAT PUMP
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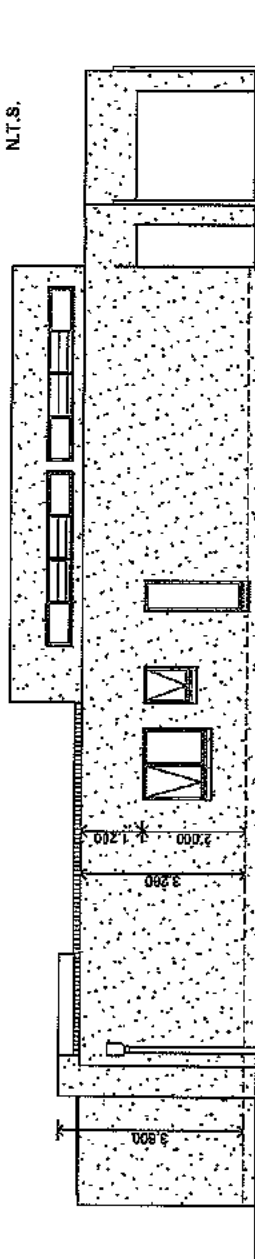
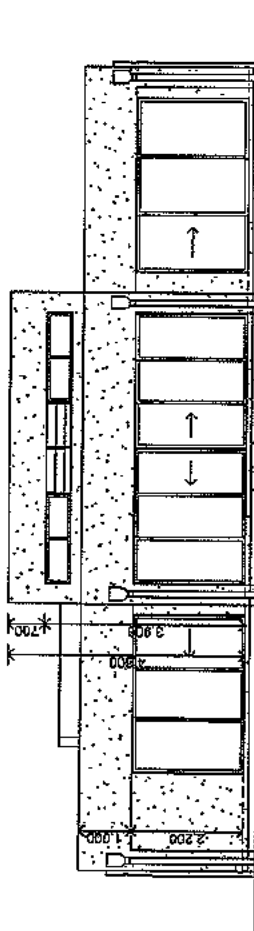
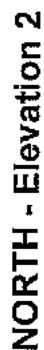
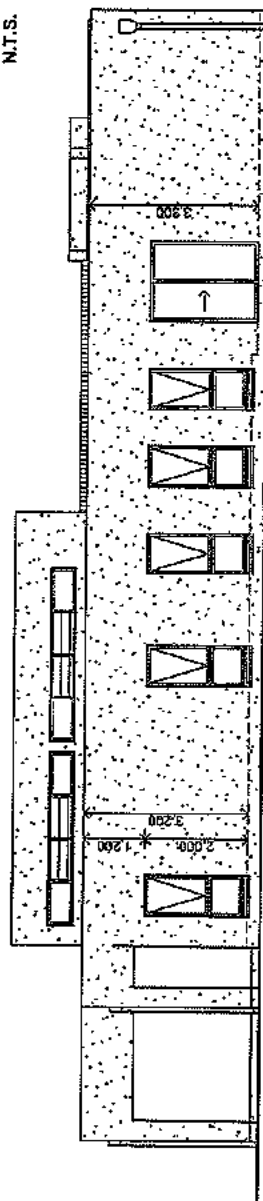
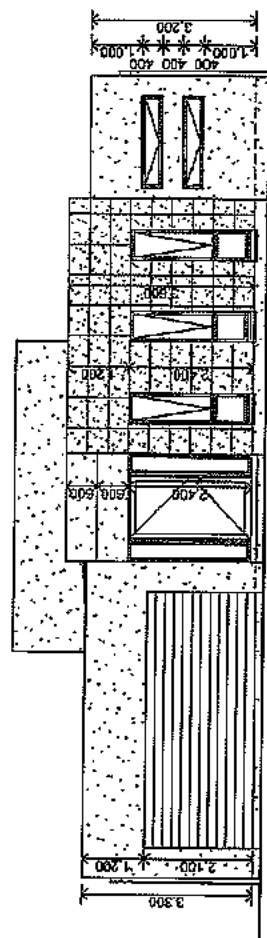
- GENERAL NOTES:**
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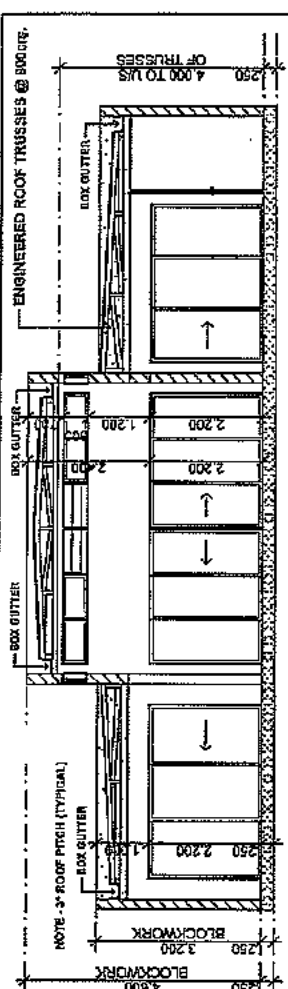
FLOOR AREAS

LIVING - 222.60
GARAGE - 37.49
AL FRESKO - 34.49
PORCH - 4.22
TOTAL - 298.88m²
32.17 SQUARES

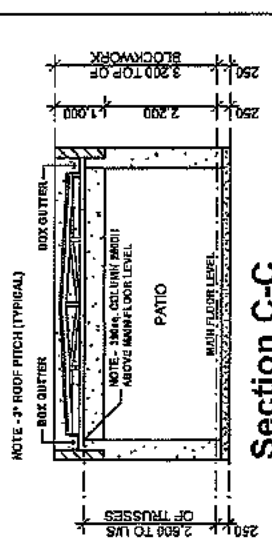
NOTE - ALL HOT & COLD WATER PIPING TO GO THROUGH CEILING DOWN TO STUD WALLS, OTHER THAN PIPING FOR ISLAND BENCH. ALSO GAS PIPING (IF APPLICABLE) TO RUN THROUGH CEILING AND STUD WALLS.



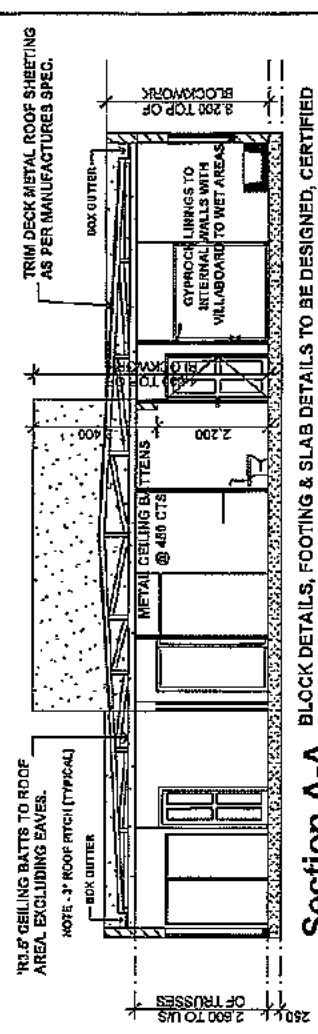
 AUSTART HOMES Austart Homes Pty. Ltd. CRSA A.C.L. License (No. 1903116) 10/77, 204/204, 4978 PHILIP STREET, MELBOURNE Phone: 0743038811 Fax: 0743038860	ELEVATIONS PETER DORRIAN LOT 4 (27) OAK STREET OAK BEACH		WIND-'C2'		Project: REGENT 288 BLC 2000 Design By: DANNI Date: 12/02/2014 Job Number: 199ASH Start/Finish: 3 of 12
	N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES-THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AUSTART HOMES AUSTRALIA Pty Ltd		Finish: MODERN Bedrooms: PREMIER PLUS Bath: 1 : 100		



Section B-B

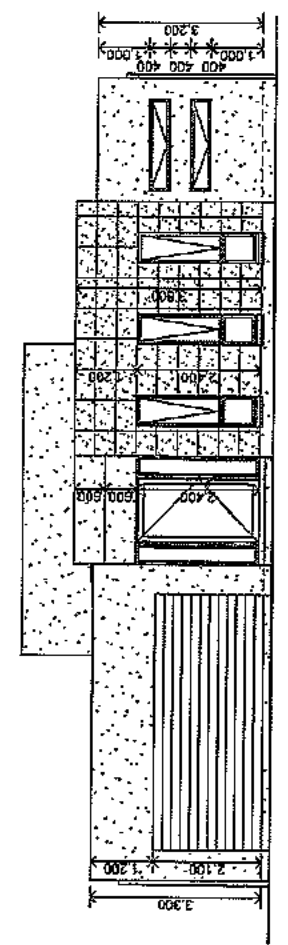


Section C-C

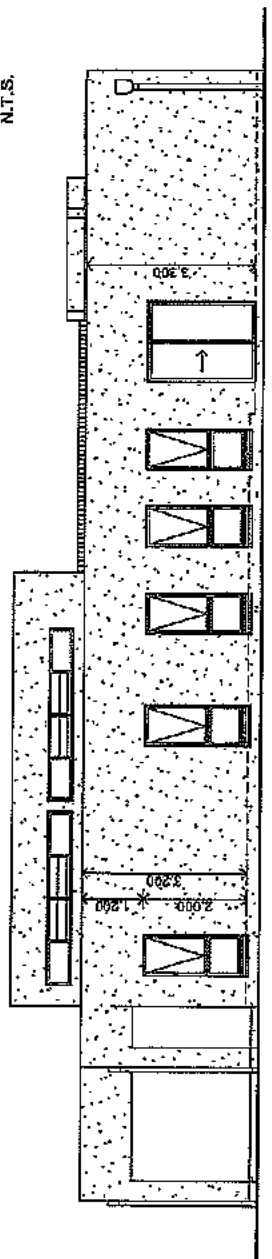


Section A-A

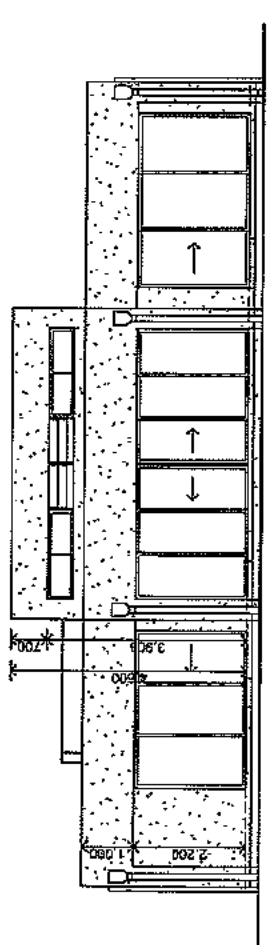
BLOCK DETAILS, FOOTING & SLAB DETAILS TO BE DESIGNED, CERTIFIED AND INSPECTED BY A RPEQ ENGINEER PRIOR TO WORK BEING CARRIED OUT FOR A 'X' CLASS SITE AND WIND-'XX' WIND RATING.



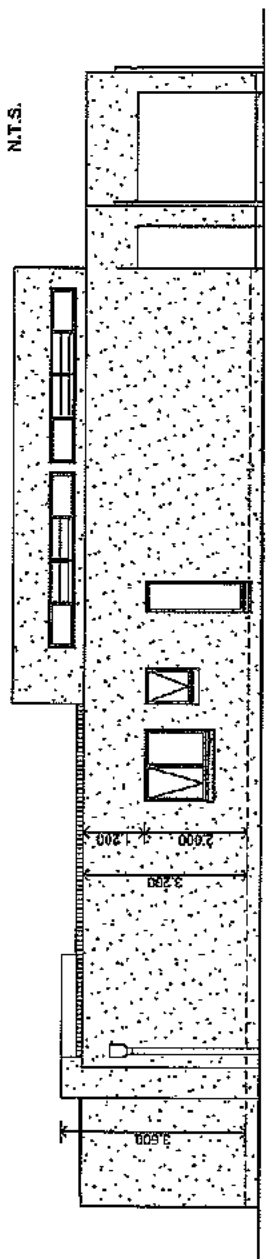
WEST - Elevation 1



NORTH - Elevation 2



EAST - Elevation 3



SOUTH - Elevation 4

AUSTART HOMES 10/11-13/15 485/491, Lorne Rd, 3011/11/12, 473 Address: P.O. Box 977, SHIRAZ, 473 Phone: 0740388 66 Fax: 0740388 69	ELEVATIONS PETER DORRIAN LOT 4 (27) OAK STREET OAK BEACH	WIND-'C2'	Design: REGENT 298 BLC 2600 Finish: MODERN Finish Date: PREMIER PLUS Drawn By: DANNI Date: 12/02/2014 Scale: 1:100 Project: 199ASH Sheet: 3 of 12
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DEVELOPMENT ASSESSMENT - RECEIPT SHEET

APPLICATION NO: _____ DATE: 21/2/14 RECEIPT NO: 3431
 APPLICANT: GMA Certification CONTACT NAME: _____
 ADDRESS OF APPLICANT: PO Box 831 - Port Douglas QLD 4877
 PHONE: _____ EMAIL: _____
 SITE LOCATION: _____
 LOT & PLAN: Lot 4 CP 0 5911 Oak St Oak Beach

RECEIPT CODE	TYPE OF APPLICATION	AMOUNT PAID
1894	• Planning and Development Certificates	
1811	• Consideration of Alternative Acceptable Measure / Report to Council • Prelodgement Enquiry / Report to Council / Compliance Check for Self Assessable Development	
4852	• Application for Material Change of Use and Preliminary Approvals for Building Work - Code and Impact. • Extension of Currency Period / Reconsider Lapsed Approval for Material Change of Use • Request for Superseded Scheme application • Signage under DSC Scheme (Op Works)	277
1806	• Application for Reconfiguring a Lot • Extension of Currency Period / Reconsider Lapsed Approval for Reconfiguring a Lot	
1852/1806	Combined application (Split fee: Code: 1840 for MCU and Code: /1814 for ROL)	1840 MCU
		1814 ROL
1896	Modification or Cancellation of Application or Consent Order	
1898	Landscape Plan Assessments	
1801	• Vegetation Protection • Permit to Damage Protected Vegetation	
1816	Applications for Operational Works/Re-assessment (Excludes Signage - DSC Scheme)	
1816	Works/Final Works Inspections, Re-inspections	
1803	Bonds for Outstanding Works, Construction Security, Defects Liability, EPS	
1814	Endorsement of Survey Plans	
SALES		
1805	Public Notification Signs	
1807	Sale of Planning Documents (Including Hard Copies of Douglas Shire Planning Scheme)	
1809	• CDs of Douglas Shire Planning Scheme and superseded schemes • CDs - copy of application • C-Data Manipulation • CD supplied to customer	
1852	Copies of Development Application,	
1811	Letter of Enquiry to determine land use history	

DOUGLAS SHIRE COUNCIL Received	
File Name.....	
Document No.....	
21 FEB 2014	
Attention	
Information	

CSO NAME

M. Graham

DATE

21/2/14