

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.2 effective 3 August 2015)

40-2015-1204-1

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.

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)

BRISBANE CONGREGATION OF ISRAEL'S WITNESSES

For companies, contact name

KEVIN BOWDITCH

Postal address

17 SNAPPER IS DR WONGA BCH

Suburb

WONGA BEACH

State

QLD

Postcode

4873

Country

AUSTRALIA

Contact phone number

0408019095 40987992

Mobile number (non-mandatory requirement)

0408019095

Fax number (non-mandatory requirement)

NIL

Email address (non-mandatory requirement)

kevinbowditch
@ 77 mail . Com

Applicant's reference number (non-mandatory requirement)

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.)EXTENSION TO PLACE OF ASSEMBLY (PLACE OF WORSHIP) AT 80
ALCHERA DRIVE MOSSMAN 4873

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.)

- ☐ Street address and lot on plan (All lots must be listed.)
- ☐ 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)		80-82	MCHERLA DR MOSSMAN	4873	20	RP 745420	BOGHAS 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)
Easting	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)

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

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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	
Date	

Table G

Name of owner/s of the land	
<input checked="" type="checkbox"/> 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	
<input type="checkbox"/> 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)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (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)

Description of attachment or title of attachment	Method of lodgement to assessment manager
PLANS	
LETTER (AGENT)	
FORM IDAS FORM 1	
IDAS FORM 5	
NOTES ON SOLUTIONS B	
NOTES ON SOLUTIONS	

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 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the *Sustainable Planning Regulation 2009* identifies where compliance assessment is required.

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*.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	1571.35	8/12/15	<input type="text"/>	1202.

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

R/N 113 299.

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

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

40.2015.1204.1.

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.

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)
	PLACE OF ASSEMBLY			

- 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 checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| The reuse of existing operational work on the premises | <input type="checkbox"/> No | <input type="checkbox"/> Yes |
| New operational work on the premises | <input 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	AS PER PLAUS.
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 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

8/12/15

Reference numbers

113299.

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

KINGDOM HALL OF JEHOVAH'S WITNESSES.

80 Alchera Drive Mossman.

4873.

DOUGLAS SHIRE COUNCIL Received	
File Name.....	
Document No.....	
- 8 DEC 2015	
Attention	
Information	

BRISBANE CONGREGATION OF
JEHOVAH'S WITNESSES
INCORPORATED

PO Box 280
Ingleburn NSW 1890
12-14 Zouch Road
Denham Court NSW 2565
InboxLGL.AU@jw.org
Phone: 02 9829 5600

LLF October 27, 2015

TO WHOM IT MAY CONCERN

Dear Sir/Madam:

By means of this letter, we confirm that we authorise Mr Kevin Bowditch to act as our agent in relation to the development application and building application for Lot 20 on RP745420, located at 80 Alchera Drive, Mossman.

If you require any further information in relation to this matter, then please do not hesitate to contact us.

Yours faithfully,
BRISBANE CONGREGATION OF
JEHOVAH'S WITNESSES
INCORPORATED



J. M. Tutty
Secretary

4873
douglass.qld.gov.au
quiries@douglas.qld.gov.au



023405-001 000505(1101) D044

Brisbane Congregation Of Jehovah's
Witness Inc
C/- Mr Mark Halstead (Secretary)
PO Box 276
MOSSMAN QLD 4873



Account Enquiries (07) 4099 9444
1800 026 318
Fax (07) 4098 2902

Half Yearly Rate Notice

01/07/2015 - 31/12/2015

Issue Date 21/07/2015

Assessment No. 855122

Payment Due By
Close of Business 25/08/2015

Total Amount Due \$1117.65

Account for

LOT 20 RP 745420
80-82 Alchera Drive MOSSMAN QLD 4873
Fhold-Church
1657.0000SQUARE METRES

Direct Debit

Land Use Code

5100

Summary of Charges

Amount

Balance Carried Forward		\$0.00
Water Access Charge - Commercial	1.00	Land Val \$132.31
Sewerage Charge - Commercial	2.00	\$877.72
Cleansing Charge Commercial	1.00	\$189.72
State Emergency/Fire Management Levy 3 D	1.00	\$117.90
The Emergency Management Fire & Rescue (EMF&R) levy is a State Government imposed levy		

E&DE

DOU001



Billers Code: 4074
Ref: 8551 22

Pay in person at any post office, by phone
13 18 16 or go to postbillpay.com.au



Billers Code: 140202
Ref: 855122

Telephone and Internet Banking - BPAY
Contact your bank or financial institution to make this payment from
your cheque, savings, debit or transaction account.
More info: www.bpay.com.au



*4074 0855122

Rate Notice Payment Slip

NAME: Brisbane Congregation Of
PROPERTY: Jehovah's Witness Inc
80-82 Alchera Drive MOSSMAN
QLD 4873

Assessment No. 855122

Payment Due By
Close of Business 25/08/2015

Total Amount Due \$1117.65

Amount Paid \$

NO	DATE	REVISION	BY
A	20/02/15	ISSUE FOR DEVELOPMENT APPROVAL	GDE
B	19/03/15	REVISED ISSUE FOR DEVELOPMENT APPROVAL	GDE

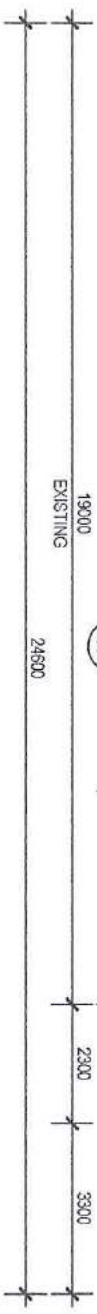
PROJECT:
**MOSSMAN CONGREGATION OF
 JEHOVAH'S WITNESSES**
 80 ALCHERNA DRIVE, MOSSMAN

PROPOSED EXTENSIONS AND
 ALTERATIONS TO PLACE OF WORSHIP

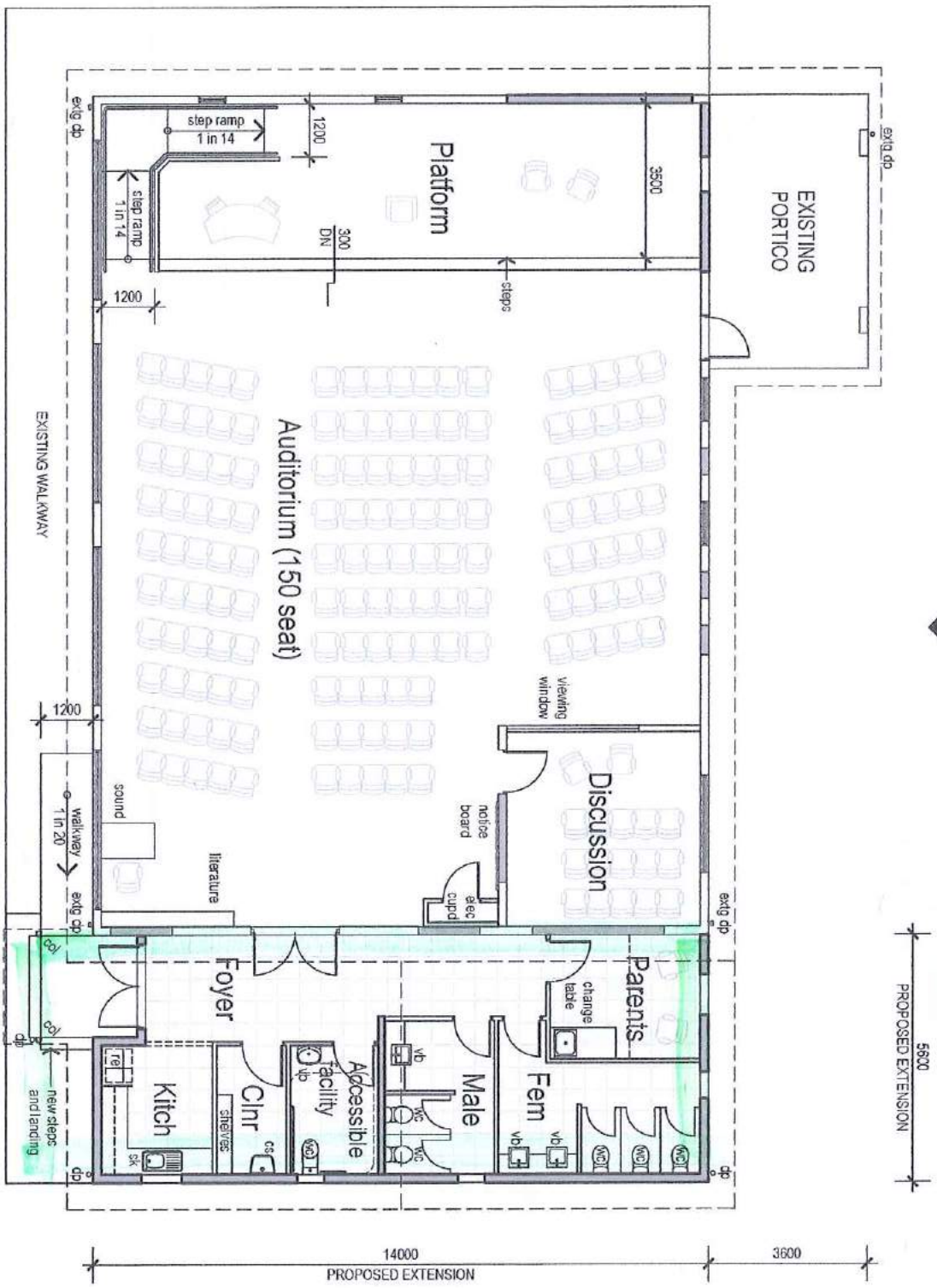
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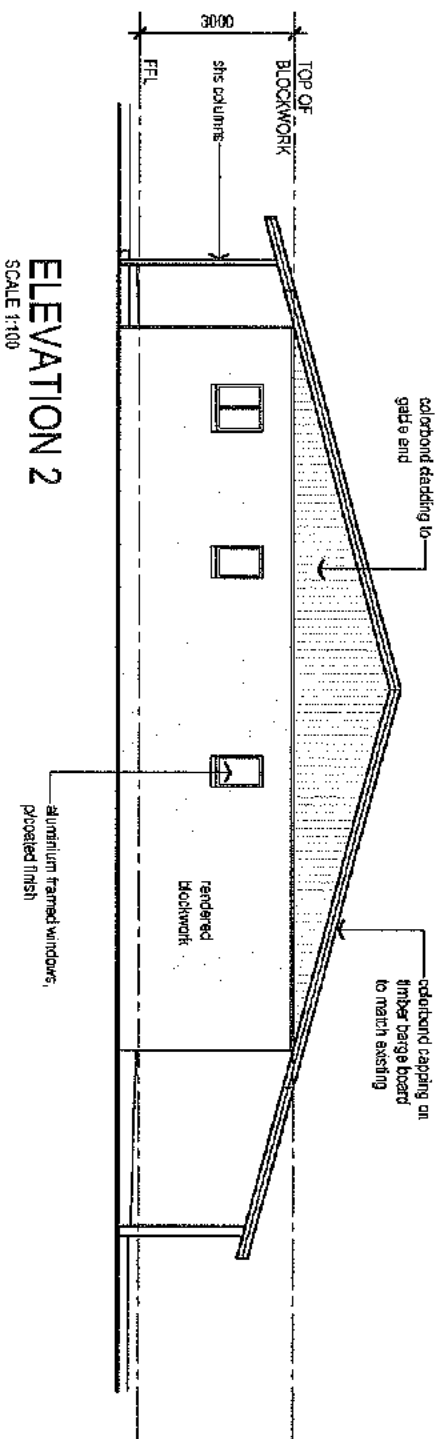
SCALE: 1:100 @ A3	DRAWN: GDE
DATE: FEBRUARY 2015	ISSUE: B
PROJECT NO: MOS	DWG NO: DA-03

FLOOR PLAN

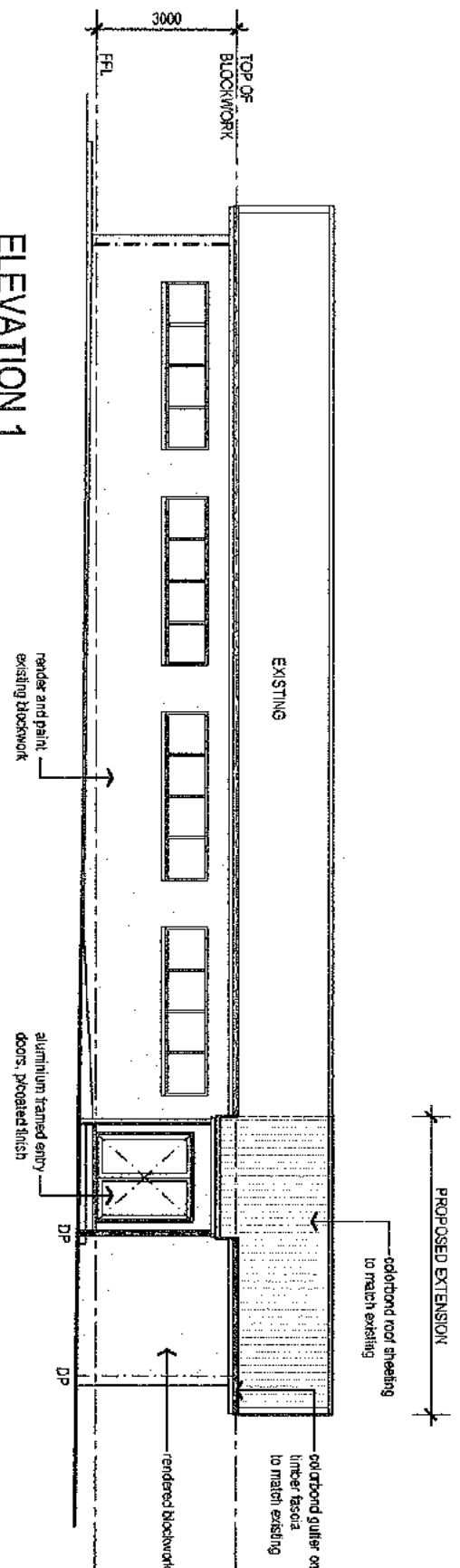


WALL LEGEND	
	200 series blockwork
	30 timber stud partition framing



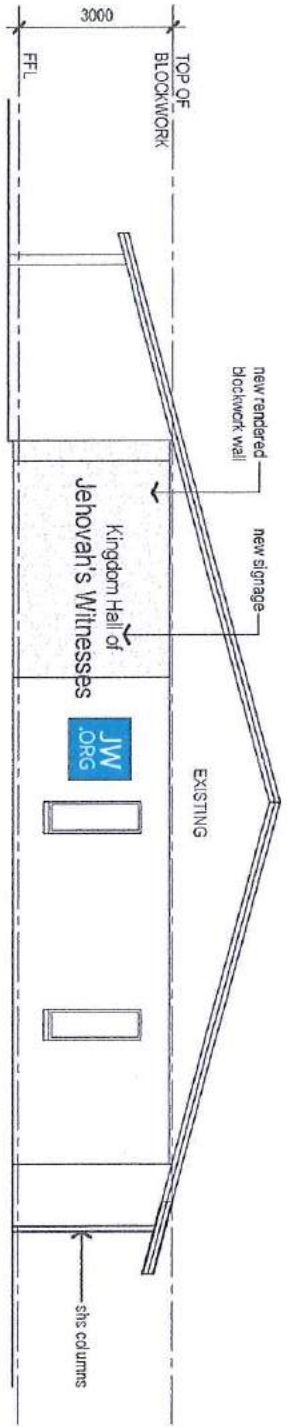


ELEVATION 2
SCALE 1:100

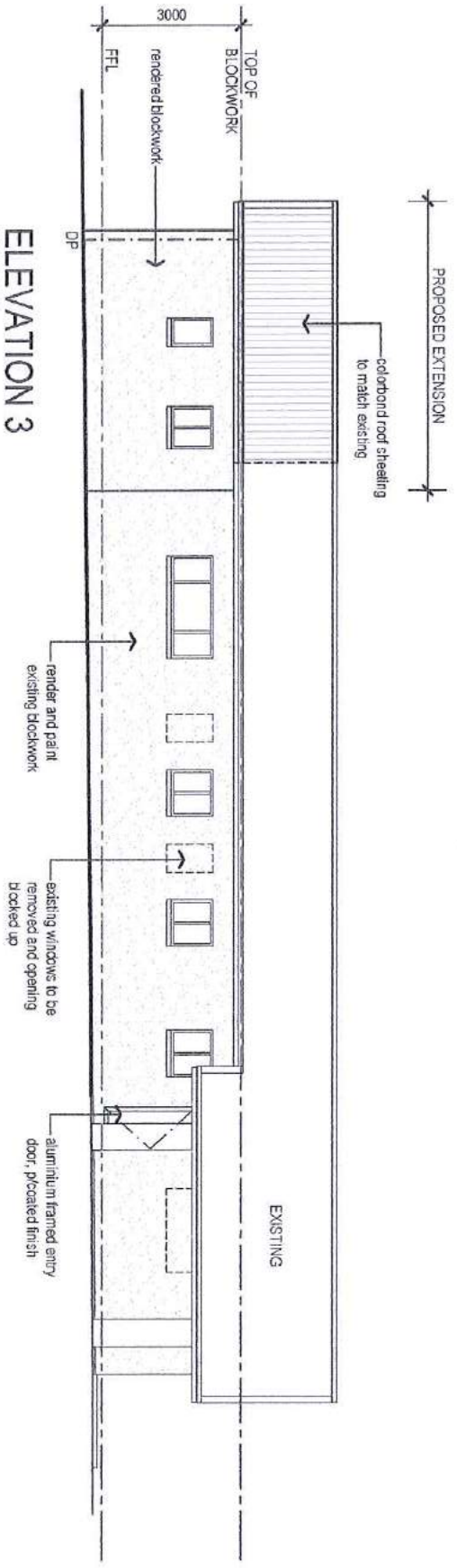


ELEVATION 1
SCALE 1:100

NO.	DATE	REVISION	BY
1	12/02/15	ISSUED FOR DEVELOPMENT APPROVAL	GDE
2	15/02/15	REVISED ISSUE OF DEVELOPMENT APPROVAL	GDE
MOSSMAN CONGREGATION OF JEHOVAH'S WITNESSES 80 AL CHEBA DRIVE, MOSSMAN			
PROJECT: PROPOSED EXTENSIONS AND ALTERATIONS TO PLACE OF WORSHIP			
DWG TITLE: ELEVATIONS			
SCALE: 1:100 @ A3	DATE: FEBRUARY 2015	DRAWN: GDE	PROJECT NO: MOS
		880E: B	DWG NO: DA-04



ELEVATION 4
SCALE 1:100



ELEVATION 3
SCALE 1:100

NO	DATE	REVISION	BY
A	20/02/15	ISSUE FOR DEVELOPMENT APPROVAL	GDE
B	19/09/15	REVISED ISSUE FOR DEVELOPMENT APPROVAL	GDE

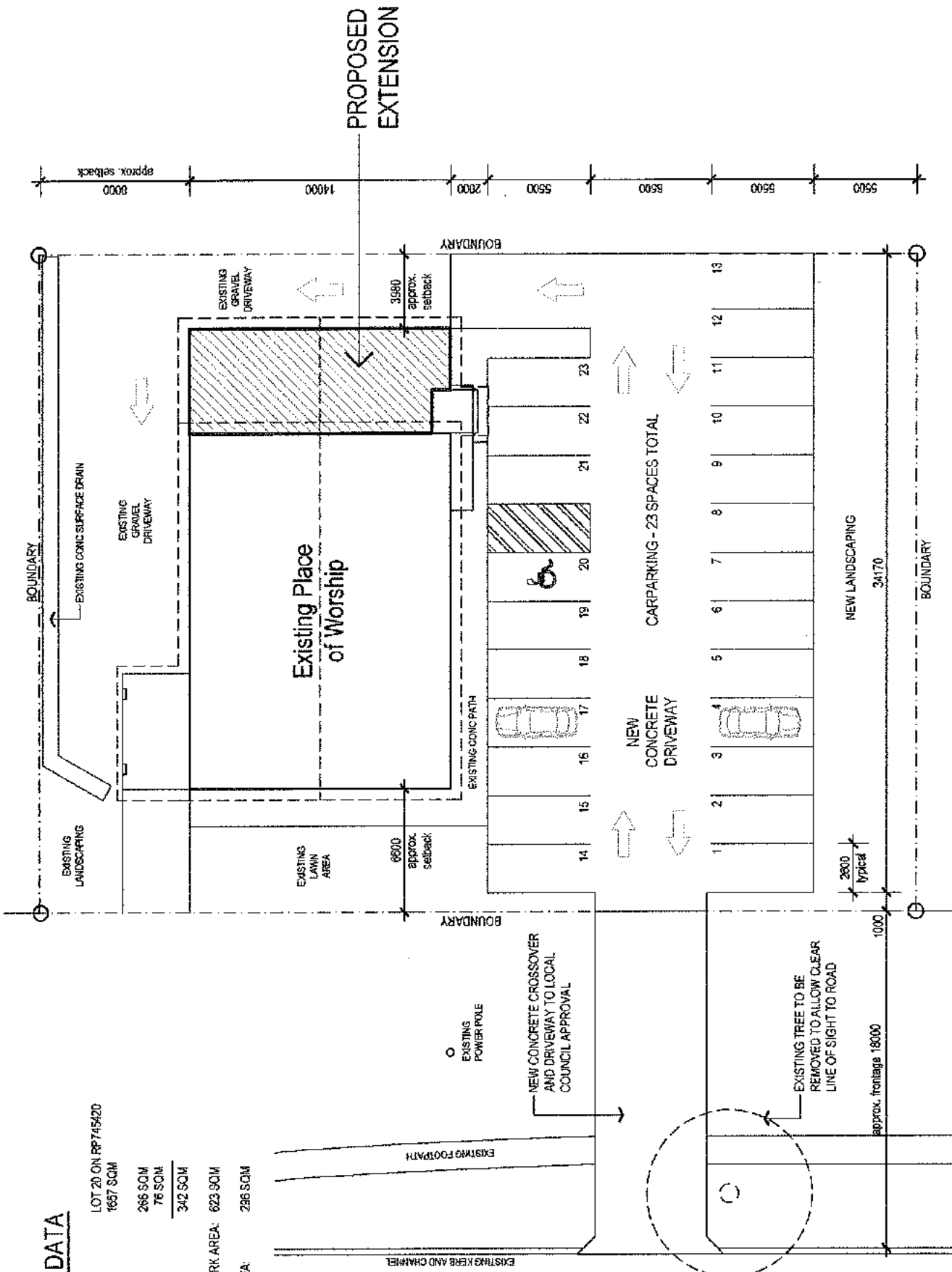
MOSSMAN CONGREGATION OF JEHOVAH'S WITNESSES 80 ALCHERRA DRIVE, MOSSMAN	PROJECT: PROPOSED EXTENSIONS AND ALTERATIONS TO PLACE OF WORSHIP	DRAW TITLE: ELEVATIONS	SCALE: 1:100 @ A3 DATE: FEBRUARY 2015 PROJECT NO: MOS	DRAWN: GDE ISSUE: B DRAW NO: DA-05
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DEVELOPMENT DATA

PROPERTY DESCRIPTION: LOT 20 ON RP745420
 SITE AREA: 1657 SQM
 EXISTING BUILDING AREA: 266 SQM
 PROPOSED EXTENSION AREA: 76 SQM
 TOTAL BUILDING AREA: 342 SQM
 PROPOSED CONCRETE CARPARK AREA: 623 SQM
 PROPOSED LANDSCAPING AREA: 236 SQM

ALCHERA DRIVE

PROPOSED
EXTENSION



SITE PLAN
SCALE 1:200

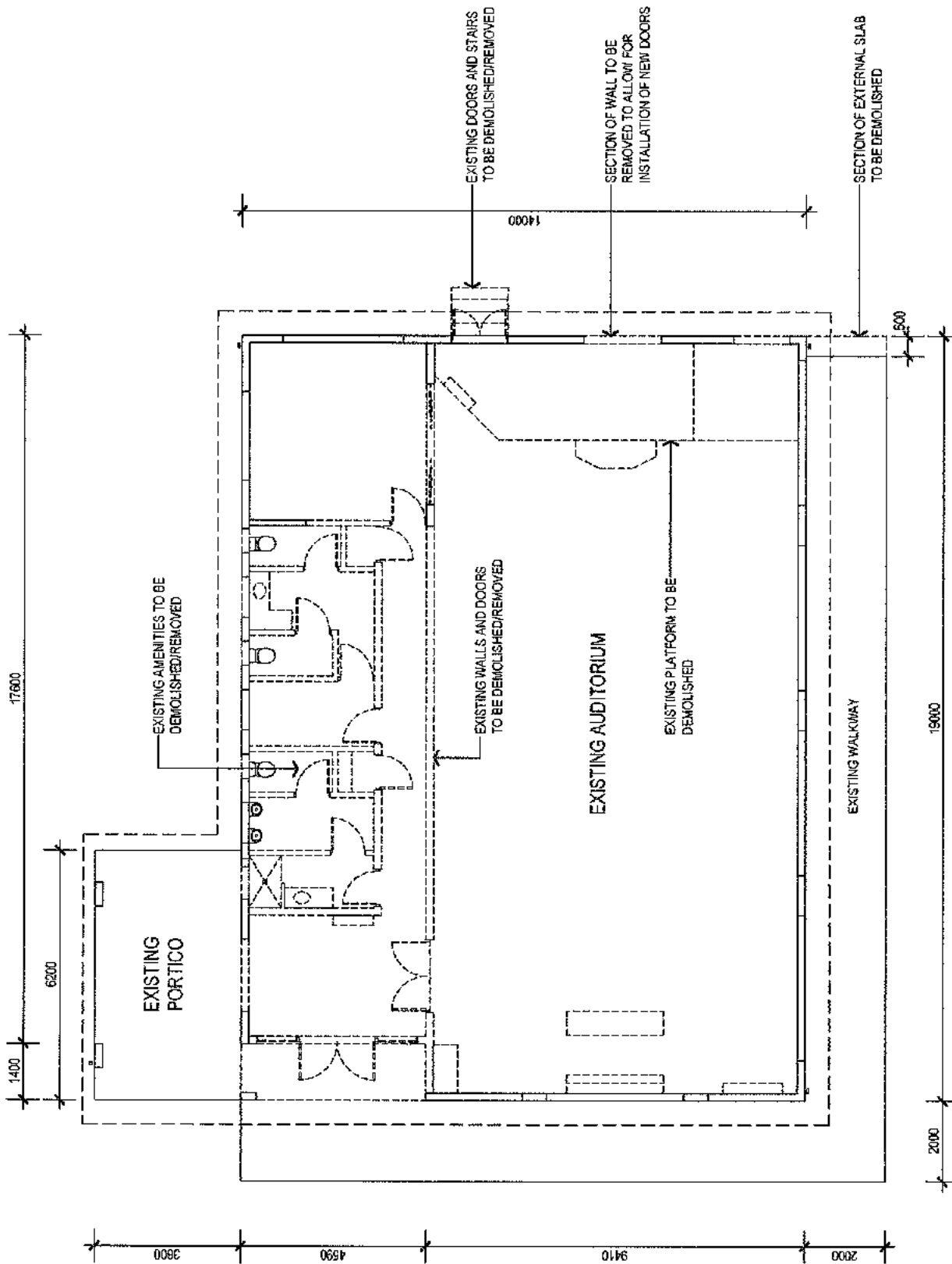
NO. DATE REVISION			BY
A	20/02/15	ISSUE FOR DEVELOPMENT APPROVAL	GDE
B	14/02/15	REVISED CLAMPARKING ADDED	GDE
C	16/02/15	REVISED ISSUE FOR DEVELOPMENT APPROVAL	GDE

PROJECT: PROPOSED EXTENSIONS AND ALTERATIONS TO PLACE OF WORSHIP	
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DWG TITLE: SITE PLAN	
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SCALE: 1:200 @ A3	DRAWN: GDE
DATE: FEBRUARY 2015	ISSUE: C
PROJECT NO: MOS	DWG NO: DA-01

MOSSMAN CONGREGATION OF
JEHOVAH'S WITNESSES
80 ALCHERA DRIVE, MOSSMAN



EXISTING/DEMOLITION PLAN

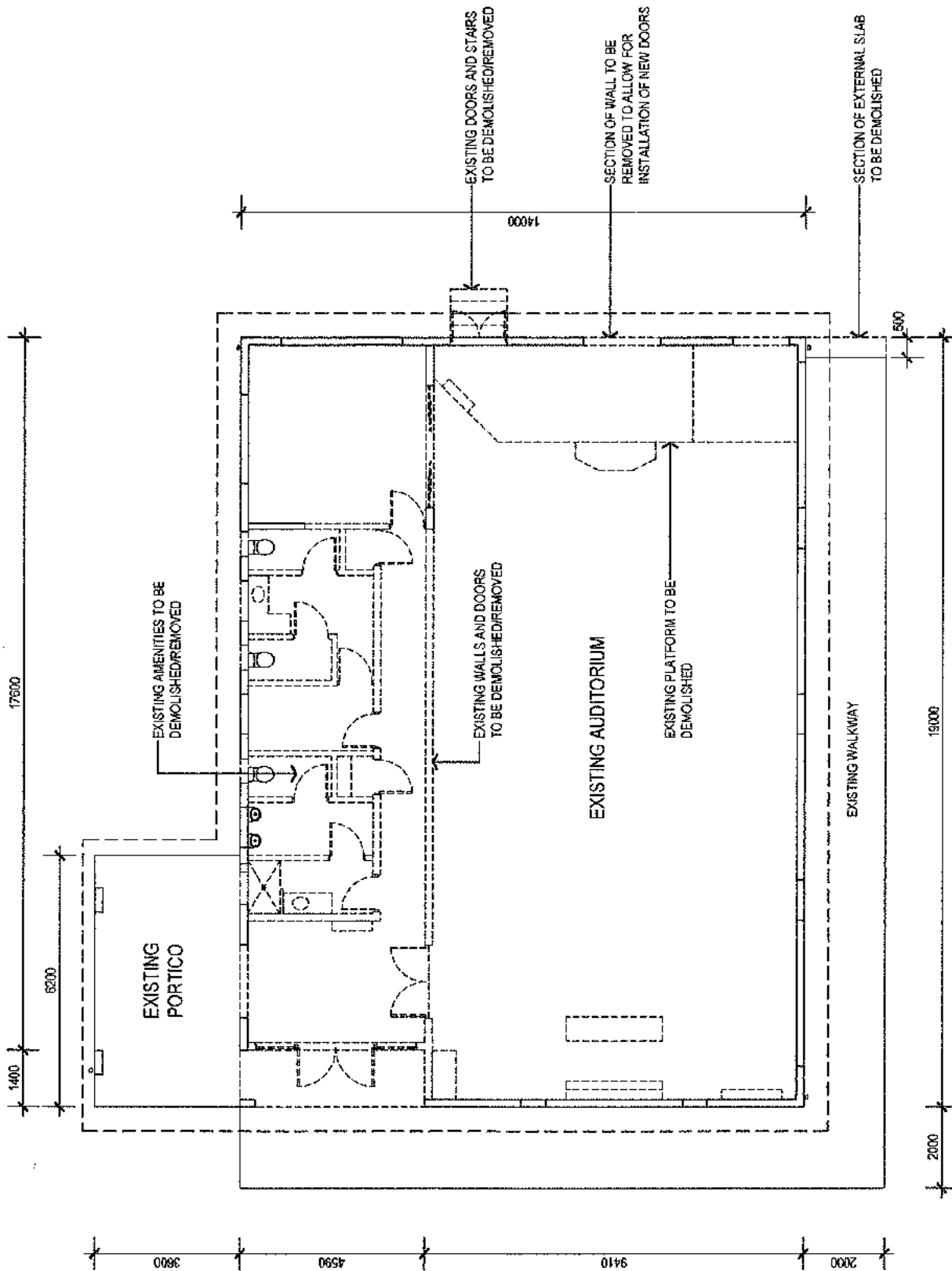
SCALE 1:100

BY			GDE		
GDE			GDE		
NO.	DATE	REVISION			
1	20/02/16	ISSUE FOR DEVELOPMENT APPROVAL			
2	18/03/16	REVISED ISSUE FOR DEVELOPMENT APPROVAL			

PROJECT:		PROPOSED EXTENSIONS AND ALTERATIONS TO PLACE OF WORSHIP	
DWG TITLE:		EXISTING FLOOR PLAN	

SCALE:	1:100 @ A3	DRAWN:	GDE
DATE:	FEBRUARY 2015	ISSUE:	B
PROJECT NO.	MOS	DWG NO.	DA-02

MOSSMAN CONGREGATION OF
JEHOVAH'S WITNESSES
80 ALGERIA DRIVE, MOSSMAN



EXISTING/DEMOLITION PLAN

SCALE 1:100

NO.		DATE	REVISION	BY
a		20/02/15	ISSUE FOR DEVELOPMENT APPROVAL	GDE
b		18/05/15	REVISED SUE FOR DEVELOPMENT APPROVAL	GDE

PROJECT:		MOSSMAN CONGREGATION OF JEHOVAH'S WITNESSES 80 ALCHERA DRIVE, MOSSMAN	
PROJECT:		PROPOSED EXTENSIONS AND ALTERATIONS TO PLACE OF WORSHIP	

DWG TITLE:		EXISTING FLOOR PLAN	
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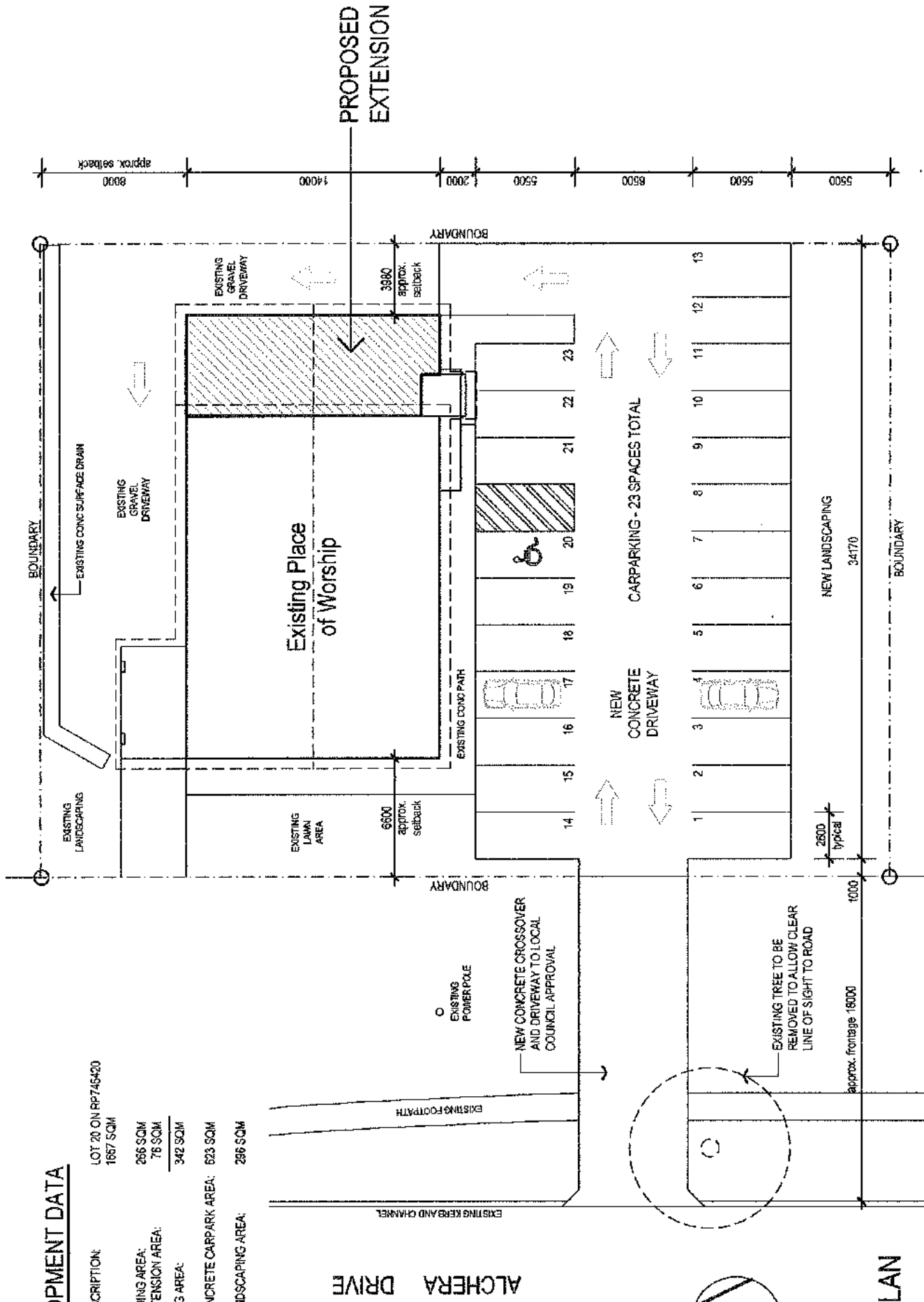
SCALE:	1:100 @ A3	DRAWN:	GDE
DATE:	FEBRUARY 2015	ISSUE:	B
PROJECT NO.	MOS	DWG NO.	DA-02

DEVELOPMENT DATA

PROPERTY DESCRIPTION:
SITE AREA: LOT 20 ON RP745420
1687 SQM

EXISTING BUILDING AREA: 266 SQM
PROPOSED EXTENSION AREA: 76 SQM
TOTAL BUILDING AREA: 342 SQM

PROPOSED CONCRETE CARPARK AREA: 623 SQM
PROPOSED LANDSCAPING AREA: 286 SQM



SITE PLAN

SCALE 1:200

NO. DATE. REVISION			BY
A	20/07/16	ISSUE FOR DEVELOPMENT APPROVAL	GDE
B	14/08/16	PROPOSED CARPARKING ADDED	GDE
C	18/08/16	REVISED ISSUE FOR DEVELOPMENT APPROVAL	GDE

PROJECT:		DWG TITLE:	
MOSSMAN CONGREGATION OF JEHOVAH'S WITNESSES 88 ALCHERA DRIVE, MOSSMAN		SITE PLAN	
PROPOSED EXTENSIONS AND ALTERATIONS TO PLACE OF WORSHIP		DWG NO. DA-01	
PROJECT NO. MOS		DATE: FEBRUARY 2015	
PROJECT NO. MOS		SCALE: 1:200 @ A3	
PROJECT NO. MOS		DRAWN: GDE	
PROJECT NO. MOS		ISSUE: C	

DEVELOPMENT APPLICATION DETAILS.
FOR PLACE OF ASSEMBLY 80 ALCHERA DR MOSSMAN.

The development is an existing building (the building is in a residential 1 area)

DEO 1.

The owners appreciate that the development is located in the wet tropic's bio area, the owner's will do their utmost to protect and maintain this unique area for current and future generations

DEO 2.

The place of assembly is not located within a super sensitive area of the shire. The owners will do all in their power to preserve and protect nature i.e (planting of native flora) to ensure the integrity of the natural process.

DEO 3.

The place of assembly is in a residential area of the town of Mossman and all sewerage and water are maintained by the Douglas Shire Council.

DEO 4.

The owners appreciate that the development is located in the wet tropic's bio area, the owner's will do their utmost to protect and maintain the natural beauty and environment In association with the sustainable development practices.

DEO 5.

The owners will support the sustainable use of the natural resources of the Shire.

DEO 6.

N/A.

DEO 7.

The development is situated some distance from a cane field and separated by a small creek (drain) and is maintained by the Douglas Shire Council.

DEO 8.

The development is on the entrance to the township of Mossman and the owners will provide affective entry and exit so as not to compromise the Captain Cook Highway.

**DEVELOPMENT APPLICATION DETAILS.
FOR PLACE OF ASSEMBLY 80 ALCHERA DR MOSSMAN.**

DEO 9.

N/A

DEO 10.

N/A

DEO 11.

The owners appreciate the distinctive character and unique scenic place of the shire and will
Maintain and promote community pride, wellbeing and Safety.

DEO 12.

This development is a renovation of an existing building and the character of the project will change
little from the street scape.

Elements of the Code
Consistent and Inconsistent Uses
PERFORMANCE CRITERIA
ACCEPTABLE SOLUTIONS

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.

Site Coverage – Other than a House

PERFORMANCE CRITERIA

AS PER PLAN AND NOTES.

P2 The Site Coverage of all Buildings does not result in a built form that is bulky or visually obtrusive²⁷.

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.

Building Setbacks – Other than a House

PERFORMANCE CRITERIA

ACCEPTABLE SOLUTIONS

AS PER PLAN AND NOTES.

P3 All Buildings are Setback to:

- ☐ maintain the character of residential neighbourhoods; and
- ☐ achieve separation from neighbouring Buildings and from Road Frontages²⁷.

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.

Fencing

AS PER PLAN & NOTES.

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. Fencing at the side and the rear boundaries of the Site is a maximum of 1.8 metres in Height.

AS PER PLAN & NOTES.

<i>Landscaping – Other than a House</i> PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>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>	<p>A5.1 Within the Site Frontage Setback area a minimum width of 2 metres of Landscaping including 60% Dense Planting is provided. AND 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. A5.2 Where the proposed use incorporates or requires the provision of a public open space recreation/landscape area, that area is connected and integrated with the development. AS PER PLAN AND NOTES.</p>

DESIGN CRITERIA INCONSISTANT AND CONSISTANT.

Impact assessable (inconsistent)

P 1.

This is a pre-existing building in a residential 1 area and will be used for the same purpose as it is used for now (place of assembly).

The extension is at the rear of the building and covers an area of 78.4 sqm.

The line of the building from the street view will remain the same (6000. from the front boundary).

P2.

Site coverage.

Land size 1657 sqm.

Hall size 342 sqm.

Therefore site coverage is compliant.

Building set back from front boundary 6000. Compliant.

Side boundary 3800 Compliant.

Back boundary does not comply (easement behind allotment).

See plans for all dimensions.

P 3.

Building is in the style of existing concrete block dwellings in the area

The set back is as all buildings in the area. Complies with setback code.

P4.

Fencing is not visually obstructive.

Sides and rear fence 1800vht timber.

Does not detract from neighbourhood.

Complies.

P 5.

Landscaping

As shown on plan approx. 187sqm.

Northern side landscaping at edge of portico 45sqm.

Landscaping will be of native vegetation.

In front of the hall will be visually interesting native vegetation where required.

Complies.

P 6 – P14.

N/A.

P 15.

Building colours will complimentary to the area. Roof sheeting will be colour bond and of a non-reflective nature.

P 16.

As per plan.

Elements of the Code

***General Requirements* PERFORMANCE CRITERIA**

ACCEPTABLE SOLUTIONS

P1 Buildings and structures complement the Height of surrounding development and Buildings are limited to two Storeys.

COMPLY IN ALL AREA'S

P2 Development is connected to all urban services.

A2.1 Development is connected to available urban services by underground connections, wherever possible.

AND/OR

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.

COMPLY IN ALL AREA'S

P3 Landscaping of development Sites complement the existing character of the Mossman Locality.

A3.1 Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality.

AS PER PLAN , AND WILL COMPLY

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.

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

AS PER PLAN.

P 5 – P 11

N/A

P 12.

AS PER PLAN.
