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**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.dsdip.qld.gov.au/MyDAS](http://www.dsdip.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)

Greg Skyring Design and Drafting Pty Ltd

For companies, contact name

Greg Skyring

Postal address

11 Noli Close

Suburb Mossman

State Qld

Postcode 4873

Country Australia

Contact phone number

40982061

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

DOUGLAS SHIRE COUNCIL	
Received	
File Name	MCUC 106/2014
Document No.	
11 MAR 2014	
Applicant	
Information	

Email address (non-mandatory requirement)

greg

@skyringdesign.com.au

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.)

new house

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)			Bamboo Creek Road, Bamboo	4873	10	SP204463	Douglas
ii)						and SP262067	
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)	rural settlement		natural hazards
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)**4644m<sup>2</sup>**4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)**

vacant with shed

**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	Larrie and Karen Dean
<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)

**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
IDAS Forms 1 and 5	hard copy
Owners Consent letter	hard copy
Planning Report (Greg Skyring Design and Drafting Pty Ltd)	hard copy
Plans (Plan No 202-14 Sheets 1 to 4, Greg Skyring Design and Drafting)	hard copy
Waste Water Report No15190 (Dirt Professionals)	hard copy

**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*.

**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](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481 or visit [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au).

**Privacy**—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), 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"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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.





# 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](http://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)
house	house	235m <sup>2</sup>		

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
<b>All applications</b>		
<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"> <li>the location and site area of the land to which the application relates (<i>relevant land</i>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>any road frontages of the relevant land, including the name of the road</li> <li>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)</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>the location and use of buildings on land adjoining the relevant land</li> <li>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</li> <li>for any new building on the relevant land, the location of refuse storage</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the location of any proposed landscaping on the relevant land</li> <li>the location of any stormwater detention on the relevant land.</li> </ul>	<input checked="" type="checkbox"/> Confirmed	hard copy
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	hard copy
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	hard copy
<p>Information that states:</p> <ul style="list-style-type: none"> <li>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)</li> <li>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).</li> </ul>	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	hard copy

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>When the application involves the reuse of existing buildings</b>		
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 type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>When the application involves new building work (including extensions)</b>		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are <b>recommended</b> scales) which show the following: <ul style="list-style-type: none"> <li>the north point</li> <li>the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only)</li> <li>the room layout (for residential development only) with all rooms clearly labelled</li> <li>the existing and the proposed built form (for extensions only)</li> <li>the gross floor area of each proposed floor area.</li> </ul>	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	hard copy
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	hard copy
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	hard copy
<b>When the application involves reuse of other existing work</b>		
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 type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>When the application involves new operational work</b>		
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 type="checkbox"/> Confirmed <input checked="" 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

11/3/14.

Reference numbers

6951

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.



The Manager,  
Planning Services,  
Douglas Shire Council,  
PO Box 357,  
Mossman QLD 4873

6<sup>th</sup> March 2014 -

Dear Sir/Madam,

**RE: DEVELOPMENT PERMIT for a MATERIAL CHANGE OF USE for a House  
on land described as Lot 10 on SP262067, Bamboo Creek Road, Bamboo**

As owners of the above property, we give permission for Greg Skyring of Greg Skyring Design and Drafting Pty Ltd to make and submit a development application for a proposed house on our behalf.

Yours Faithfully,

Kf Dean



Larrie and Karen Dean



The Manager,  
Planning Services,  
Cairns Regional Council,  
PO Box 357,  
Mossman QLD 4873

4<sup>th</sup> March 2014

Dear Sir/Madam,

**RE: DEVELOPMENT PERMIT for a MATERIAL CHANGE OF USE for a House on land described as Lot 10 on SP204463, Bamboo Creek Road, Bamboo**

Please find attached IDAS Forms 1 and 5 duly completed, plans showing details of the proposed and existing buildings, and a waste water report.

The proposed development activity is Code Assessable under the 2008 Douglas Shire Planning Scheme, and the following report provides supporting information to show compliance or otherwise with the planning area and codes within.

**1.0 General Details**

**Applicant and Contact**

Greg Skyring,  
Greg Skyring Design and Drafting Pty Ltd  
11 Noli Close,  
Mossman QLD 4873

Ph 07 40982061  
Fax 07 40982061  
Email greg@skyringdesign.com.au

**Registered Owner of Land**

L. & K. Dean

**Real Property Description**

Lot 10 and E'ment A, SP204463  
E'ment B SP262067

**Location**

Bamboo Creek Road, Bamboo (no rural address at this stage)

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**BUILDING DESIGN**

Lic. Under QBSA Act 1991- No. 1040371

11 NOLI CLOSE  
MOSSMAN Q 4873  
Phone/Fax: (07)40982061  
Mobile: 0419212652  
Email: skyringdesign@cyberworld.net.au

## **1.0 – General Details continued**

<b>Tenure</b>	Freehold
<b>Land Area</b>	4,644m <sup>2</sup>
<b>Present Use</b>	Vacant, with shed
<b>Contaminated Lands or Environmental Management Registers</b>	Nil
<b>Easements and Encumbrances</b>	Easement A – drainage; Easement B – u/ground electricity
<b>Local Government Authority</b>	Douglas Shire Council
<b>Planning Scheme</b>	2008 Douglas Shire Planning Scheme
<b>Planning Area</b>	Rural Settlement
<b>Applicable Codes</b>	Rural Settlement Locality Code Rural Settlement Planning Area Code Land Use Code Filling and Excavation Code Landscaping Code Natural Areas and Scenic Amenity Code Vehicle Parking and Access Code
<b>Applicable Overlays</b>	Acid Sulphate Soils Cultural Heritage and Valuable Sites Natural Hazards

### **Non-Relevant Codes/Overlays**

Filling and Excavation Code - no excavation or filling will be required for the house pad.

Landscaping Code – landscaping proposed is to be of a standard typical to this isolated subdivision.

Natural Areas and Scenic Amenity Code – building work does not occur in a DDA.

Vehicle Parking and Access Code – vehicle parking on site is in excess of that required under P1 of this code, and contained within proposed and existing buildings.

Acid Sulphate Soils Overlay - although the site is below 20m AHD, no excavation or filling will be required for the house.

Cultural Heritage and Valuable Sites – not a site identified on overlay mapping.

Natural Hazards – site is mapped as being Low Risk Hazard – Bushfire. The proposed house will incorporate bushfire construction techniques to comply with the National Construction Code.



**RURAL SETTLEMENT LOCALITY CODE****General Requirements**

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>COMMENTS</b>
<ul style="list-style-type: none"> <li>Buildings and structures complement the Height of surrounding development and/or are subservient to the surrounding environment and are in keeping with the character of the Locality.</li> </ul>	<p><b>A1.1</b> In all Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storey's. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.</p>	<p>the proposed house and existing shed are single storey and no greater than 6.0m in overall height</p>
<ul style="list-style-type: none"> <li>Development is connected to all urban services or to sustainable on Site infrastructure services.</li> </ul>	<p><b>A2.1</b> 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.</p> <p>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>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>AND</p> <p>On-site sewerage facilities are provided in accordance with the On-site Sewerage Code</p>	<p>The property is connected to the town water supply.</p> <p>A waste water assessment and design report is attached, indicating that a secondary treatment plant is preferred together with a drip irrigation system for effluent disposal</p>

<ul style="list-style-type: none"> <li>Landscaping of development Sites complements the existing rural character of the Locality.</li> </ul>	<p>A3.1 Landscaping utilises predominantly native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality.</p> <p>AND</p> <p>A minimum of 60% of the total proposed species are endemic or native species.</p>	<p>An earth mound is located along the front boundary and planted with hedge type bushes for screening. Proposed vegetation is otherwise planned to match density and types used typically by other properties in this subdivision.</p>
<ul style="list-style-type: none"> <li>Development Sites are provided with efficient and safe vehicle Access and maneuvering areas on Site and to the Site, to an acceptable standard for the Locality.</li> </ul>	<p>A4.1 All Roads, driveways and maneuvering 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>	<p>complies</p>

## RURAL SETTLEMENT PLANNING AREA CODE

### General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P1</b> The establishment of uses is consistent with the outcomes sought for the Rural Settlement Planning Area.</p>	<p><b>A1.1</b> Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area.</p>	<p>The proposal of a dwelling and shed is a consistent use according to the assessment table.</p>

### Site Coverage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P2</b> The built form is subservient to the natural environment or the rural character of the area.</p>	<p><b>A2.1</b> The maximum Site Coverage for all Buildings (including Outbuildings) contained on an allotment is 450 m2.</p> <p><b>A2.2</b> An Outbuilding used for purposes ancillary to a House has a maximum Site Coverage not greater than 20% of the total Site Coverage specified in A2.1 above.</p>	<p>Site coverage is 348sqm for the proposed residence and 162sqm for the existing shed. Total site cover is 510sqm.</p> <p>The total site cover is 11% - A relaxation of the maximum site cover is requested.</p> <p>The existing shed has a site coverage of 32% of the total site coverage - A relaxation of the maximum site cover is requested.</p>

### Building Setbacks

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P3</b> Buildings/structures are Setback to:</p> <ul style="list-style-type: none"> <li>• maintain the natural or rural character of the area; and</li> <li>• achieve separation from neighbouring Buildings and from Road Frontages.</li> </ul>	<p><b>A3.1</b> Buildings/structures are Setback not less than:</p> <ul style="list-style-type: none"> <li>• 40 metres from the property boundary adjoining a State-Controlled Road; or</li> <li>• 25 metres from the property boundary adjoining the Cape Tribulation Road; or</li> <li>• 20 metres from the property boundary fronting any other Road; and</li> <li>• 6 metres from the side and rear property boundaries of the Site.</li> </ul>	<p>The proposed setbacks are illustrated on the attached site plan, and comply with the Acceptable Solutions.</p>
<p><b>P4</b> Buildings/structures are screened from any adjacent Road to maintain the natural or rural character of the area.</p>	<p><b>A4.1</b> At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is landscaped with Dense Planting.</p>	<p>An earth mound is located along the front boundary and planted with hedge type bushes for screening. Proposed vegetation is otherwise planned to match density and types used typically by other properties in this subdivision.</p>

### Scenic Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P5</b> Buildings/structures are designed to maintain the low-density rural settlement character of the area and sited to minimise impacts on the environment and Scenic Amenity values of the area.</p>	<p><b>A5.1</b> White and shining metallic finishes are avoided on external surfaces in prominent view.</p>	<p>External colours will be similar shades to the following:</p> <p>House:</p> <p>Roof – Colorbond dune</p> <p>Walls – slightly darker shade from dune</p>

		Exist Shed; Roof and Walls – Colorbond mid green
<b>P6</b> Buildings/structures are sited to achieve the retention of native trees and protect existing Watercourses, riparian vegetation and wildlife corridors.	<b>A6.1</b> NoAcceptableSolution.(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).	There is no existing vegetation on the property.  There are no existing watercourses.

### Sloping Sites

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>COMMENTS</b>
<b>P7</b> Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p><b>A7.1</b> Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p style="text-align: center;">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 style="text-align: center;">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 qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p>	The land falls minimally towards the front of the property

	<p style="text-align: center;"><b>AND</b></p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by 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>	
<p><b>P8</b> The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.</p>	<p><b>A8.1</b> A split level building form is utilised.</p> <p><b>A8.2</b> A single plane concrete slab is not utilised.</p> <p><b>A8.3</b> 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>	N/A
<p><b>P9</b> Development on sloping land minimises any impact on the landscape character of the surrounding area.</p>	<p><b>A9.1</b> Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.</p>	N/A
<p><b>P10</b> 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</p>	<p><b>A10.1</b> All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.</p>	N/A

## LAND USE CODE

### House Code

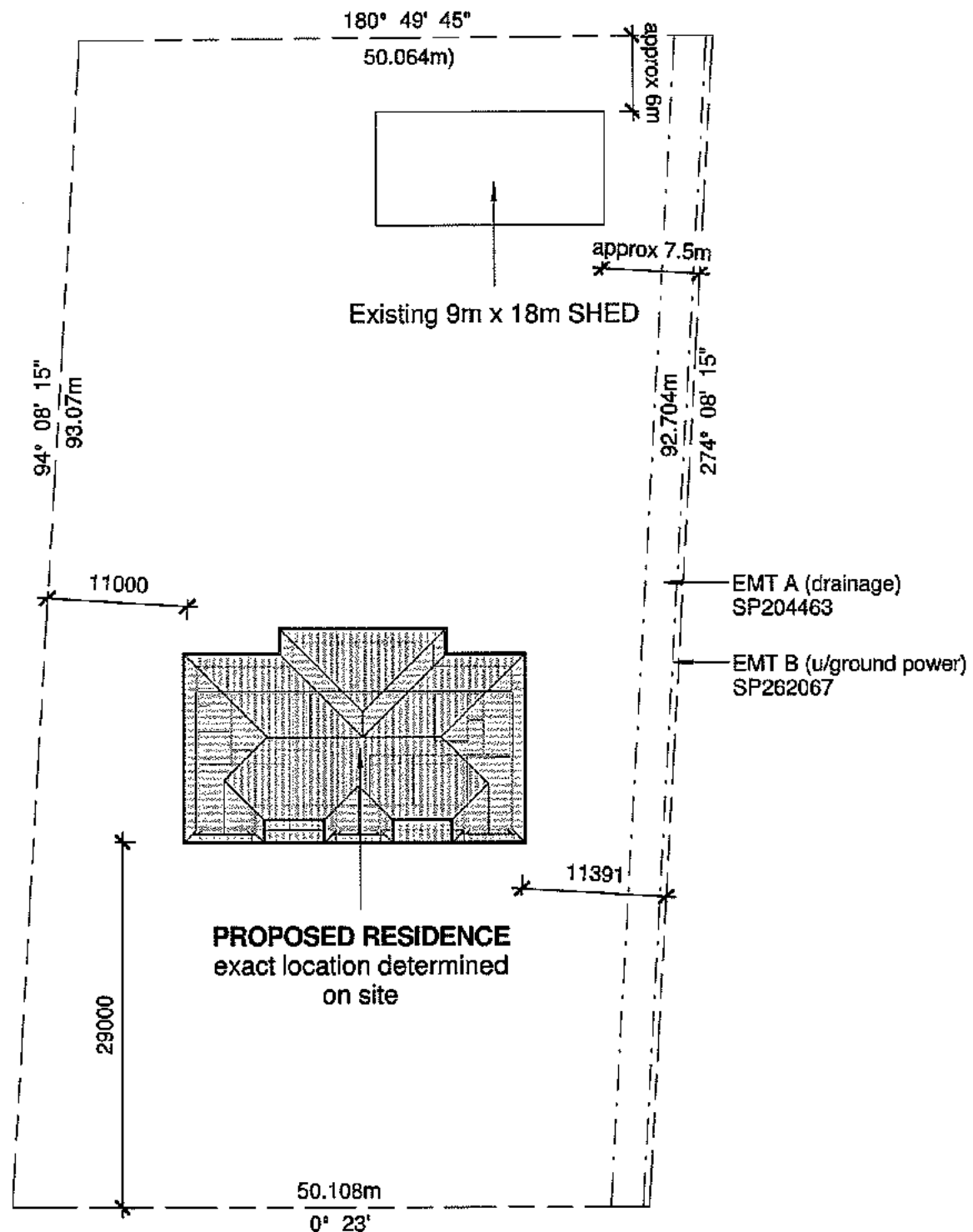
#### General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings	<b>A1.1</b> A lot contains no more than one House.  <b>A1.2</b> 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 is proposed.  The proposed shed has a site cover of 3.8% of the balance area of the Site not otherwise taken up by the House.
<b>P2</b> The House is used for residential purposes.	<b>A2.1</b> The House is used by one Household.	One house is proposed for use by one family
<b>P3</b> Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape	<b>A3.1</b> A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem. <b>A3.2</b> At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	A single vehicle carport is attached to the house;  Numerous opportunities are available for visitor parking on the property.

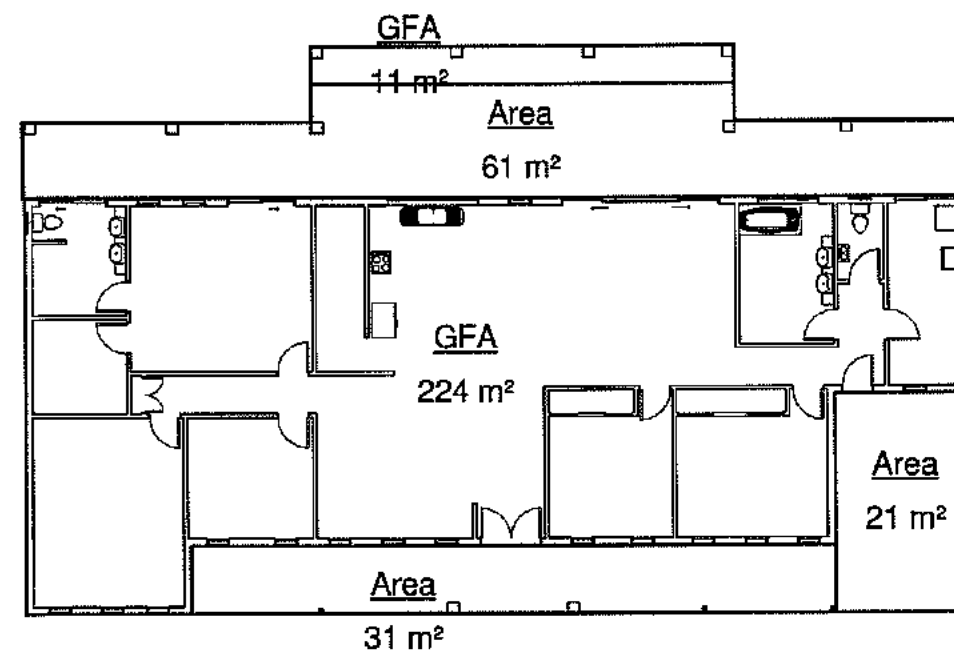
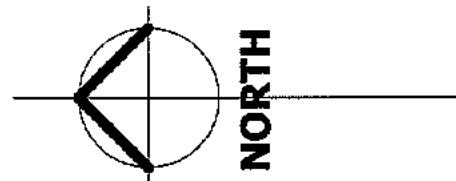
### Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of a single dwelling house (with an existing shed) on land described as Lot 10 SP262067, Bamboo Creek Road, Bamboo.

The proposed development is considered generally consistent with the relevant Planning Scheme Codes and development in the surrounding locality. The report includes supporting information intended to address any concerns of Council as the assessing authority.



1 Site Plan  
1 : 500



2 Area Plan  
1 : 200

**GROSS FLOOR AREAS**

GFA House - 224m²  
GFA Patio - 11m²  
(>3m from ext walls)  
**TOTAL GFA - 235m²**

**BUILDING AREAS**

House - 348m²  
Shed - 162m²  
**TOTAL - 510m²**  
  
Allot Area - 4644m²  
Site Cover - 11%

**GREG SKYRING**  
*Design* and DRAFTING Pty. Ltd.

Lic Under QBSA Act 1991 - No 1040371

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**PROJECT**

Proposed Residence,  
L10 SP204463,  
Bamboo Creek Road,  
**BAMBOO**

**CLIENT**

L. & K. Dean

**WIND CLASS**

C2

**PLAN NUMBER**

202-14

**SHEET**

1 of 4

**SCALES**

As indicated

**PLAN TITLE**

Site Plan, Area Plan, Sheet List

**DATE OF ISSUE**

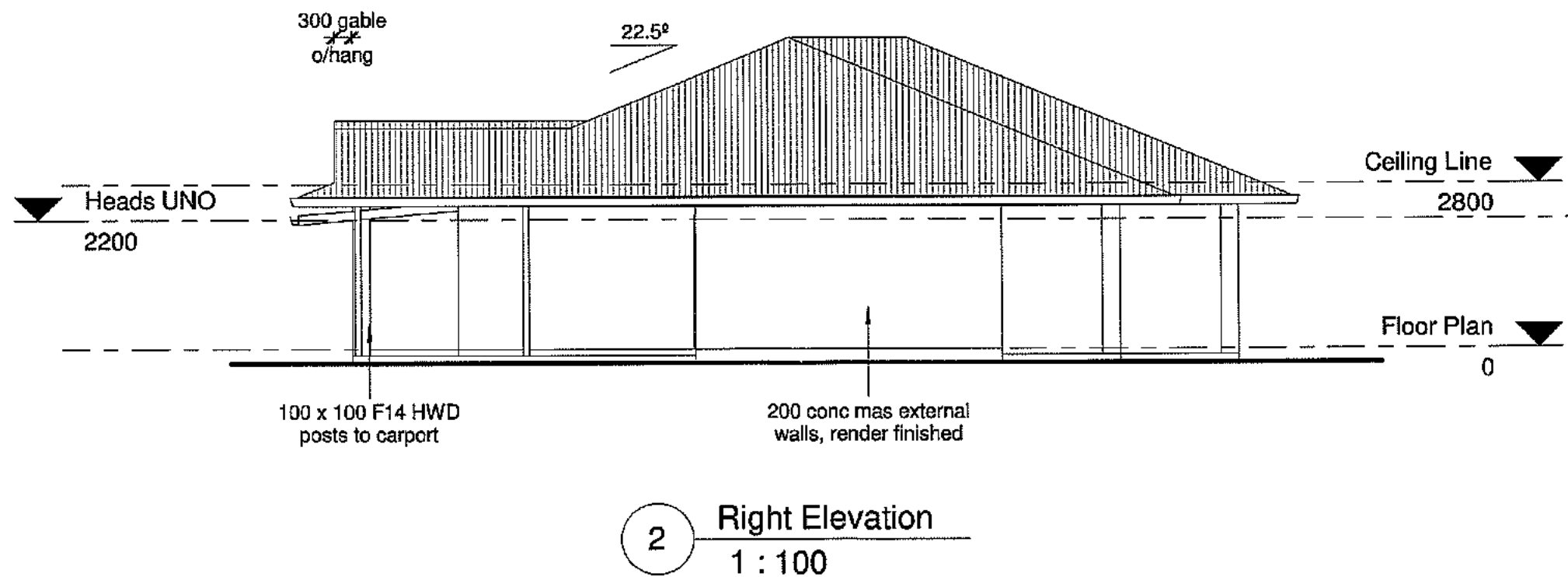
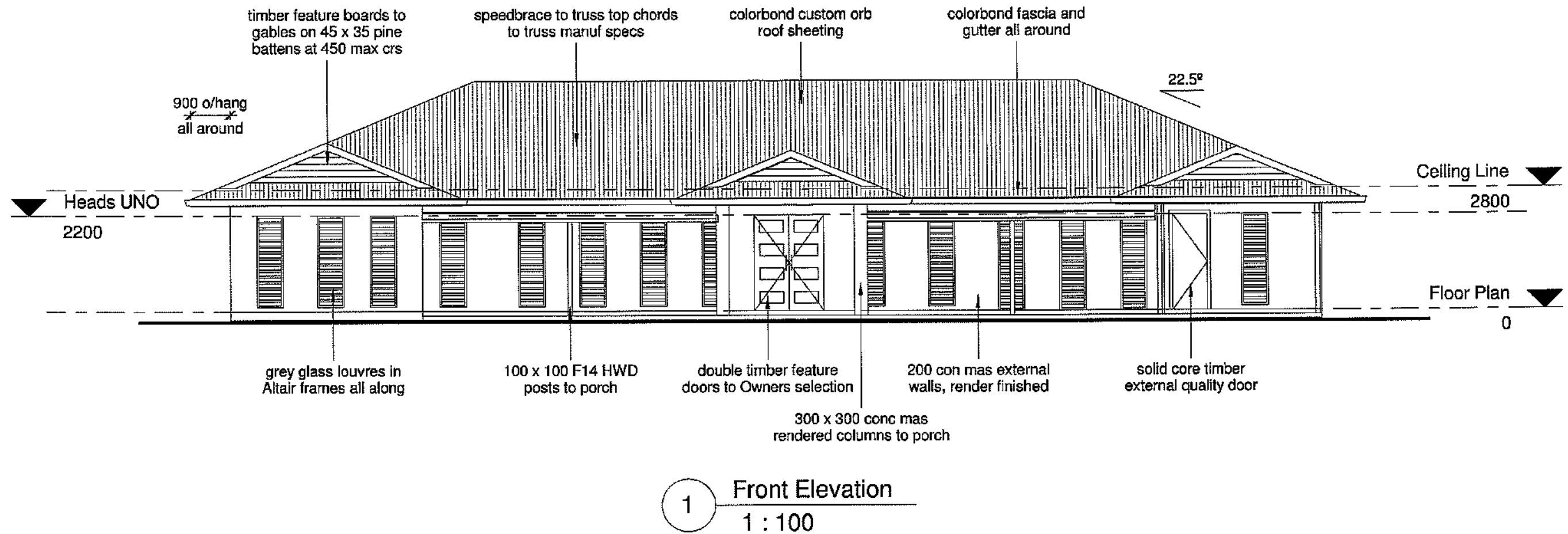
prelim

**REV**

B







**GREG SKYRING**  
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PLAN NUMBER

202-14

SHEET

3 of 4

SCALES

1 : 100

PLAN TITLE

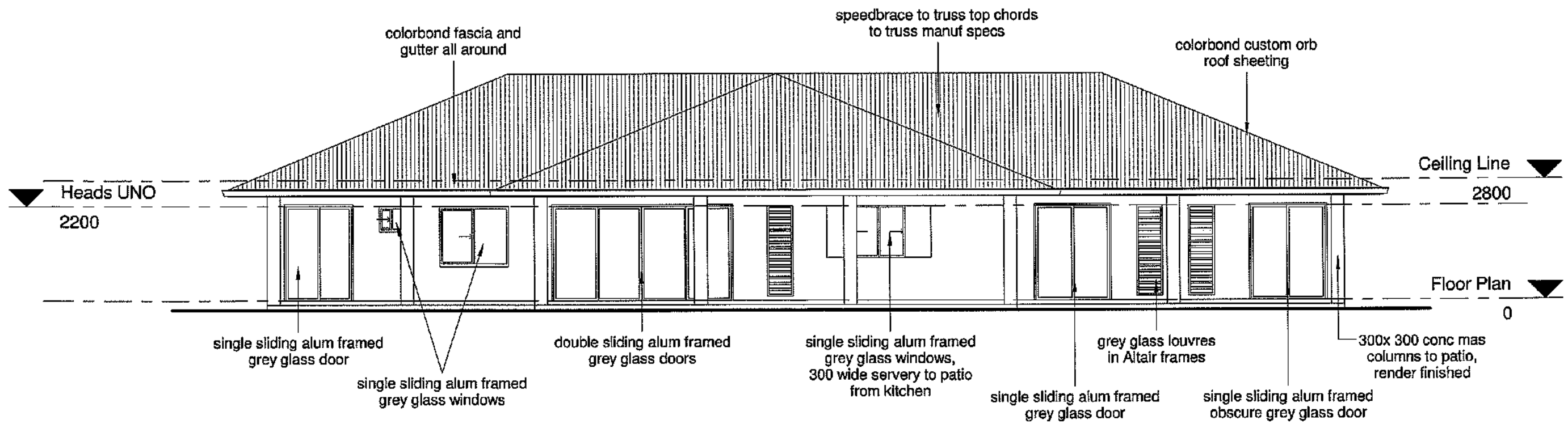
Elevations - sheet 1

DATE OF ISSUE

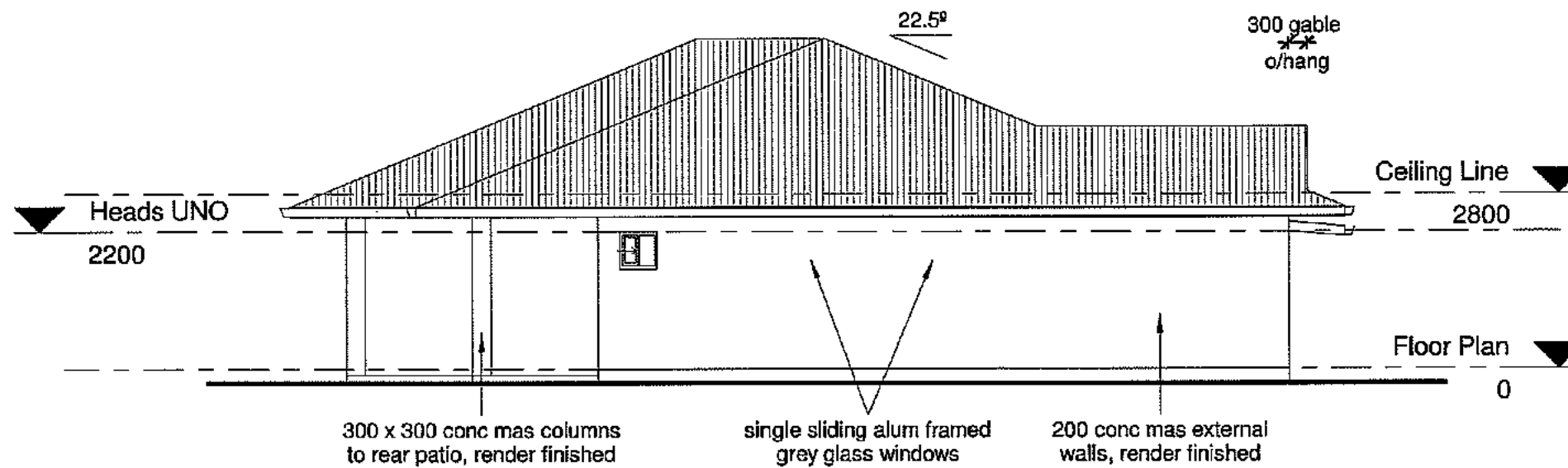
prelim

REV

B



1 Rear Elevation  
1 : 100



2 Left Elevation  
1 : 100

# **DIRT PROFESSIONALS**

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TELEPHONE 4092 7081 FAX 4092 7088  
MOBILE 0417 647 477

L & K Dean  
5 Yidi Close  
Boonie Doon Qld 4873

Tandel Investments Pty Ltd  
BSA No. 1173606

16 December 2013

Site Assessment and Design  
Lot 10 Bamboo Creek Road  
Miallo QLD

Job No 15190

## **INTRODUCTION**

This report presents the results of a site assessment performed at Lot 10 Bamboo Creek Road Miallo. The assessment is required in connection to determine the method of effluent disposal to be used, as per the Queensland Plumbing and Wastewater Code for On-site Sewerage Facilities.

## **EXISTING CONDITIONS**

At the time of the assessment the allotment was located in a rural subdivision consisting of approximately 4200 square metres. The allotment at the time of the assessment was grassed and flat with a shed located to the Southeast corner. The proposed 3 bedroom dwelling is to be located approximately 29m from front boundary and central to the allotment. The location of the building area was shown.

The proposed wastewater is to be located to the North and East of the allotment.

## **FIELD WORK**

To investigate subsurface conditions bore holes were excavated to depths of 1.5m. The location of these holes were at the wastewater area. A disturbed sample was taken for laboratory testing.

## **SOIL PROFILE**

The bore holes indicate similar subsurface soil profiles. There is a layer of clay loams to the depth of holes.

## **SOIL CATEGORY FOR DOMESTIC WASTEWATER**

The clay loams are regarded as being a imperfectly drained material with a massive structure. It is estimated as per the AS 1547:2000 standard the indicative permeability is 0.06 - 0.12 m/d. The soil category on the basis of visual inspections of the materials, as per the AS/ANZ 1547:2000, is found to be a **Soil Category 4**.

It is proposed that Secondary Treatment is the preferred treatment of effluent. There were no drains, gullies, creeks or bores located within the separation distance of 30m required for the dispersal area. There was a road drain located on the front boundary. There was no water at the depth of bore holes.

Due to water logging in the area during seasonal rains it is recommended that raised garden beds are used as disposal.

A design irrigation rate of 25 mm/week should be used to determine the irrigation area, this shall be designed by a qualified designer based on the AS 1547:2000 and the soil assessment data based on this report.

## **VALIDITY**

The excavation of a limited number of holes does not preclude the possibility of some conditions on the site being different from those encountered in the holes. Should conditions be found which differ from those described in this report, then the recommendations are not valid and this organisation should be contacted.

Yours faithfully  
Tandel Investments Pty Ltd  
**DIRT PROFESSIONALS**



Angelo Tudini  
Director

Attached:  
-Site plan of building area  
-Subdivisional plan of allotment

# **BORE HOLE LOG**

## **HOLE 1**

0.0 - 0.9m      Clay Loam - Brown

## **HOLE 2**

0.0 - 1.5m      Clay Loam - Brown

## **HOLE 3**

0.0 - 1.5m      Clay Loam - Brown

## DESIGN OF LAND APPLICATION SYSTEM

- DESIGN FLOW - All waste – 150Litres/Day x 4 persons =600litre/day
- FLOW MODIFICATION - Install dual flush 6/3 toilet cistern, shower flow restrictors , tap aerators, and water economic washing machines.  
Garbage Grinders are not permitted.
- AVAILABLE AREA FOR EFFLUENT DISPOSAL -200SQM
- SITE AND SOIL CONSTRAINTS - NIL
- SYSTEM ADOPTED - Secondary Treatment Plant with Irrigation Area
- EFFLUENT QUALITY - Secondary
- D.I.R - 25
- DISPOSAL AREA PROTECTION - Yes
- DISPOSAL AREA DESIGN - Area =  $(600 / 25) \times 7$   
Area = 168 sqm

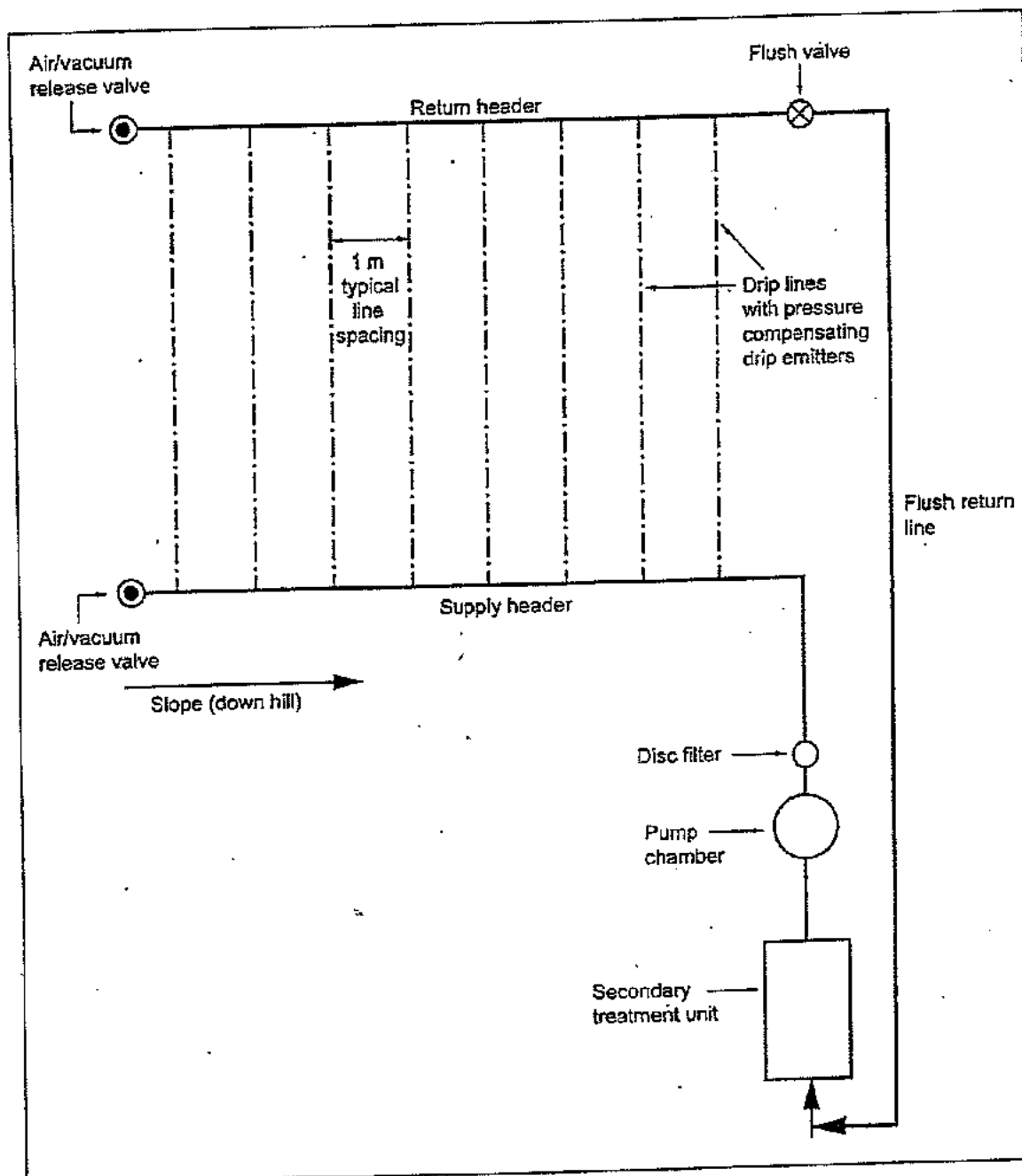
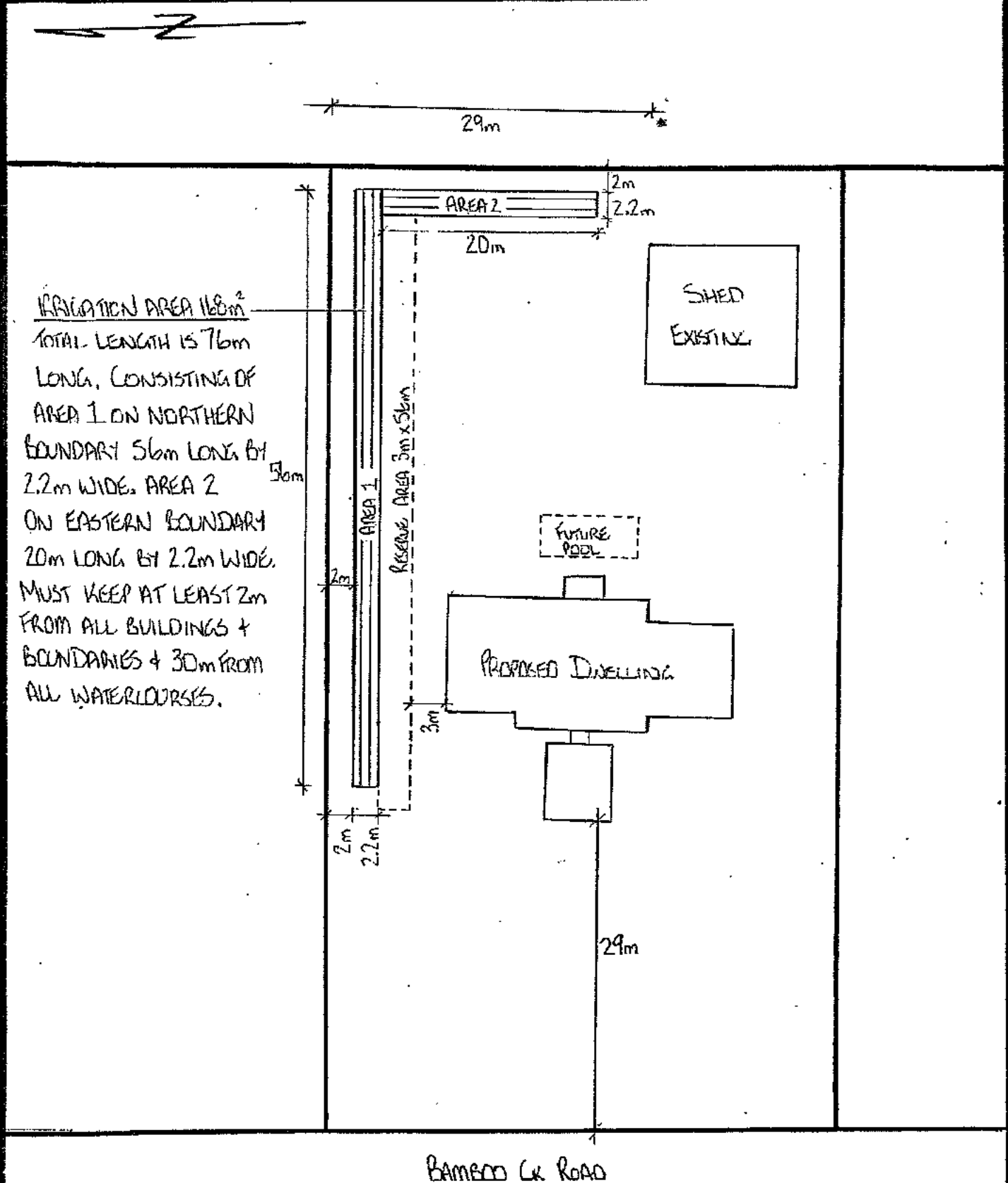


FIGURE M1 DRIP IRRIGATION SYSTEM – EXAMPLE LAYOUT OF COMPONENTS

# SITE LOCALITY PLAN



CHECKED BY: \_\_\_\_\_

SIGNATORY: \_\_\_\_\_

DATED: \_\_\_\_\_

14/12/13

**DIRT PROFESSIONALS**

**OFFICES:**

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7 Reynolds St

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Clifford Rd