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Department of State Development, Infrastructure and Planning

DOUGLAS SHIRE COUNCIL
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Attention SKA only ✓
Information

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.

X **This form can also be completed online using MyDAS at 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)	TJ MALONEY
For companies, contact name	
Postal address	12 Bowman Close WONGA Beach
Suburb	WONGA
State	QLD
Postcode	4873
Country	Australia
Contact phone number	0400 840 660
Mobile number (non-mandatory requirement)	
Fax number (non-mandatory requirement)	

Great state. Great opportunity.

Queensland Government

Email address (non-mandatory requirement)

@

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.)

Dwelling & Shed.

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)		15	ROOKS LANE	4873	20	RP861002	DOUGLAS
ii)			MONKA				
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			
					☐ GDA94 ☐ WGS84 ☐ other	

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

6824m²

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

VACANT LAND.

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

☐ 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	Therese Jane Maloney
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	Maloney
Date	

Table G	
Name of owner/s of the land	
☐ 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
PLANS	
SOIL TEST	

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. 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 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*.

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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

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

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

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	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	☑ No	☐ Yes
New building work on the premises	☐ No	☑ Yes
The reuse of existing operational work on the premises	☑ No	☐ Yes
New operational work on the premises	☑ No	☐ 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		
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are **recommended** scales) which shows the following: • the location and site area of the land to which the application relates (*relevant land*) • 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.	☑ 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.	☑ 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.).	☑ Confirmed	
Information that states: • 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).	☑ Confirmed ☐ Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	☑ Confirmed ☐ 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.	☐ Confirmed ☑ 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: • 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.	☑ 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)	☑ 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.	☑ Confirmed ☐ 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.	☐ Confirmed ☑ 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.	☐ Confirmed ☑ 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.

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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.

$3287

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Queensland's leaders in Building Certification Services

PORT DOUGLAS

P: 07 4098 5150 **F:** 07 4098 5180 **E:** adminpd@gmacert.com.au

Craiglie Business Park, Owen Street, Craiglie

P.O. Box 831, Port Douglas Qld 4877

DOUGLAS SHIRE COUNCIL
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28 AUG 2014
Attention
Information

28 August 2014

The Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN Q 4877

Attention: Development Services

Dear Sir,

Re: Material Change of Use Application – Dwelling
Lot 20 RP861002 [no. 15] Paddys Lane, Wonga Beach

GMA Certification Group has been engaged to assess an application for the construction of a dwelling on the abovementioned allotment as illustrated on the attached plans.

The property is located within a Rural Areas and Rural Settlements Locality.

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

1. IDAS Forms 1 & 5
2. 1 x copy of plans
3. Waste water report
4. Report assessing compliance with Douglas Shire Planning Scheme

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

King Regards,

Geoff Evans

GMA Certification Group
Encl.

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E. adminsw@gmacert.com.au

Table 1. Application Details

Applicant	TJ Maloney
Registered Owner of Land	TJ Malonet
Contact	Jeff Evans GMA Certification Group PO BOX 831 PORT DOUGLAS Q 4877. P- 07 4098 5150 E- Jevans@gmacert.com.au
Real Property Description	Lot 20 RP861002
Location	Paddys Lane, Wonga Beach
Tenure	Freehold
Total Area	6824sqm
Present Use	Vacant
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	None
Proposal	Development Permit for a Material Change of Use for a Dwelling
Local Government Authority	Douglas Shire Council
Planning Scheme	2008 Douglas Shire Planning Scheme
Planning Area	Rural Settlement
Overlays	Acid Sulfate

Table 2. Assessment against the Douglas Shire Planning Scheme Codes

Rural Settlement Planning Area Code

Performance Criteria	Acceptable Solutions	Comments
P1 The establishment of uses is consistent with the outcomes sought for the Rural Settlement Planning Area.	**A1.1** Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area.	The dwelling is a consistent use according to the assessment table.

Site Coverage

Performance Criteria	Acceptable Solutions	Comments
P2 The built form is subservient to the natural environment or the rural character of the area.	**A2.1** The maximum site coverage for all Buildings (including Outbuildings) contained on an allotment is 450m2.	Site coverage is approximately160m2 or 2.3%.
	A2.2 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 2.1 above.	None proposed.

Building Setbacks

Performance Criteria	Acceptable Solutions	Comments
P3 Buildings/structures are Setback to: Maintain the natural or rural character of the area; and Achieve separation from neighboring Buildings and from Road frontages.	**A3.1** Buildings and Structures are setback not less than: 40 metres from the property boundary adjoining a State-Controlled road; or 25 metres from the property boundary adjoining the Cape Tribulation Road: or 20 metres from the property boundary fronting any other Road: and 6 metres from the side and rear property boundaries of the site.	The proposed setbacks are illustrated on the attached site plan and comply with the Acceptable Solutions of the Code.
P4 Buildings and structures are screened from any adjacent Road to maintain the natural or rural character of the area.	**A4.1** At the time that a site is developed for any purpose, the road frontage setback areas are landscaped so that 10m of the setback area immediately adjacent to any road frontage, where the minimum total setback required is 20m or greater, is landscaped with Dense Planting.	See landscape Code assessment.

Scenic Amenity

Performance Criteria	Acceptable Solutions	Comments
P5 Buildings/structures are designed to maintain the low density rural settlement character of the area and sited to minimize impacts on the environment and Scenic Amenity values of the area.	**A5.1** White and shining metallic finishes are avoided on external surfaces in prominent view.	External colours include: Roof- Colorbond Paperbark Walls- Colorbond Paperbark Gutters – Colorbond Ironstone
P6 Buildings/structures are sited to achieve the retention of native trees and protect existing watercourses, riparian vegetation and wildlife corridors.	**A6.1** 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

Sloping Sites

P7 Building and structures are designed and sited to be responsive to the constraints of sloping sites.	**A7.1** Building and structures are erected on land with a maximum slope not exceeding 15%. OR 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. OR 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 stabilized. AND Any buildings/structures proposed to be erected on land with a maximum slope above 15% are accompanied by a qualified engineer at the building application stage. (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).	The slope of the land is less than 15%.
P8 The building style and construction methods used for development on sloping sites are responsive to the site constraints.	**A8.1** A split level form is utilized. **A8.2** A single plane concrete slab is not utilized. **A8.3** 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.	N/A
P9 Development on sloping land minimises any impact on the landscape character of the surrounding area.	**A9.1** Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	N/A
P10 Development on sloping sites 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.	**A10.1** All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Stormwater to be managed on-site and directed to lawful point of discharge, being Paddys Lane.

Land Use Code
House Code
General

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 buildings have a maximum site coverage of 10% of the balance area of the site not otherwise taken up by the house.	The allotment is vacant at present. No ancillary buildings proposed.
P2 The house is used for residential purposes.	**A2.1** The house is used by one Household.	N/A
P3 Resident's vehicles are accommodated on Site and are sited to minimize the dominance of car accommodation on the street	**A3.1** A minimum of 2 vehicles 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.

General Codes
Filling and Excavation Code

Filling and Excavation – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area.	**A1.1** The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. AND Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting. **A1.2** Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation. **A1.3** Cuts are screened from view by the siting of the Building/structure, wherever possible. **A1.4** Topsoil from the Site is retained from cuttings and reused on benches/terraces. **A1.5** No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600 mm to any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained. **A1.6** Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.	The allotment is level and does not require excavation.

Visual Impact and Site Stability

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	**A2.1** The extent of filling or excavation does not exceed 40% of the Site area or 500 m2 whichever is the lesser. EXCEPT THAT **A2.1** does not apply to reconfiguration of 5 lots or more. **A2.2** Filling and excavation does not occur within 2 metres of the Site boundary.	

Flooding and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3 Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves.	**A3.1** Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves. **A3.2** Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves. **A3.3** Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths. **A3.4** Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Complies Complies Complies Complies

Water Quality

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	**A4.1** Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No. 6 – FNQROC Development Manual.	Complies

Landscaping Code

Landscape Design

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Landscape design satisfies the purpose and the detailed requirements of this Code.	**A1.1** Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping. AND Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.	The owners will install landscaping immediately after moving into the completed dwelling so as to ensure survival of the vegetation. As with most owner occupiers on acreage, the amount of landscaping required under the Scheme is expensive. The owners plan to develop their landscaping over time so as to increase their privacy and enhance the amenity of the neighbourhood.

- **Landscape Character and Planting**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	**A2.1** A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.	Not sure what is meant by this statement?
	A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code. OR Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.	There will be a compliant ration of native vegetation included in landscaping.
	A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	Landscaping will, in time comply with this requirement.
P3 Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	**A3.1** Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.	Existing trees to the rear perimeter of the site will be retained.
	A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.	N/A
	A3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.	N/A
	A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	N/A
P4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	**A4.1** Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	Landscaping will comply.
P5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	**A5.1** Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.	N/A
	A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.	N/A
	A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.	Garden edging will be provided where appropriate.
	A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.	N/A

Screening

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 Fences along street Frontages are articulated with appropriate Landscaping.	**A6.1** Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.	Fencing is not proposed at this time.
	A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	All landscaping will be installed within the property boundaries.
P7 Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	**A7.1** One shade tree is provided for each private open space or private Recreation Area.	N/A
	A7.2 Tree species provide 30% shade over the area within 5 years.	N/A
	A7.3 A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.	N/A
	A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	N/A
P8 Undesirable features are screened with Landscaping.	**A8.1** Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	N/A
P9 The environmental values of the Site and adjacent land are enhanced.	**A9.1** Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	Primarily native species will be utilised.

Streetscape and Site Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P10 Landscaping for residential development enhances the streetscape and the visual appearance of the development.	**A10.1** Dense Planting along the front of the Site incorporates: • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. **A10.2** Dense Planting to the rear of the Site incorporates: • 1 shade tree for an average of every 75 m2, growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. **A10.3** Dense Planting to the side boundaries incorporates: • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground.	Landscaping will be undertaken so as to be consistent with the existing developed allotments in the area.

P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.	**A11.1** Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates: • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. **A11.2** Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates: • 1 shade tree for an average of every 75 m2 growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. **A11.3** Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates: • trees planted for an average of every 10 metres where adjacent to a Building; • screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; • low shrubs, groundcovers and mulch to completely cover unsealed ground. **A11.4** A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.	N/A

Maintenance and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 Landscaped areas are designed in order to be maintained in an efficient manner.	**A12.1** A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.	The home-owners will undertake appropriate maintenance.
	A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.	The home-owners will install irrigation if warranted.
	A12.3 Turf areas are accessible by standard lawn maintenance equipment.	Yes!
	A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.	Appropriate plants will be selected.
	A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.	Mulching will be carried out when and if required.

P13 Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.	**A13.1** Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections. **A13.2** Overland flow paths are not to be restricted by Landscaping works. **A13.3** Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.	Will comply. Will comply. Will comply.

Safety

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P14 Tree species and their location accommodate vehicle and pedestrian sight lines.	**A14.1** Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.	N/A
P15 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	**A15.1** Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways. **A15.2** Hard surfaces are stable, non-slippery and useable in all weathers. **A15.3** Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map). **A15.4** Lighting for bicycle paths is provided in accordance with the relevant Australian Standards	N/A N/A N/A N/A

Vehicle Parking and Access

Vehicle Parking and Access Code

Vehicle Parking Numbers

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to: • the desired character of the area in which the Site is located; • the nature of the particular use and its specific characteristics and scale; • the number of employees and the likely number of visitors to the Site; • the level of local accessibility; • the nature and frequency of any	**A1.1** The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.	There is sufficient area on the lot to accommodate adequate vehicle parking.

public transport serving the area; • whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building; • whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and • whether or not the use involves the retention of significant vegetation.		

Parking for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities.	**A2.1** For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows: • Medical, higher education, entertainment facilities and shopping centres – 2 spaces; • All other uses – 1 space. **A2.2** For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows: • Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required; • All other uses – 2% (to the closest whole number) of the total number of spaces required.	N/A

Motor Cycles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3 In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that: • ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and, • it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and, • it is not a reflection of the lower cost of providing motorcycle parking.	**A3.1** Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking. AND The motorcycle parking complies with other elements of this Code.	N/A

Compact Vehicles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P4 A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering: • compact vehicles spaces are not	**A4.1** For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that: • compact vehicle parking does not exceed 10% of total vehicle parking required; and,	N/A

available to non-compact vehicles; and, • it is a reflection of the proportion of the likely vehicle fleet that uses the parking: and, • compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and, • the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces	• the parking location is proximate to the entry locations for parking users; and. • the parking provided complies with other elements of this Code.	

Bicycles Parking

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.	**A5.1** The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.	N/A

Vehicular Access to the Site

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account: • the amount and type of vehicular traffic; • the type of use (eg long-stay, short-stay, regular, casual); • Frontage Road traffic conditions; • the nature and extent of future street or intersection improvements; • current and future on-street parking arrangements: • the capacity of the adjacent street system; and • the available sight distance.	**A6.1** The location of the Access points is in accordance with the provisions of the relevant Australian Standards. AND Where the Site has Frontage to more than one street, the Access is from the lowest order street. **A6.2** All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access. **A6.3** Only one Access point is to be provided to each Site unless stated otherwise in another Code.	N/A

Accessibility and Amenity for Users

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7 On-Site vehicle parking is provided where it is convenient. attractive and safe to use, and does not detract from an attractive or existing streetscape character.	**A7.1** Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry. where such provision is in keeping with the desired character of the area in which the Site is located. AND In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.	N/A

P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.	**A8.1** The layout of the parking area provides for the accessibility and amenity of the following: • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. **A8.2** Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.	N/A

Access Driveways

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P9 The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	**A9.1** Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	N/A
P10 The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	**A10.1** Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	N/A

Access for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P11 Access for people with disabilities is provided to the Building from the parking area and from the street.	**A11.1** Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	N/A

Access for Pedestrians

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 Access for pedestrians is provided to the Building from the parking area and from the street.	**A12.1** Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	N/A

Access for Cyclists

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P13 Access for cyclists is provided to the Building or to bicycle parking area from the street.	**A13.1** Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards. AND Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	N/A

Dimensions of Parking Spaces

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P14 Parking spaces must have adequate areas and dimensions to meet user requirements.	**A14.1** Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards. AND Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard. AND Parking spaces for standard sized buses have the following minimum dimensions: • width: 4 metres • length: 20 metres • clear Height: 4 metres. AND Parking spaces for compact vehicles have the following minimum dimensions: • 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and, • 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle. AND Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards. **A14.2** Parking spaces for bicycles meet the requirement of the relevant Australian Standard.	N/A

On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they: • are at gradients suitable for intended vehicle use; • consider the shared movements of pedestrians and cyclists; • are effectively drained and surfaced; and • are available at all times they are required.	**A15.1** On-Site driveways, vehicle manoeuvring and loading/unloading areas: • are sealed in urban areas: AND upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code; • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and • drain adequately and in such a way that adjoining and downstream land is not adversely affected. **A15.2** Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.	N/A

Vehicle Circulation, Queuing and Set Down Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P16 Sufficient area or appropriate circulation arrangements are provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.	**A16.1** Circulation and turning areas comply with the provisions of the relevant Australian Standards.	N/A
P17 An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.	**A17.1** Circulation driveways comply with the provisions of the relevant Australian Standards.	N/A
P18 Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.	**A18.1** Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.	N/A

Natural Areas and Scenic Amenity Code

Natural Areas and Scenic Amenity Code

Development in Areas of Natural and Scenic Amenity Value

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
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.	**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. **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. (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).	Construction will occur in an existing cleared area. N/A
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.	**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: • 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. **A2.2** Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape. **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.	As above. Complies. Fencing is not proposed at this time.

	A2.4 Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.	Complies.
	A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.	N/A
	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.	N/A
	A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below; AND 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.	Complies.
	A2.8 There is no fragmentation or alienation of any Remnant Vegetation.	Complies.
	A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.	Complies.
P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.	**A3.1** No Acceptable Solution. (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

Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P4 Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.	**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.	N/A
	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 Policy No 7 – Landscaping.	See landscape Code assessment.
	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: • Category 1 – Major Perennial Watercourse – 30 metres • Category 2 – Perennial Watercourse – 20 metres • Category 3 – Minor Perennial – 10 metres. AND	N/A

	buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above. OR 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: • Category 1 – Major Perennial Watercourse – 10 metres • Category 2 – Perennial Watercourse – 5 metres • Category 3 – Minor Perennial – 2.5 metres, AND buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above. **A4.4** Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.	

Use of Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.	**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.	N/A
	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.	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

Overlay Codes

Acid Sulfate Soils Code
Construction will not result in excavation that would trigger the Code.

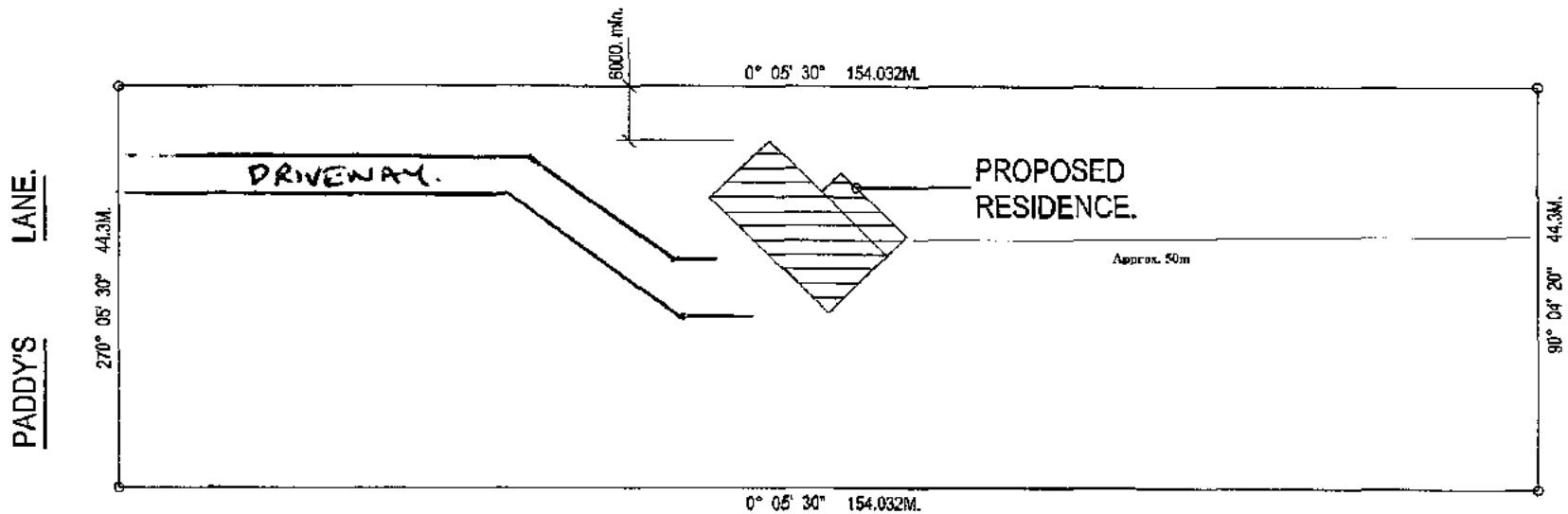
Cultural Heritage and Valuable Sites
Overlay is not applicable.

Natural Hazards
The property is located in an area that has been determined as Low Bushfire Risk Hazard.

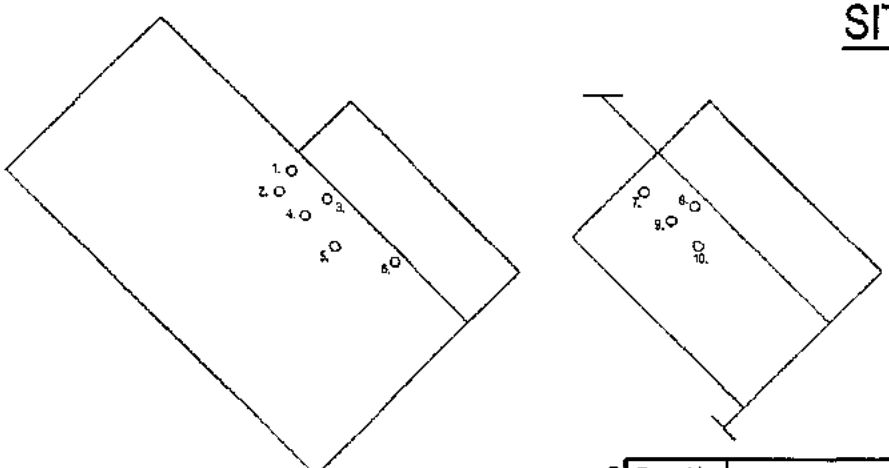
Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of a dwelling and carport on land described as Lot 20 RP861002 Paddys Lane, Wonga.

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



SITE PLAN. 1:500.



LEGEND.

1. WC.
2. SHOWER.
3. BASIN.
4. FLOOR WASTE.
5. TUBS.
6. SINK.
7. SHOWER.
8. BASIN.
9. FLOOR WASTE.
10. WC.

PROPERTY DESCRIPTION.

Lot. 20. Paddy's Lane.
Wonga Beach.
Parish of Whyanbeel.
County of Solander.
RP. 744774.

PROPERTY AREA.

6824 sq. mtrs.

Dwg.No.	1 - 8 - 14.
Sheet.	6 of
Scale.	1:100 or as shown.
Drawn.	*RMC.* QBSA. 66619.
Date.	

Do not scale off this drawing.

PROJECT.

PROPOSED RESIDENCE.
T. MALONY.
Lot. 20. Paddys Lane.
Wonga Beach.

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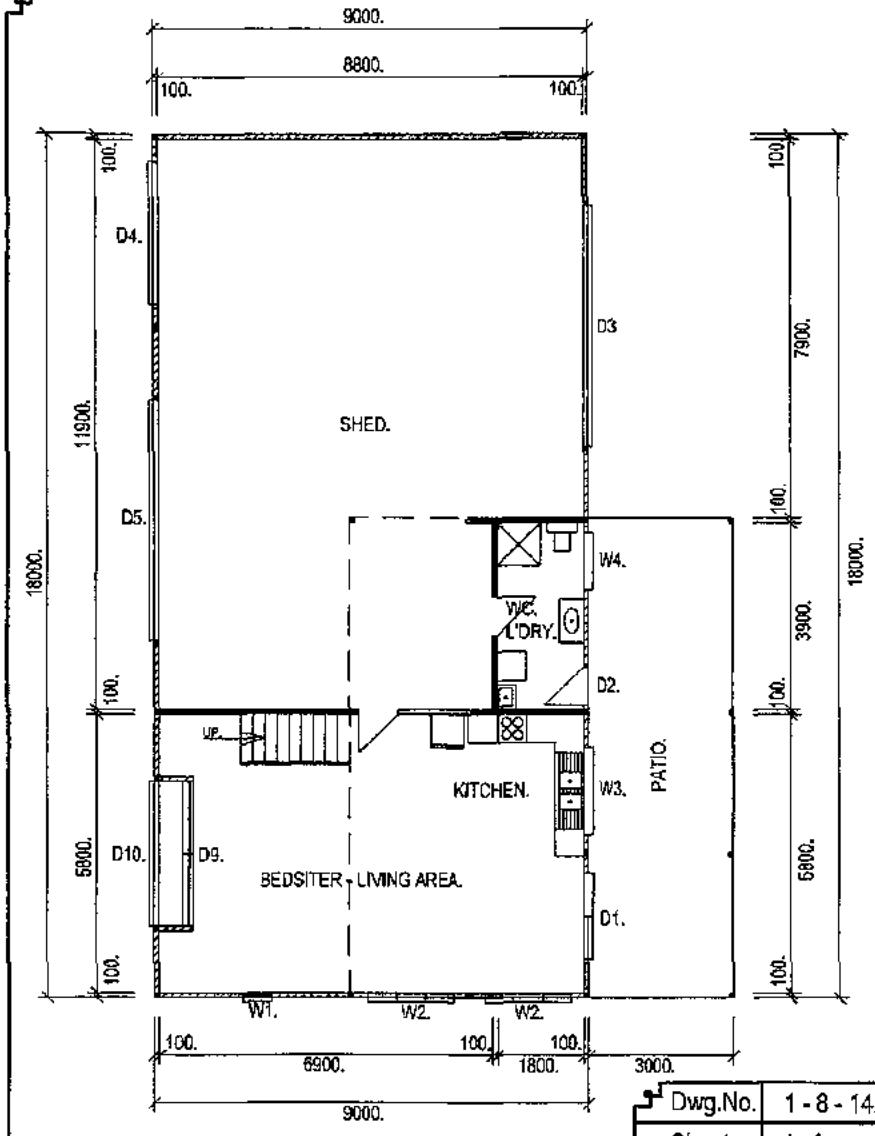
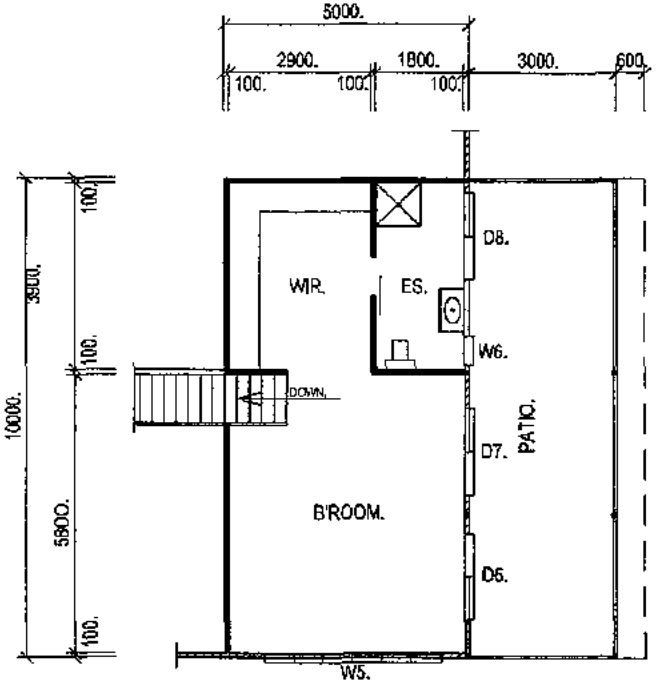


GENERAL NOTES.

1. Carry out termite treatment to AS. 3660-1.2000. Naturally termite resistant timber is to be in accordance with Appendix C of AS. 3660-1. Preservative treated timber is to be in accordance with Appendix D of AS. 3660-1.
2. All timber strengths, sizes, and fixings are to be in accordance with AS. 1684. Part 3.
3. These drawings are to be read in conjunction with the attached Engineering and Foundation notes.

WINDOWS & DOORS.

W1. - 3006. Glass louvres.
W2. - 0918. Glass louvres.
W3. - 0918. Alum. framed.
W4. - 0712. Glass louvres.
W5. - 0936. Glass louvres.
W6. - 0706. Glass louvres.
D1. - 2018. Alum. framed.
D2. - 2008. Waterproof ply.
D3. - 3050. Roll-a-door.
D4. - 4030. Roll-a-door.
D5. - 3050. Roll-a-door.
D6. - 2018. Alum. framed.
D7. - 2018. Alum. framed.
D8. - 2018. Alum. framed.
D9. - 2030. Alum. framed.
D10. - 3030. Roll-a-door.



GROUND FLOOR PLAN.

MEZANINE FLOOR PLAN.

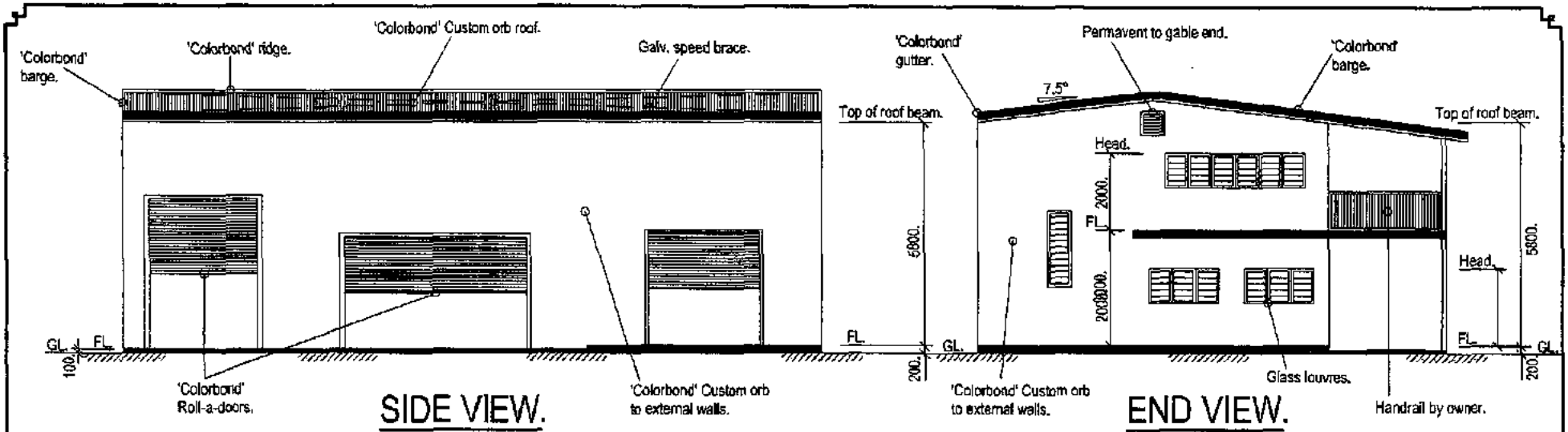
Dwg.No.	1 - 8 - 14.
Sheet.	1 of
Scale.	1:100 or as shown.
Drawn.	BMC. QBSA. 66619.
Date.	

PROJECT.

PROPOSED RESIDENCE.
T. MALONY.
Lot. 20. Paddys Lane.
Wonga Beach.

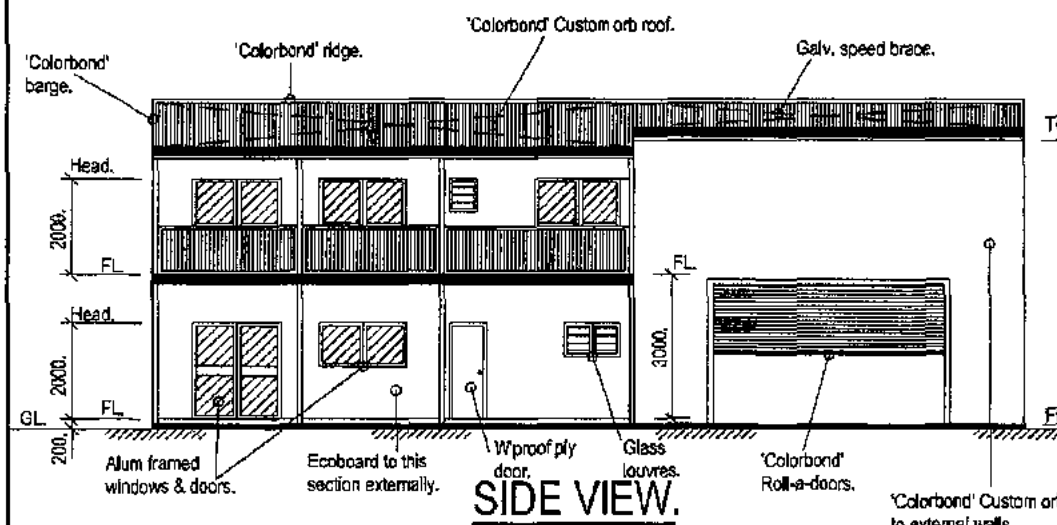
Do not scale off this drawing.

CLARKEVILLE DESIGNS
Custom Building Designs.
Phone: 40981129. Mob: 0428183638.
www.clarkevilledesigns.com

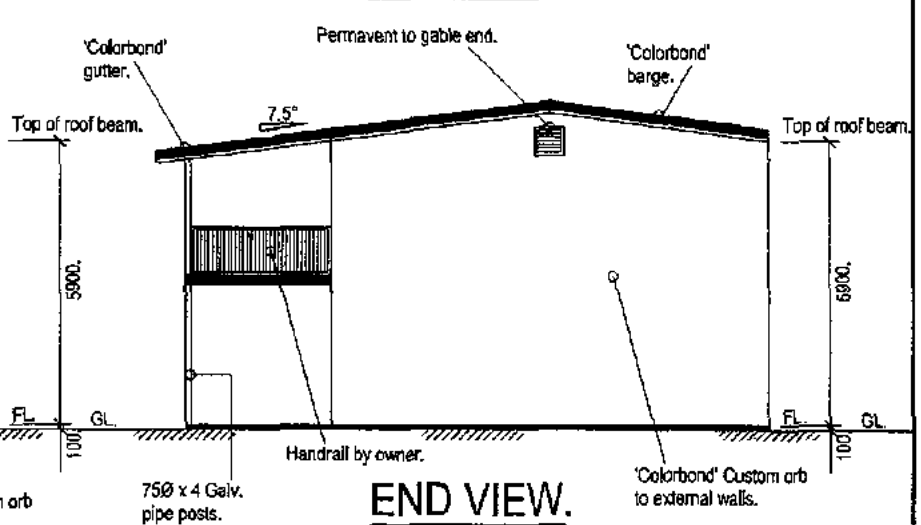


SIDE VIEW.

END VIEW.



SIDE VIEW.



END VIEW.

Dwg.No.	1 - 8 - 14.
Sheet.	2 of
Scale.	1:100 or as shown.
Drawn.	BMC. QBSA. 66619.
Date.	

Do not scale off this drawing.

PROJECT.

PROPOSED RESIDENCE.
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Lot. 20. Paddys Lane.
Wonga Beach.

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EARTH TEST

Site Classification

And

Wastewater Management System

For

Terry Maloney

At

Lot 20 Paddys Lane

Wonga Beach

Postal address: Earth Test, PO Box 1042, Tolga, Qld 4882. Phone: 4095 4734
e-mail: len@earthtest.com.au

INTRODUCTION:

Earth Test has been engaged by Terry Maloney to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 20 Paddys Lane, Wonga Beach.
Real Property Description:-
Lot 20, on RP 861002
Local Authority: Douglas Shire Council.
It is understood the intention is to construct a new dwelling at the site.
A site and soil evaluation was carried out in May 2014.

SITE FACTORS:

The site was identified during a meeting with the owner on-site.
The Lot has an area of 6824 square metres and is predominantly covered with grass.
The water supply to the site is reticulated.
No rock outcrops were noted at the site. An intermittent watercourse and existing bore is shown on the site plan.
One Dynamic Cone Penetrometer test was performed at location DCP1 and one borehole BH1 as shown on the site plan.
Atterberg Limits tests were performed on a disturbed sample from Borehole1.

Borehole being drilled at Lot 20 Paddys Lane, Wonga Beach.

SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Terry Maloney.	**DATE SAMPLED:** 26/05/2014
PROJECT: Lot 20 Paddys Lane, Wonga Beach.	**Sampled by:** L. Quinn
REPORT DATE: 12/06/2014	

BOREHOLE No: BH1

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.2	Grey-Brown Sandy Topsoil	Disturbed sample 0.6- 0.9m.
0.2-2.0	Brown Silty-Sandy	Watertable not encountered

ATTERBERG LIMITS TEST REPORT

CLIENT: Terry Maloney

SAMPLE No: SI 166-14

PROJECT: Lot 20 Paddys Lane, Wonga Beach

DATE SAMPLED: 26/04/2014

SAMPLE DETAILS: BH1 0.6-0.9m, Brown Silty-Sand

Sampled by: L. Quinn

REPORT DATE: 12/06/2014

Tested By: G. Negri

TEST METHOD		RESULT
Liquid Limit:	AS 1289.3.1.2-2009	Non-Liquid
Plastic Limit:	AS 1289.3.2.1-2009	Non-Plastic
Plasticity Index:	AS 1289.3.3.1-2009	Non-Plastic
Linear Shrinkage:	AS 1289.3.4.1-2008	
Length Of Mould:		
Cracking, Crumbling, Curling, Number Of Breaks:		
Sample History:		
Preparation Method:		
Insitu Moisture Content:		4.2%

DYNAMIC CONE PENETROMETER REPORT
AS 1289.6.3.2

CLIENT: Terry Maloney

SAMPLE No: SI 166-14

PROJECT: Lot 20 Paddys Lane, Wonga Beach.

DATE SAMPLED: 26/05/2014

SAMPLE DETAILS: Site "DCP1" as per site plan.

Tested By: L. Quinn

REPORT DATE: 12/06/2014

DEPTH (Metres)	Site: DCP1 No Blows
0.0 – 0.1	1
0.1 – 0.2	2
0.2 – 0.3	3
0.3 – 0.4	3
0.4 – 0.5	4
0.5 – 0.6	3
0.6 – 0.7	3
0.7 – 0.8	3
0.8 – 0.9	4
0.9 – 1.0	3
1.0 – 1.1	3
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

Lot 20 Paddys Lane, Wonga Beach.

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

The Atterberg Limits test results indicate a slightly reactive soil.

The characteristic surface movement (y_s) is estimated to be in the $0 < y_s \leq 20$mm range. According to TABLE 2.1 of AS 2870-2011 the site must be classified **CLASS-"A".**

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"

If the depth of any cut exceeds 0.5m or uncontrolled fill exceeds 0.4m the classification shall be reconsidered.

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

Lot 20 Paddys Lane, Wonga Beach.

The site and soil evaluation carried out on 26/05/2014 provided the following results.

Site Assessment

Site Factor	Result
Slope	<1 Degree
Shape	Linear-Planar
Aspect	East
Exposure	Good.
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not noted
Vegetation	Grass.
Watercourse/Bores	As shown on site plan.
Water table	1.2m.
Fill	Not noted.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Soft, Moist
Other site specific factors	Not noted

Soil Assessment

Soil Property	Result
Colour	Brown
Texture	Sandy-Loam
Structure	Massive
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	Not measured
Dispersion	Slakes
Soil Category	2
Resultant Design Load Rate, DLR (mm/day)	50

WASTEWATER MANAGEMENT SYSTEM

An "All-Waste" septic tank discharging into an "Advanced Enviro-Septic" bed is considered suitable for this site.

A pump well will be required to transfer effluent from the septic tank to the land application area. The discharge pipe shall be fitted with a non-return valve. A high water alarm float switch in the pump well shall be connected to an alarm light displayed in a prominent position in the residence.

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 three (4) persons has been chosen for the proposed one bedroom dwelling.

The residence is connected to a reticulated water supply system.

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 (taps).
- 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 "Reticulated water supply" gives a flow allowance of 150 L/Person/day.

The daily flow for the dwelling (3 persons @ 150 L/person/day) will be 450 L/day.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is 3000 L.
The tank must NOT be fitted with an outlet filter.

LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

L = Q / (DLRxW)

Where:

L = length in m
Q = design daily flow in L/day
DLR = Design Loading Rate in mm/d
W = Width in m

L = 450/(50*0.9)
= 10m

Use one 0.9m wide by 15.9m long Advanced Enviro-Septic bed.
See site plan and detail cross-section.

SYSTEM SAND

All configurations of Advanced Enviro-Septic® require a minimum of 150mm of system sand surrounding the circumference of the pipe. This sand, typically gravelly coarse sand, must adhere to the following percentage and quality restrictions.

AS Sieve Size (mm)	Percent Passing %
9.50	100
4.75	95-100
2.36	80-100
1.18	50-85
0.600	25-60
0.300	5-30
0.150	0-10
0.075	0-2

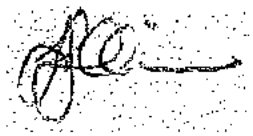
If there is any doubt if the sand media will pass requirements please contact Earth Test for further advice.

SYSTEM INSTALLATION

Avoid compaction by keeping people and machinery off the finished trench or bed floor. 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.

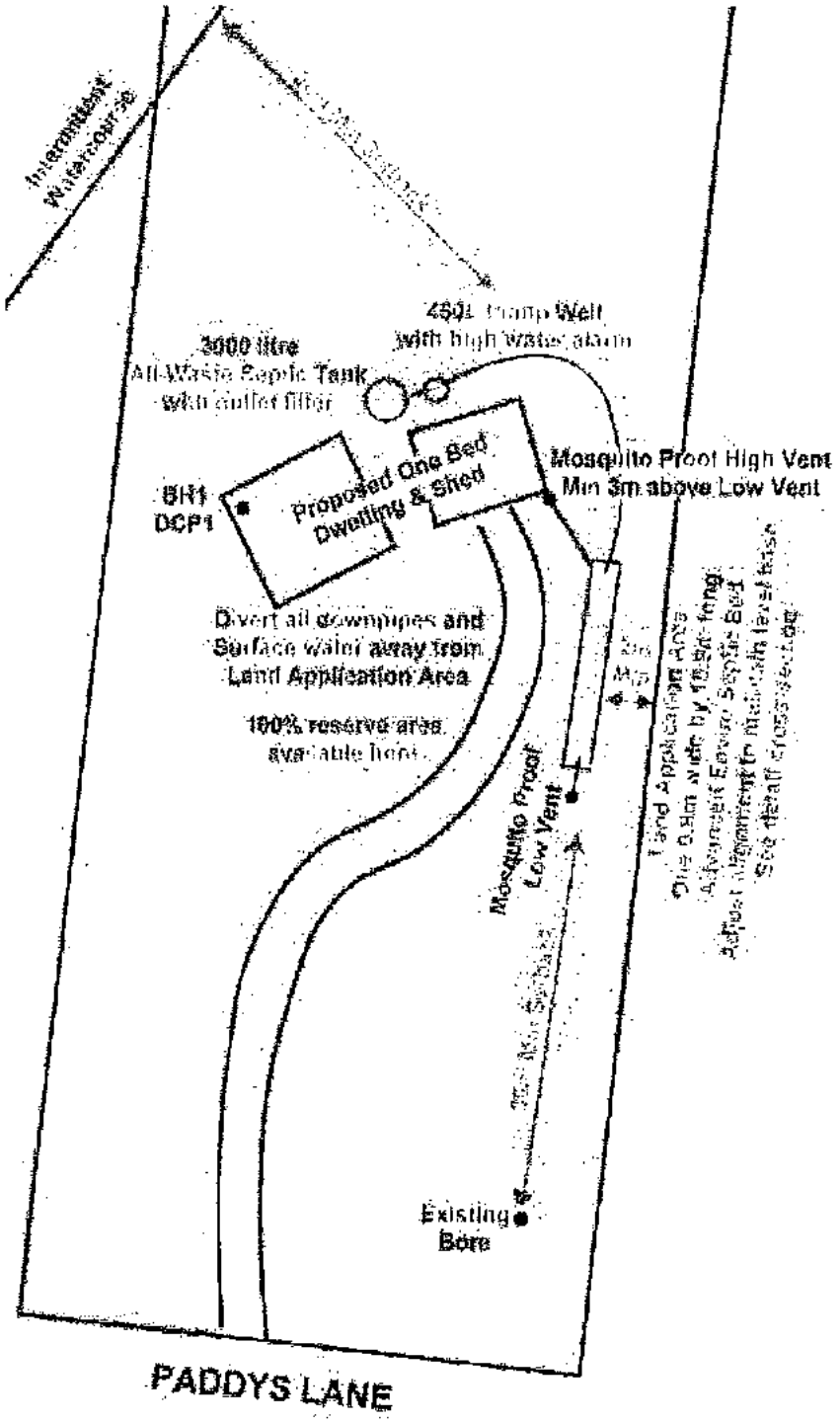


Leonard Quinn
Earth Test

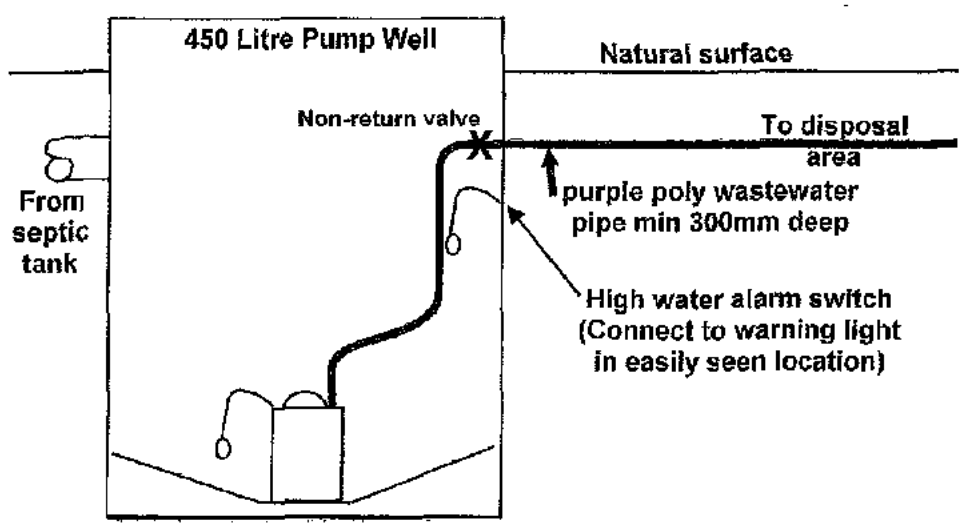
SITE PLAN

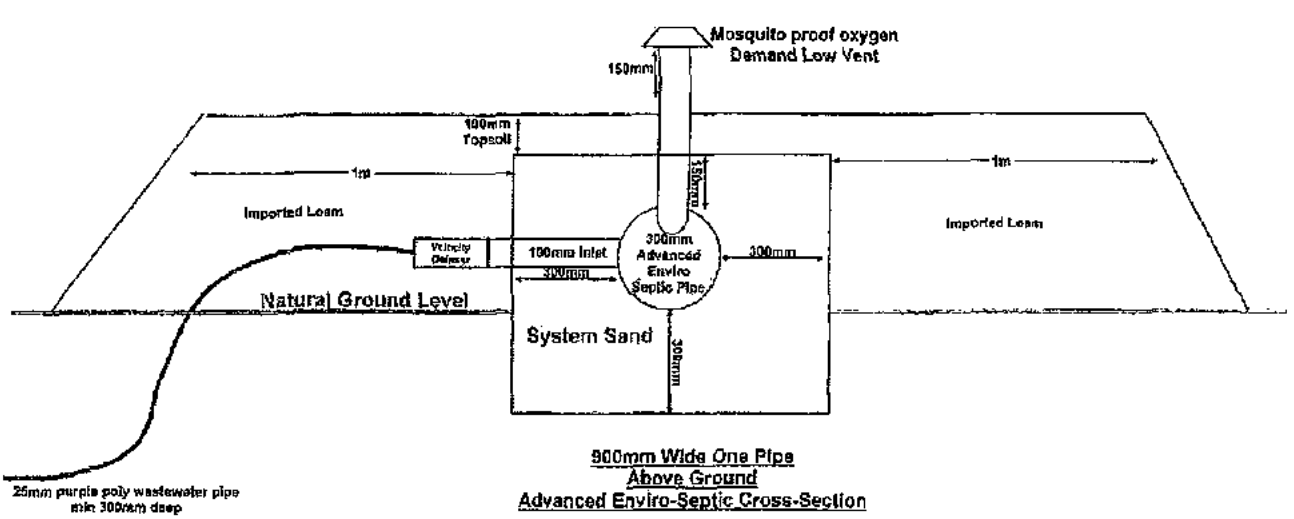
Lot 20 Paddys Lane, Wonga Beach.

NOT TO SCALE

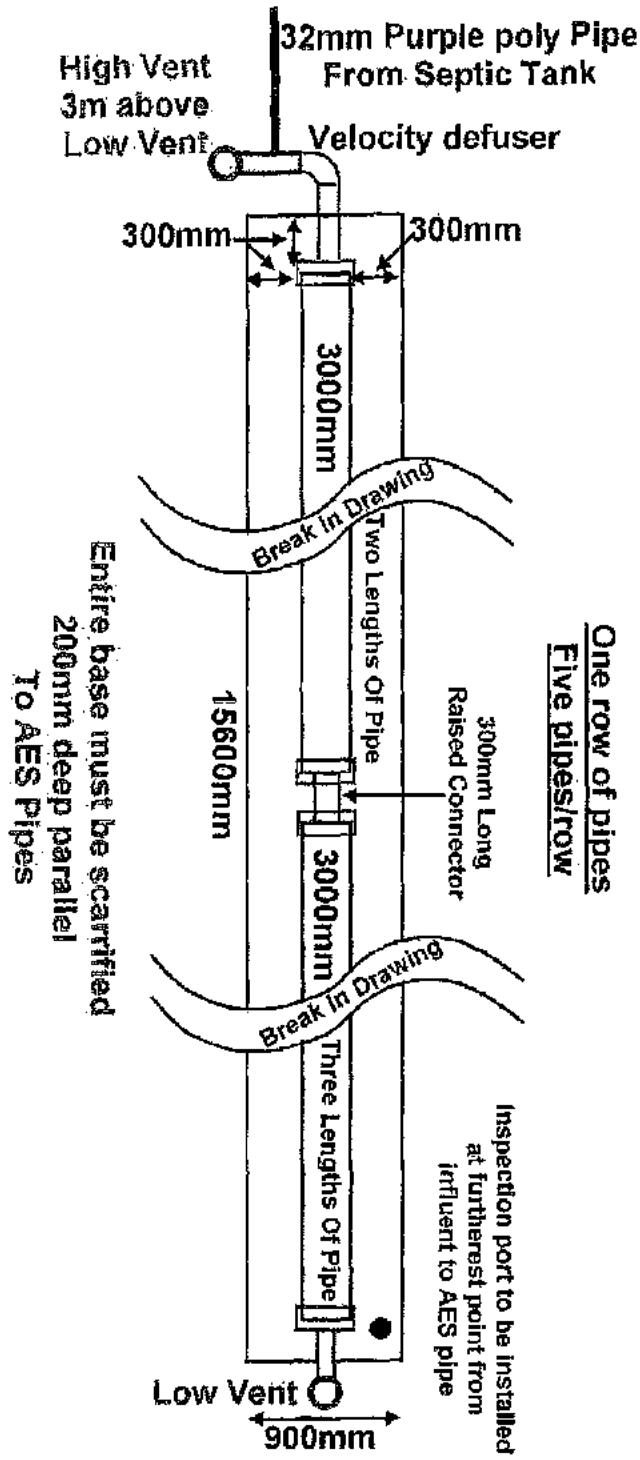


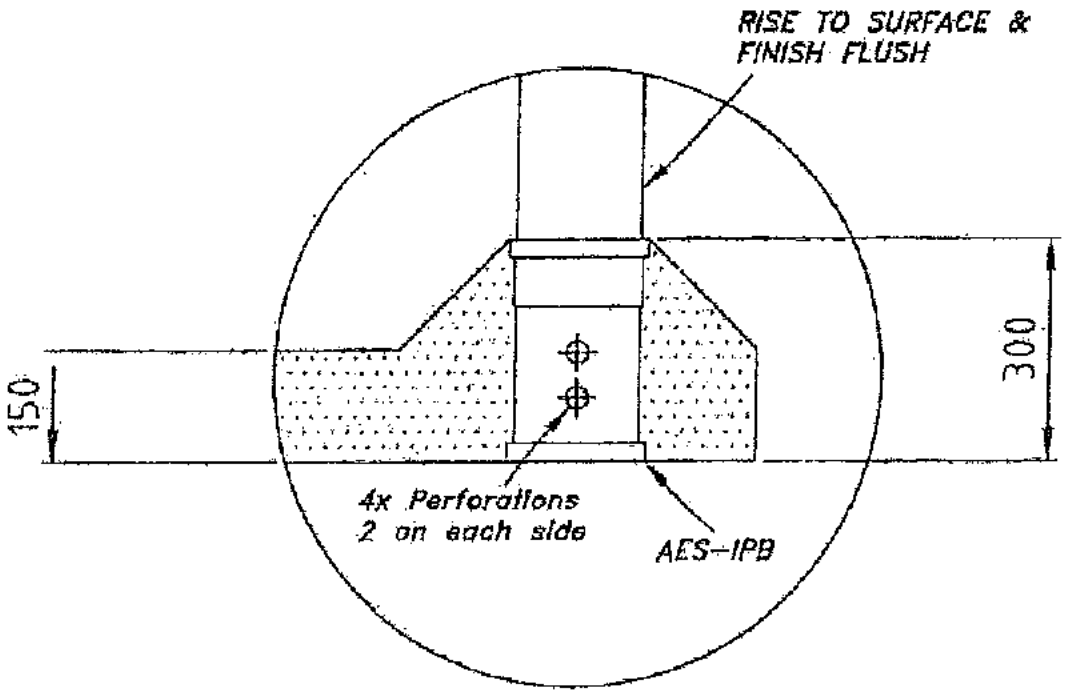
Pump Well to Disposal area detail





900mm Wide One Pipe
Above Ground
Advanced Enviro-Septic Cross-Section


32mm Purple poly Pipe
From Septic Tank
High Vent
3m above
Low Vent
Velocity defuser
300mm
300mm
3000mm
Break in Drawing
Two Lengths Of Pipe
300mm Long
Raised Connector
3000mm
Break in Drawing
Three Lengths Of Pipe
Low Vent
900mm
15600mm
Entire base must be scarified
200mm deep parallel
To AES Pipes
One row of pipes
Five pipes/row
Inspection port to be installed
at furtherest point from
influent to AES pipe



AES Inspection Port Cross-Section Detail

ADVANCED ENVIRO-SEPTIC "Always The First Option"

Advanced Enviro-septic Design Calculator V8.1

"Always the BEST Option" until site and soil conditions rule it out.

Site Address	Lot 20 Paddys Lane, Wonga Beach		
Client Name	Terry Maloney		
Designed By	Lee Quinn, Earth Test	Designers Ph Number	40954734
Lic Number		Plumber Ph Number	
Council Area	Douglas Shire Council	AES Cert# Number	
QBSA Lic Number	1017941	Plumb / Drainer Lic Number	
Date	12/08/2014		

This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the design.

Is this a new home installation Y or N	Y	>> Minimum single vent size is 80mm or 2 x 50mm house vents
Number of persons	8	a septic tank outlet filter is NOT RECOMMENDED
Daily Design Flow Allowance Litre/Person/Day	150	
Is this a trench extension or not? The minimum number of AES runs required is 2	1	>> The maximum lgh of a single AES pipe run is 50 meters
Infiltration surface Soil Category as established by site and soil evaluation. CATEGORY	2	
Design Loading Rate based on site & soil evaluation DLR (mm/day)	50	
Bore log depth below system based area	1200	>> Min depth below based area is 600 mm to establish water table or restrictive layer
AES FOOTPRINT MUST BE LEVEL WITH TRENCH EXTENSION	0	
Is this design a gravity system with no outlet filter? Y or N	N	>> A HIGH and LOW vent are required on this AES system as well as a velocity diffuser

COMMENTS :- * *the comments must be important to everyone.* *

- Plumbers are reminded to practice good construction techniques as per AS 1547 and as provided on AES installation instructions supplied with components.

				AES System	Extension Area
Total System load - Litres / day (Q).	450	l/d	Length m (L)		
Min Length of AES pipe runs to treat loading	15.0	lm	Width m(W)		
Number of FULL AES Pipe lengths per run	5	lths	Sand Depth :	0.75	0.75
Total Capacity of AES System pipe in Litres	1060	ltr.	Area m2	14.0	6.0

DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER 'Y') Y >> Slope percentage must be 0% & infiltration footprint must be level for this design

IF YOU WISH TO USE A TRENCH EXTENSION, DESIGNATION ENTER "Y" Y Enter Custom width m 0.9

AES INFILTRATION FOOT PRINT AREA L x W ( )	Length	Width	Minimum AES foot print required
The length & width of excavation required for this design is >>	15.0 x	0.9 =	14.0 m2 total

Single runs have 2 parts with a 300mm stack raised connector. The 1st part would contain the entire pipe if number of pipes are not even IE 5+2 , 4+3, 5+3, etc

AES-PIPE	AES 3 mtr Lths required	5	lths
AESC	AESC Couplings required	3	
AESO	AESO Offset adaptors	4	
AESODV	AES Oxygen demand Vent	2	
AES-IPB	AES 90mm inspection port base	1	
	TOTAL SYSTEM SAND REQUIRED (Guide Only)	13	m3

PLEASE email your AES CALC and Drawings to DESIGNREVIEW@ENVIRO-SEPTIC.COM.A.

ADVANCED ENVIRO-SEPTIC PTY LTD

Digitally signed by Kane Dickson
DN: cn=Kane Dickson, o=Chantar Environmental, ou=Design Review, email=designreview@enviro-septic.com.au, c=AU
Date: 2014.06.12 13:23:16 +10'00'

designreview@enviro-septic.com.au

- The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil conditions referencing AS 1547:2012 are calculated and designed by a Qualified Designer
- Chantar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for the calculator.
- AES pipes can be cut to lengths on site. They are supplied in 3 meter lths only.