

# 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)

JOHN ANTHONY VINCENT

For companies, contact name

—

Postal address

P. O. Box 134

Suburb

KUDAT

State

SARAWAK

Postcode

89057

Country

BORNEO - EAST MALAYSIA

Contact phone number

0060 13 850 1954

Mobile number (non-mandatory requirement)

AS ABOVE

Fax number (non-mandatory requirement)

N/A



Email address (non-mandatory requirement)

jon.vincent2002  
@yahoo.co.uk

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.)

2 BEDROOM, 2 BATHROOM, 2 CARPORT 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)			GEORGE RD FOLSTICK	4873	66	RP735856	DANTRIE
ii)							
iii)							

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

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	RURAL SETTLEMENT	N/A	N/A
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)

20,000 SQUARE METRES

**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-mandatory requirement)

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
PREVIOUS BUILDING APPROVAL 2608	8/3/1988	NOT KNOWN

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	BEVAN JAMES ARMSTRONG
<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
UN NAMED MINOR PERENNIAL WATERCOURSE

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)
<del>N</del>	<del>A</del>

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)
<del>N</del>	<del>A</del>	

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 **Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?**

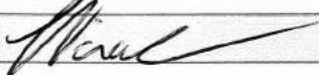
☒ No  
☐ Yes—please provide details below

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
COVERING LETTER, MANDATORY SUPPORTING INFO, FLOOR PLAN & BUILDING ELEVATIONS, SITE PLAN, LANDSCAPE PLAN, WASTE WATER TREATMENT REPORT, ROCK HEADWALL DRAWING, CREEK CROSSING SKETCH, IDAS FORMS 1 & 5.	

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)
CONSTRUCTION OF HOUSE	HOUSE	1	N/A	N/A

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)
PREVIOUS BUILDING APPLICATION 2608	8/3/14 88	NOT KNOWN





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

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

**Mandatory supporting information**

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
<b>All applications</b>		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> 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	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	
<p>Information that states:</p> <ul style="list-style-type: none"> <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	

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	
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	
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	
<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 checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

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

#### OFFICE USE ONLY

Date received

Reference numbers

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

J.A.Vincent

Marudu Breeze. P.O. Box 134

Kudat. 89057

Sabah. Borneo. East Malaysia

Date : 17th September 2013

Cairns Regional Council

64-66 Front Street, Mossman.

P.O.Box 359, Cairns. Queensland. 4780 Australia

Dear Madam / Sir

**Subject : Planning Application - Lot 66, George Road, Forest Creek. Daintree..**

In support of my application for CRC Planning permission on the above-mentioned Lot, please find attached the following documentation :

- 1.) IDAS form 1
- 2.) IDAS form 5
- 3.) Site Plan
- 4.) Floor plan & Building elevations
- 5.) Conformity statement (follows below)
- 6.) Wastewater treatment report
- 7.) Drawing of proposed Creek crossing & Storm water run-off Culvert arrangements.

Firstly, to address the "Mandatory supporting information" set out in IDAS form 5:

It is the Applicant's intention to construct an access driveway from George road leading to a cleared House Pad area of no greater than 700m<sup>2</sup> prior to building a single storey Two bed, Two bath house with a double carport.

The 2nd Bedroom and 2nd Bathroom are for use by occasional guests or visitors.

Domestic refuse from the house will be stored in suitably lidded receptacles outside the Kitchen door & transferred, prior to weekly collection by the municipality, from the standard road side containers.

There are existing buildings on the surrounding Lots 53, 65 and 82.

The building on Lot 82 is a single storey house.

The building on Lot 65 is a metal clad, two storey construction but as I cannot see any windows installed, viewing from George road, I do not know the purpose of the building.

The building on Lot 53 appears to be a residential house but as the view is obscured by forested ground it is unclear whether it is single or double storey.

Secondly, it is understood that the applicable Planning Scheme Codes (Chapter 4 pdf) for the site at Lot 66, George Road include :

- A.) Settlement Areas North of the Daintree River Locality Code;
- B.) Rural Settlement Planning Area Code;
- C.) House Land Use Code;
- D.) Filling and Excavation General Code (if triggered in the applicability statement);
- E.) Landscaping General Code;
- F.) Natural Areas and Scenic Amenity General Code;
- G.) Vehicle Parking and Access General Code.

These are covered as follows:

- A.) As will be seen from the Floor Plan & Building elevations the proposed house addresses the General Requirement Performance criteria at A1.1 as the building is single Storey with a maximum combined Structure & Roof height of 4.6 Metres.  
A 30,000 Litre Water Storage tank will be installed behind the House as per the site plan.  
The Roof will include Gutters and the flow from which diverted to a storage tank, thereby satisfying clauses A2.1 , A2.2 & A4.  
A Solar sourced power supply with a Honda 30is, super quiet, Generator back up facility will meet the terms of clauses A2.3 & A6.4

The process of creating a single vehicle access driveway (4 metre wide) shall adhere to the minimum gravel standard stipulated and avoid damage to significant vegetation, thus fulfilling A14.1 – A14.3.

- B.) The attached Floor plan shows that the Site coverage of all Buildings (including Outbuildings) is less than 450m<sup>2</sup>, thereby demonstrating compliance with A2.1  
The condition of A2.2 is also met.  
The external surfaces of the Structure(s) shall be non-reflective and the Roof specifically shall be Colourbond of an approved matching combination with the walls.  
The purpose and intent of the Landscaping Clause A3.1 is understood and will be adhered to.  
A Landscape plan is attached and is uncomplicated as it is intended that the front of the House simply be lawned.  
The other clauses of this Code have been covered in A.) above.



C.) As indicated on the Site and Floor plans, all elements of this code are met by the proposal for a single dwelling, a detached storage shed and allowance for a double carport with sufficient outside area for temporary parking and turning by visiting vehicles.

D.) I believe this code is triggered and offer the following observations and remedies :

In order to allow vehicular access to the property it is necessary to cross a storm water run-off ditch on the Property's front (Roadside) boundary as well as a seasonal creek - both of these currently being dry (August/ September 2013).

The Site plan shows that the minor Perrenial Creek exits the property front boundary. This flows through a 1200mm Culvert under George Road. Before it exits it is met by both the Storm water run-off ditch and the seasonal creek.

It is proposed that :

- i.) Due to the acute angle of the storm water run off ditch in relation to George road, the position of a cluster of established roadside trees and the anticipated crossing point across the seasonal Creek – to enable safe vehicular entry to the property, three sections of 2.44 metre x 300mm diameter Culverts be installed instead of the standard two.
- ii.) On the basis that the existing Road Authority-installed 1200 mm Culverts under George road have, to date, coped with the combined peak flow of all three contributory watercourses it is reasonable to expect that a set of 2 x 900mm diameter culverts will comfortably deal with the flow of seasonal run off from the one.

Following discussion with Rocla Concrete Product solutions and also their factory in Cairns it is proposed that two robust, single piece, Full Base Head walls be incorporated for this specific installation (See attached Rocla page 32 of HWL900H Pipe Headwall – Full Base for pictorial & dimensional detail).

- iii.) In terms of P1 the height of the fill will be 2 metres and thus will comply with A1.1 of the code. The Crossing area is screened from George road by existing Trees & Undergrowth and is well in excess of 2 metres distance from the front boundary thereby meeting A2.2 .  
Filling around the Culverts and Headwalls will not result in a change of run off characteristics or water quality and in consequence also conforms to P3 & P4 of this code.

The recommended bedding and backfill procedures will be employed..

E.) The elements of the General Landscaping code have been dealt with in B.) above.

F.) This code is triggered due to the two creeks on the property.

Council was advised and promptly arranged a site inspection (12/09/13); the Council Environmental Officer thereafter approved the proposed House Pad location (see attached Site Plan) subject to a 30 metre distance from the rear property boundary because of safety concerns arising from the tall trees on the adjoining land.

G.) The Elements of this code have been addressed in A.) and C.) above.

I trust this covering statement ,combined with the attached Annexures, Floor, Building and Landscape Plans fulfills your requirements and I look forward to receiving your further advices.

Sincerely yours

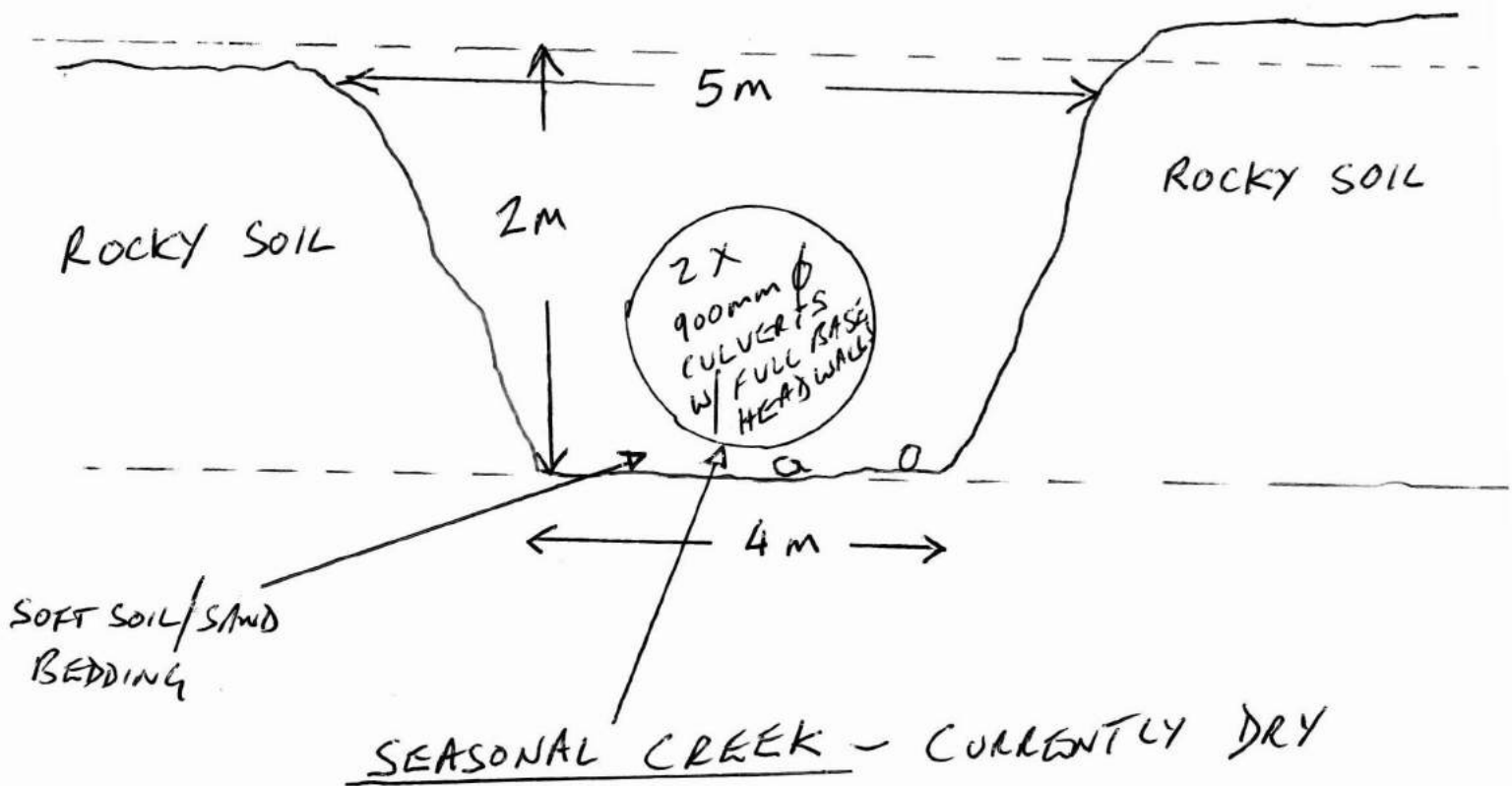
Jon Vincent

A handwritten signature in black ink, appearing to read 'Jon Vincent', with a long, sweeping horizontal line extending to the right.

15/9/13

# ANNEXURE 1

## CREEK CROSSING SKETCH



LOT 66, GEORGE RD  
FOREST CREEK

Individual owner's consent to the making of a  
development application under the Sustainable Planning Act 2009

I, Beverly James Armstrong [insert name in full]

as owner of premises identified as follows

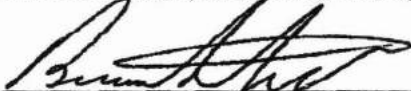
Lot 66 George Road, Forest Creek  
[insert street address, lot or plan description, or coordinates of the premises the subject of the application]

consent to the making of a development application under the Sustainable Planning Act 2009 by

John Anthony Vincent [insert name of applicant]

on the premises described above for the purposes of:

Proposed development - Dwelling  
[insert details of the proposed development, e.g. material change of use for three storey apartment building]

 [signature of owner]

signed on the 30 day of August 2013



Authority

To

Cairns Regional Council

*Bevan*

I ~~Brian~~ James Armstrong, as registered owner of the land described as Lot 66 on RP 735856 County Solander Parish Alexandra (the land ) hereby consent to the lodgement of plans by John Anthony Vincent for the proposed construction of Drive way incorporating a causeway, the establishment of a cleared house pad and the construction of a residence upon the land.

Dated the 30 day of August 2013



.....

~~Brian~~ James Armstrong

*Bevan*

MANTRA

78  
107

231 m

99  
107

248 m

59

PROPOSED 14m WIDE DRIVEWAY

Proposed House  
LOCATION

$\begin{array}{c} \uparrow \\ W_{OE} \\ \downarrow \\ \hline W_{LE} \end{array}$

SEASONAL CREEK  
[NOW DRY]

EXISTING  
STORM WATER RUN OFF

PROPOSED STORM WATER  
RUN OFF CROSSING  
[CULVERTS X 3]  
6M DISTANCE FROM ADJACENT  
LOT 45 BOUNDARY LINE

PROPOSED ACCESS/  
CROSSING  
OF SEASONAL CREEK

51 m

Σ 84

George 20

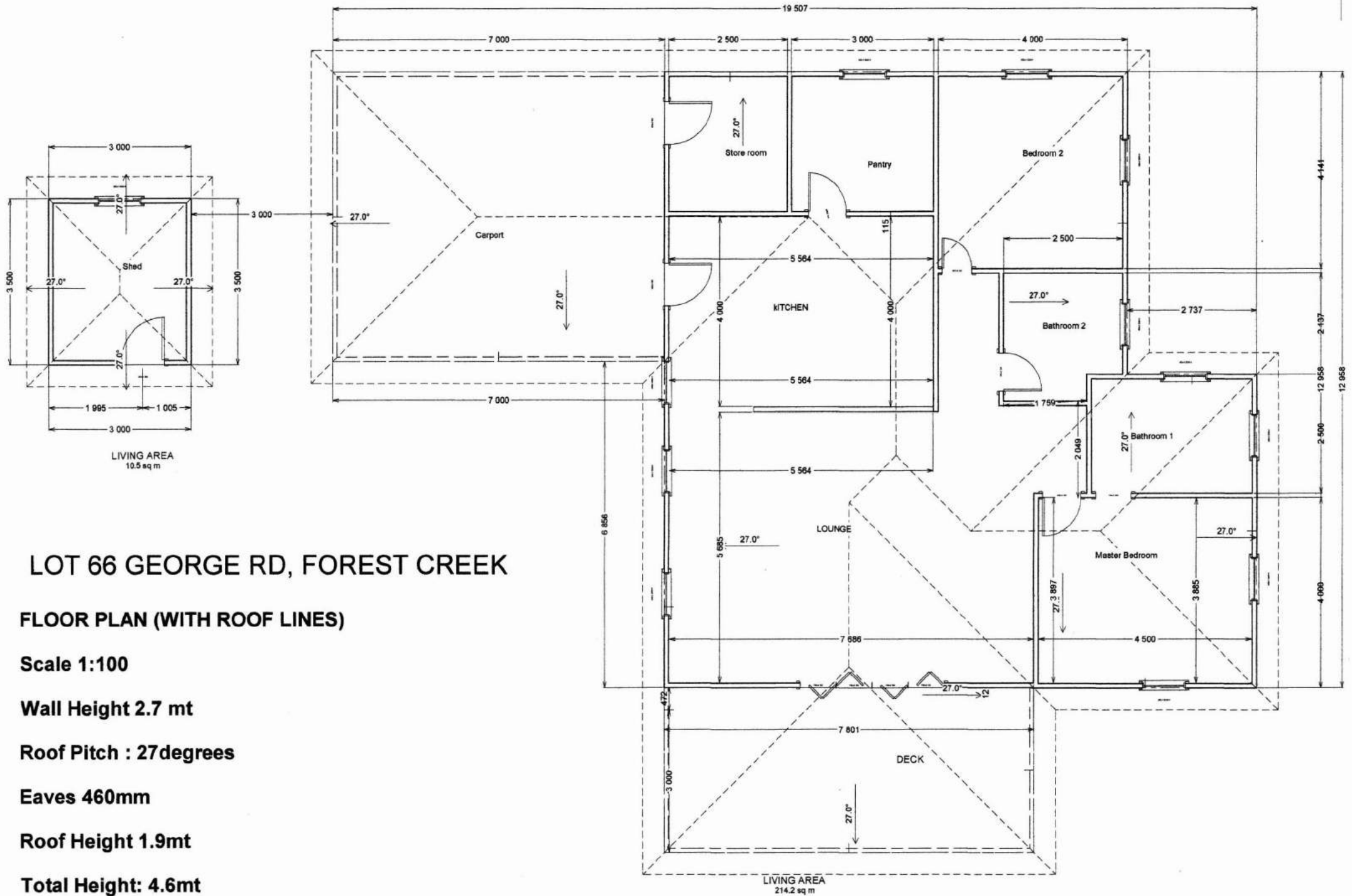
## 4

500

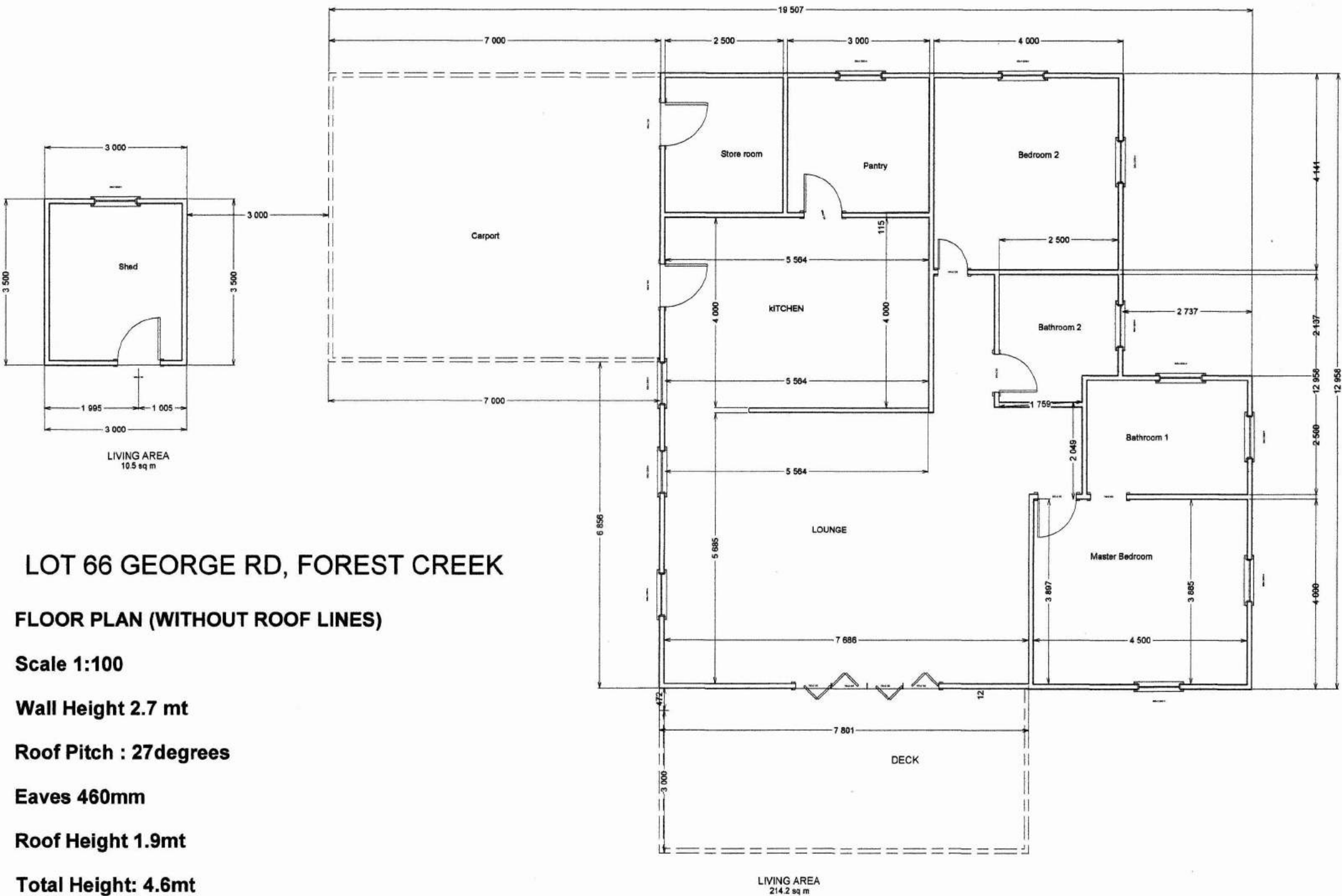
: 700 s



—22 204—







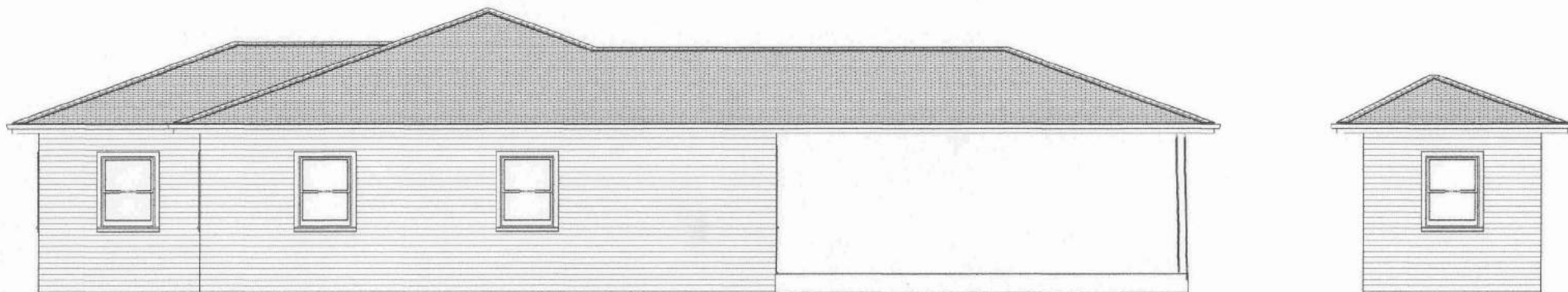
**LOT 66 GEORGE RD, FOREST CREEK**



**RIGHT ELEVATION**

**SCALE 1:100**

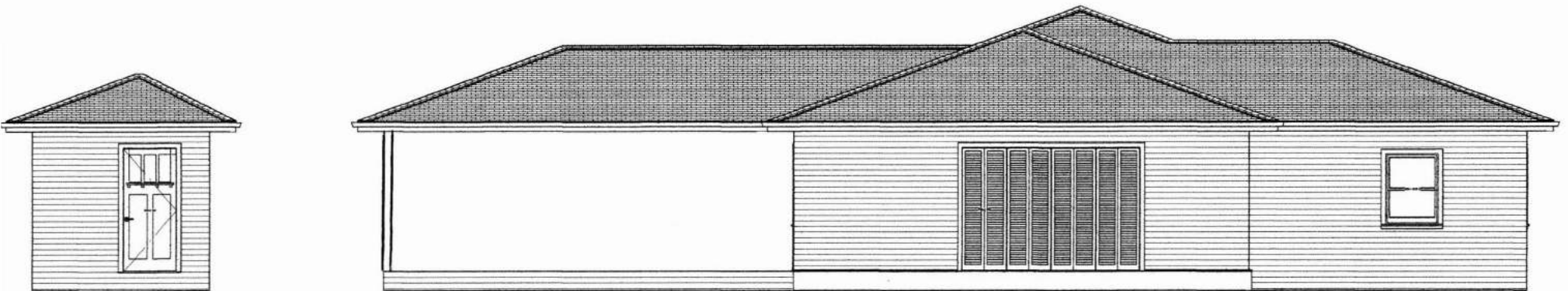
**LOT 66 GEORGE RD, FOREST CREEK**



**REAR ELEVATION**

**SCALE 1:100**

**LOT 66 GEORGE RD, FOREST CREEK**



**FRONT ELEVATION**

**SCALE 1:100**



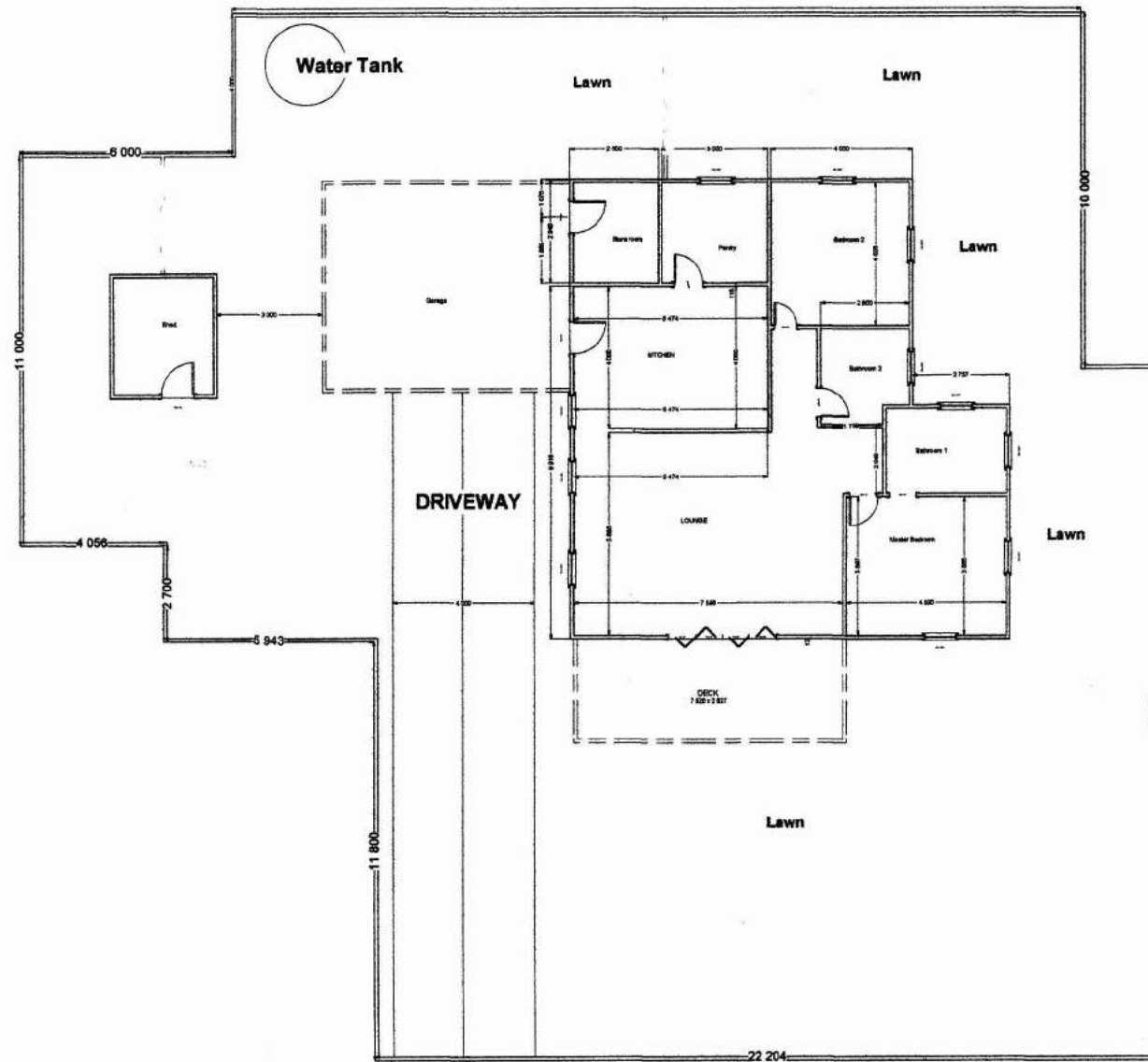
**LOT 66 GEORGE RD, FOREST CREEK**



**LEFT ELEVATION**

**SCALE 1:100**

**Scale 1: 200**



## Headwalls

### Small Pipe Headwalls

Used primarily for drainage applications. Annulus between pipe and headwall should be grouted after installation.



Half Base



Full Base

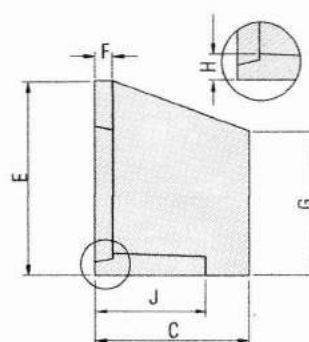
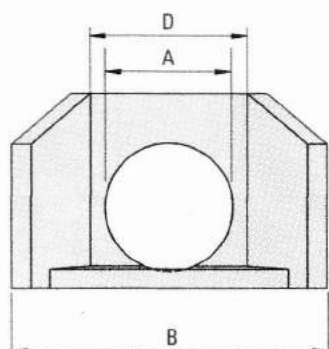
### Project Drawings

Rocla is able to provide general arrangement details to suit site specific requirements showing headwall dimensions.

Contact Rocla for more information.

### Small Pipe Headwalls - Half Base

Product Code	Pipe Size	Nominal Dimensions (mm)								
		A	B	C	D	E	F	G	H	J
HWL225L	225	300	1270	550	600	590	80	560	90	270
HWL300L	300	390	1370	690	600	710	80	560	90	320
HWL375L	375	470	1370	690	600	710	80	560	90	320
HWL450L	450	550	1410	690	750	850	80	600	90	270



### Small Pipe Headwalls - Full Base

Product Code	Pipe Size	Nominal Dimensions (mm)							
		A	B	C	D	E	F	G	H
HWL300H	300	380	1660	650	800	750	85	560	85
HWL375H	375	470	1660	650	800	750	85	560	85
HWL450H	450	550	1600	650	750	825	85	620	85
HWL525H	525	625	1700	800	800	1040	90	775	105
HWL600H	600	710	1700	800	800	1040	90	775	105
HWL675H	675	815	1850	1000	1000	1100	95	775	105
HWL750H	750	890	1850	1000	1000	1300	95	925	105
HWL825H	825	965	1850	1000	1000	1300	95	925	105
HWL900H	900	1060	1850	1000	1000	1300	95	925	105

