

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

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)

NQ HOMES PTY LTD

For companies, contact name

CINDY SMALL

Postal address

PO BOX 863

Suburb PORT DOUGLAS

State QLD

Postcode 4877

Country AUSTRALIA

Contact phone number

07 40985518

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)



Email address (non-mandatory requirement)

cindy

@nqhomes.com.au

Applicant's reference number (non-mandatory requirement)

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

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

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

☐ Material change of use

☐ Reconfiguring a lot

☒ Building work

☐ Operational work

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

☒ Preliminary approval
under s241 of SPA

☐ Preliminary approval
under s241 and s242
of SPA

☐ Development permit

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

ONE BEDROOM EXTENSION WITH ENSUITE AND TWO SEPERATE PATIOS

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)			MOSSMAN - DAINTREE				
ii)			ROAD	4873	270	270SR589	CAIRNS
iii)							

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

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

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

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

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

1591M2

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

PRIVATE HOME

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

☒ No ☐ Yes—provide details below

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

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

☐ No

☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land

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

Signature of owner/s of the land

Date

Table G

Name of owner/s of the land

SEE ATTACHED

☒ 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

CARLO PILAT & CECILIA PILAT

☒ 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

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*.

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

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 Additions	House	1	0	0

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

☒ No ☐ Yes—provide details below

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

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

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

Mandatory supporting information

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

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

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

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GMA Certification Group Pty Ltd

BUILDING SURVEYORS

Queensland's leaders in Building Certification Services



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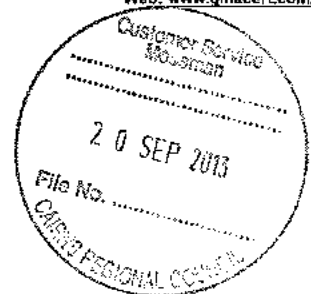
20 September 2013

Cairns Regional Council
PO Box 359
CAIRNS Q 4870

Attention: Development Assessment

Dear Sir,

Re: **Material Change of Use**
Lot 270 SR589 [RN 1349] Mossman-Daintree Road, Rocky Point



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

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

1. Forms 1 & 5
2. Planning Assessment
3. 1 x copy of plans
4. Compliance Permit
5. Owner's Consent

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

Kind Regards,

GMA Certification Group
Encl.

BUILDING APPROVALS & INSPECTIONS

Gold Coast (07) 5578 1622
Sunshine Coast (07) 5449 0383

BUILDING CERTIFICATION

Cloncurry (07) 4742 2022
Chinchilla (07) 4859 1166

FIRE SAFETY AUDITS

Atherton (07) 4091 4196
Childers (07) 4126 3069



Planning Report

**Application for a Development Permit
for a Material Change of Use for the
purpose of Dwelling Additions (House)
on land described as Lot 270 on SR589
Mossman-Daintree Road, Rocky Point**

September 2013

1.0 Application Details

Table 1 a summary of relevant details of the application.

Table 1.

Applicant	NQ Homes
Registered Owner of Land	Carlo & Cecilia Pilat
Contact	Jeff Evans GMA Certification Group Pty Ltd PO Box 831 PORT DOUGLAS Q 4877 Ph 07 4098 5150 Fax 07 4098 5180 Email Jevans@gmacer.com.au
Real Property Description	Lot 270 SR589
Location	Mossman-Daintree Road, Rocky Point
Tenure	Free Hold
Total Area	1591sqm
Present Use	Existing Dwelling
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	None
Proposal	Development Permit for a Material Change of Use for Dwelling Additions (House)
Local Government Authority	Cairns Regional Council
Planning Scheme	2008 Douglas Shire Planning Scheme
Planning Area	Residential 1
Overlays	None

2.0 Proposed Development

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

The attached plans (included in Appendix 1) illustrate:

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



Locality Plan

3.0 Level of Assessment

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

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

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

4.0 Planning Considerations

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

4.1 State Planning Policies

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

Table 2. Assessment Against State Planning Policies

State Planning Policy	Applicability	Comment
SPP 1/92 Development and the Conservation of Agricultural Land	X	N/A
SPP 1/02 Development in the Vicinity of Certain Airports and Aviation Facilities	X	N/A
SPP 2/02 Planning and Management of Development Involving Acid Sulfate Soils	X	N/A
SPP 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslip	X	N/A

4.2 Douglas Shire Planning Scheme Code Assessment

Table 3 provides an assessment of the proposal with regard to the Douglas Shire Planning Scheme's associated Codes. The proposal generally complies with the Acceptable Solutions of the Scheme.

Table 3. Assessment Against the Douglas Shire Planning Scheme Codes

Rural Areas and Rural Settlement Locality Code

General Requirements

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

	<p style="text-align: center;">AND</p> <p>On-site sewerage facilities are provided in accordance with the On-site Sewerage Code and screened with Dense Planting.</p>	Wastes will be connected to a primary treatment system. A Compliance Permit has been issued by Council (See Attached).
P3 Landscaping of development Sites complements the existing rural character of the Locality.	<p>A3.1 Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality</p> <p style="text-align: center;">AND</p> <p>A minimum of 60% of the total proposed species are endemic or native species.</p>	The property has existing dense landscaping. Further landscaping is not proposed.
P4 Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Existing driveway and manoeuvring areas are sufficient.

Protecting Rural/Rural Settlement Amenity – General

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

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

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

Protection of Scenic Amenity and Natural Values

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

Indigenous Interests

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

Residential 1 Planning Area Code

Consistent and Inconsistent Uses

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

Site Coverage – Other than a House

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

Building Setbacks- Other than a House

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

Fencing

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

Landscaping – Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 A Site which is developed for any purpose, other than a House, has Landscaping which is functional, provides visual interest and form, incorporates native vegetation and provides privacy to adjacent residential uses.	<p>A5.1 Within the Site Frontage Setback area a minimum width of 2 metres of Landscaping including 60% Dense Planting is provided.</p> <p>AND</p> <p>Within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping including 60% Dense Planting is provided in accordance with the Landscaping Code.</p> <p>A5.2 Where the proposed use incorporates or requires the provision of a public open space recreation/landscape area, that area is connected</p>	Existing dense planting will remain.

Multi-Unit Housing

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

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

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

Sloping Sites

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

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

Sustainable Siting and Design of Houses on Sloping Sites

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

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

House Code

General

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

Setbacks

The location of the proposed dwelling additions do not comply with the road boundary clearances prescribed under the acceptable solutions of the *Queensland Development Code MP1.2*. However, the proposal can be shown to be consistent with the Performance Criteria of the *Code*.

The encroachment includes:

- The outermost projection of the dwelling is to be sited up to approximately 3000mmm from the Mossman-Daintree Road boundary.

Council is requested to consider the proposal under the Performance Criteria of the *Code*.

P1 of the QDC provides that:

'The location of the building or structure facilitates an acceptable streetscape, appropriate for:

- (a) The bulk of the building or structure; and,*
- (b) The road boundary setbacks of neighbouring buildings or structures; and,*
- (c) The outlook and views of neighbouring residents; and,*
- (d) Nuisance and safety to the public.'*

The following table represents an assessment of the proposal with respect to P1 of the *Queensland Development Code MP 1.2*.

Performance Requirement	Proposal	Conclusion
P1 The bulk of the building or structure	The front elevation of the building within the prescribed boundary setback will represent minimal bulk as it is of single storey design with a low pitched roof.	Proposal complies
P1 The road boundary setbacks of neighbouring buildings or structures	Dwellings in the vicinity have varying setbacks to setbacks to road boundaries. The road reserve is approximately 50m wide in front of the subject lot.	Proposal complies
P1 The outlook and views of neighbouring residents	The outlook and views of neighbouring residents will not be affected by the proposal. The existing dwellings in the neighbourhood are orientated such that the outlook and views are directly out to the road and ocean.	Proposal complies
P1 Nuisance and safety to the public	The proposal, when constructed will not cause a nuisance or impact on the safety of the public. There are adequate site lines for pedestrians and vehicular traffic.	Proposal complies

General Codes

Filling and Excavation Code

The area where additions are proposed requires minimal cut.

Landscaping

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

Vehicle Parking and Access

Adequate parking is available on-site.

Natural Areas and Scenic Amenity Code

Not applicable

Overlay Codes

Cultural Heritage and Valuable Sites

Overlay is not applicable

Natural Hazards

N/A

Natural Areas and Scenic Amenity

Not applicable

Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of additions to an existing dwelling on land described as Lot 270 SR589 Mossman-Daintree Road, Rocky Point.

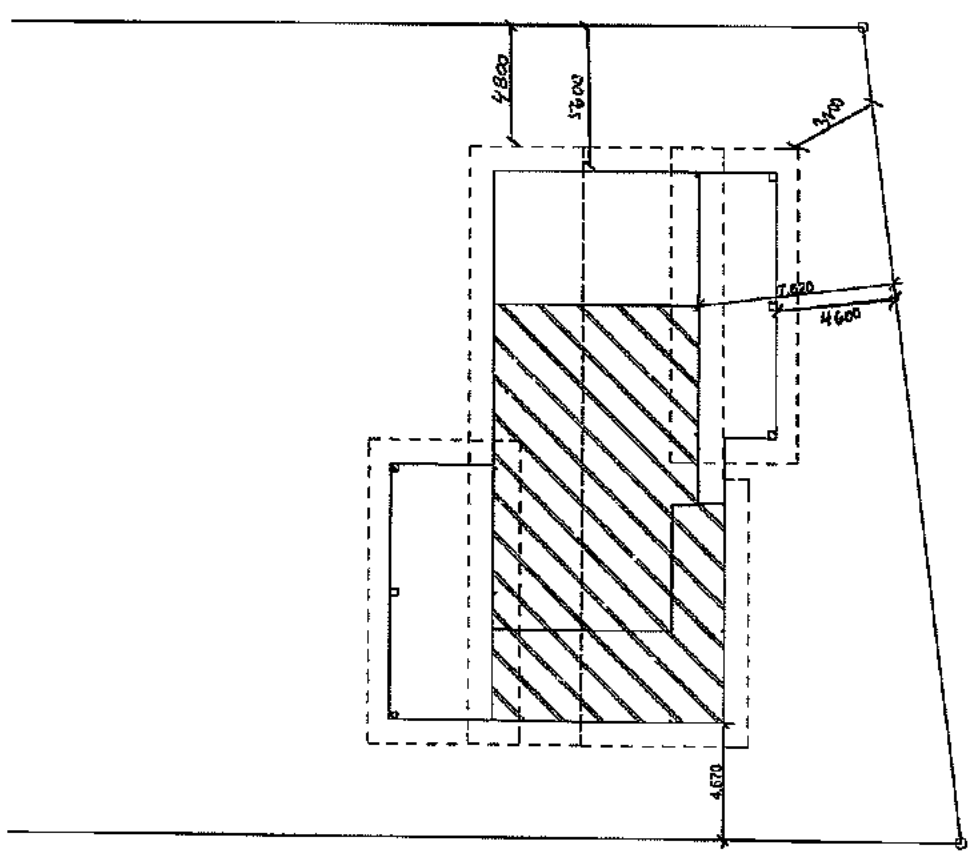
The proposed development is considered consistent with the relevant Planning Scheme Codes and the surrounding locality.

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

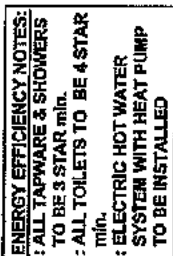
In summary the report concludes:

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

- INDICATES EXISTING RESIDENCE



MOSSMAN / DAINTREE ROAD

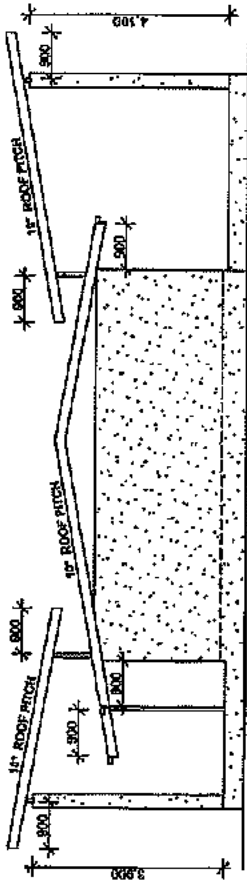


GENERAL NOTES :
 Solar Block 2 to all aluminium framed glass doors and windows.
 Lift off hinges to wc.
 Mechanical exhaust to wc with no external opening.
 Niches-300H base with a 2100H head U.N.O. Hampers and Openings - 2100H head U.N.O. Bulkheads - 2100H U.N.O.

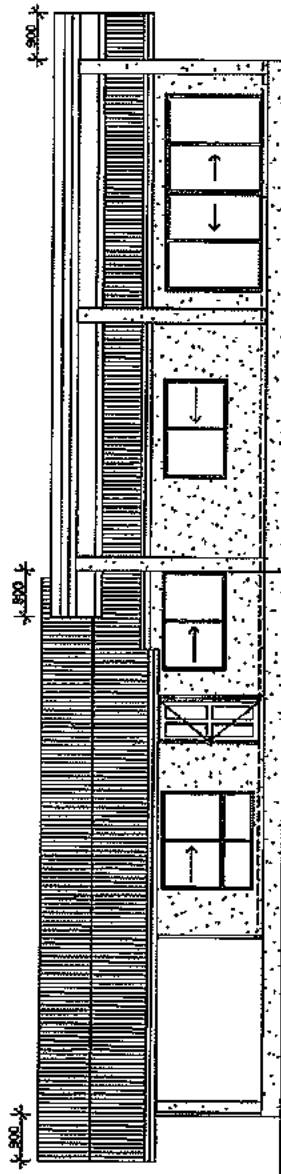
FLOOR AREAS
NEW LIVING - 125.34
NEW AL FRESCO - 24.87
NEW PATIO - 2.25
TOTAL - 190.82m²
20.53 SQUARES

NOTE : ADDITIONAL BRACING WILL BE REQUIRE TO VANITY WALLS. (FLOATING VANTIES)

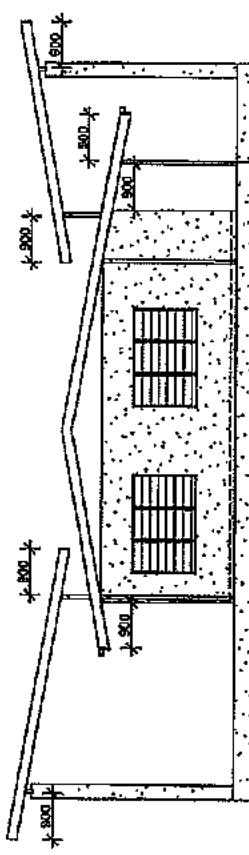
FLOOR PLAN WIND-'C3' N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NO HOMES Pty. Ltd.		ABN: 3711045482 BBL: 103816 Address: P.O. BOX 883, PO DOUGLAS QLD 4877 Phone: 0749830318 Fax: 0749834312	
NO HOMES Tropical Living		Design: C. and C. PILAT Name: LOT 270, MOSSMAN/DAINTREE ROAD Address: ROCKY POINT	
Date: 22/08/2013 Scale: 1:100		Owner: OWNER DESIGN Trademark: TRADITIONAL Premium: PREMIUM	
Date: 22/08/2013 Scale: 1:100		Date: 22/08/2013 Scale: 1:100	



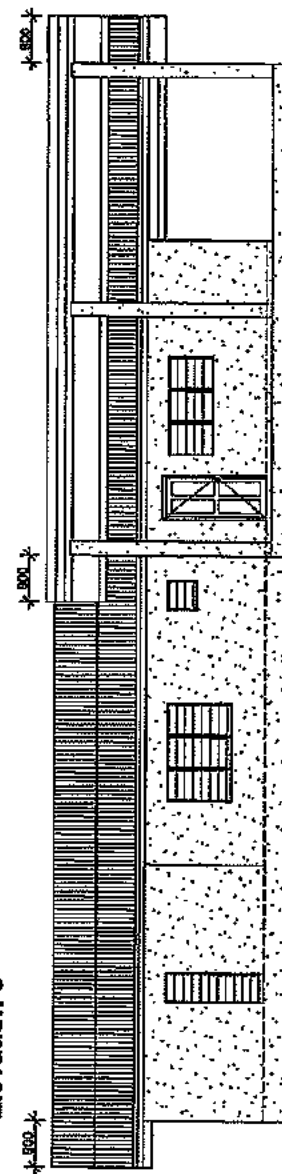
Elevation 1



Elevation 2



Elevation 3



Elevation 4

ROOF SHEETING, ROOF BATTENS TO RESIDENCE EXTENSION ROOF
- 0.42BMT CUSTOM ORB, FIXED WITH No.14-19 x 50 HEX HEAD SELF DRILLING
TYPE 17 SCREW WITH CYCLONE WASHER.
- TRUSSES AT 900mm CENTRES.
- 38 x 75 F14 HWD TIMBER ROOF BATTENS.
800mm END SPACING.
800mm INTERMEDIATE SPACINGS.
1 No.14 x 105 TYPE 17 BUGLE HEAD HOT DIPPED GALVANISED BATTEN SCREW
TO EACH ROOF BATTEN TO TRUSS TOP CHORD CONNECTION.

ROOF SHEETING, ROOF BATTENS TO SKILLION ROOF
- 0.42BMT CUSTOM ORB, FIXED WITH No.14-19 x 42 HEX HEAD SELF DRILLING
TAPPING SCREW WITH CYCLONE WASHER.
- C SECTIONS (450MPa GRADE STEEL) AT 900mm CENTRES.
- 40 x 0.75 STEEL ROOF BATTENS.
800mm END SPACING.
800mm INTERMEDIATE SPACINGS.
425mm HEX-HEAD No.14 SELF TAPPING BATTEN SCREWS TO EACH ROOF
BATTEN TO PURLIN CONNECTION.

NOTE : ALL DIMENSIONS TO BE CONFIRMED ON SITE

THOMAS CONSTRUCTION PTY LTD
CONSULTING ENGINEER
17/08/2013
STRUCTURALLY CHECKED

NQ HOMES
Tropical Living

ASBC 37110349652
BLAKE 1555558
Address: P.O. BOX 862,
PE DOUGLAS QLD 4877
Phone: (07) 4655516
Fax: (07) 4655512

ELEVATIONS

WIND-'C3'

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

NAME
C. and C. FILAT
LOT 270, MOSSMAN/Daintree ROAD
ROCKY POINT

Design OWNER DESIGN
Drawing TRADITIONAL
Contract PREMIUM
Date 22/08/2013
Scale 1:100
Sheet Number 3 of 8
170NQ

BUILDING, PLUMBING & POOL DEPARTMENT
CONSENT FORM – LOCAL AUTHORITY

Date: 17/09/13

ATTENTION: LOCAL AUTHORITY BUILDING PLUMBING & POOL DEPARTMENT

Dear Sir/Madam,


RE: LOT 270 MOSSMAN-DAINTREE RD ROCKY POINT
SP 270 SR589

I / We give NQ Homes Pty Ltd authorization to sign all necessary documentation on my/our behalf in order to obtain council approval.

I / We also undertake that the construction will be carried out in accordance with approved plans, specifications and other documents and in accordance with the Building Act 1975 – 1991 and the Standard Building By-Laws.

Signature
Owner

of



Signature
Owner

of





ENQUIRIES: Plumbing and Trade Waste Unit

PHONE: 4044 8235 Fax: 4044 8290

PLEASE QUOTE OUR REF: #2013 / 620

5 September 2013

Applicant:
C A Pilat
25 Snapper Island Dr
WONGA QLD 4873

Plumber:
G P Brodie
PO Box 512
MOSSMAN QLD 4873

COMPLIANCE PERMIT
Plumbing And Drainage Act 2002 s 85(6)

Dear Sir/Madam

SITE DETAILS: 1349R Mossman-Daintree Road ROCKY POINT 4873

TITLE DETAILS: LOT: 270 TYP: SR PLN: 589

I wish to advise that permission has been granted to commence the On-Site Sewerage work for the above site, subject to the following conditions;

1. All work is to be in accordance with the requirements of the Plumbing & Drainage Act 2002. Your attention is drawn to section 82 of the Act in that all Plumbing and Drainage work must comply with the Standard Plumbing and Drainage Regulation, even if a Compliance Permit has been issued contract to the Standard Plumbing and Drainage Regulation.
2. Inspection & Testing shall be in accordance with Division 3 of the Standard Plumbing & Drainage Regulation 2003.
3. The On-Site Sewerage facility is to be installed strictly in accordance with the On-Site Sewerage Report dated 1 August 2013 prepared by Dirt Professionals.
4. Within seven days of completion of the On-Site Sewerage work, the licenced person is to arrange for a Final Plumbing Inspection. Should no defects be found, a Compliance Certificate will be issued.
5. The issue of this permit does not:-
 - (i) Indicate the effluent disposal area will be satisfactory or
 - (ii) Prejudice Council's right to require additional or remedial works.
6. The On-site Treatment System shall be operated and maintained in accordance with the Chief Executive Approval (PIC) and Manufacturer's specifications. The owner shall enter into an annual service agreement with a suitably qualified service person. The Service Agreement shall be renewed annually and a signed copy forwarded to Council prior to the expiry date of the previous agreement.

Should you have any queries or wish to book a Plumbing Inspection, please contact Cairns Regional Council Water & Waste, Plumbing and Trade Waste unit on telephone number (07) 4044 8235 or 1800 070 444 "(Cairns region only, no STD rates apply)".

Yours faithfully

PAUL UTTING
GENERAL MANAGER
CAIRNS REGIONAL COUNCIL
WATER & WASTE

For all correspondence

PO Box 359 Cairns Q 4870

119-145 Spence Street, Cairns Q 4870

64-66 Front Street, Mossman Q 4873

DEVELOPMENT ASSESSMENT - RECEIPT SHEET -2012/2013

APPLICATION NO: _____ DATE: 20/9/13 RECEIPT NO: 6906608
 APPLICANT: GMA Certification Group CONTACT NAME: Rachael Oleszek
 ADDRESS OF APPLICANT: PO Box 831, Port Douglas QLD 4877
 PHONE: 4098 5150 EMAIL: ADMINPO@GMACERT.COM.AU
 SITE LOCATION: L270 CP SR589
 LOT & PLAN: L270 (RN1349) Mossman-Daintree Rd, Rocky Point

RECEIPT CODE	TYPE OF APPLICATION	AMOUNT PAID: P 2013
133	• Planning and Development Certificates	
134	• Consideration of Alternative Acceptable Measure / Report to Council • Prelodgement Enquiry / Report to Council / Compliance Check for Self Assessable Development	
314 1852	• Application for Material Change of Use and Preliminary Approvals for Building Work - Code and Impact. • Extension of Currency Period / Reconsider Lapsed Approval for Material Change of Use • Request for Superseded Scheme application • Signage under DSC Scheme (Op Works)	\$277.
130	• Application for Reconfiguring a Lot • Extension of Currency Period / Reconsider Lapsed Approval for Reconfiguring a Lot	
314/130	Combined application (Split fee: Code: 314 for MCU and Code: 130 for ROL)	314 MCU 130 ROL
135	Modification or Cancellation of Application or Consent Order	
395	Landscape Plan Assessments	
492	• Vegetation Protection • Permit to Damage Protected Vegetation	
141	Applications for Operational Works/Re-assessment (Excludes Signage - DSC Scheme)	
302	Applications for Engineering Work on the Road Reserve	
142	Construction Monitoring Fee, Works/Final Works Inspections, Re-inspections	
513	Bonds for Outstanding Works, Construction Security, Defects Liability, EPS	
138	Endorsement of Survey Plans	
491	Extractive Industry Permits/ Renewal	
355	Tonnage charge	
SALES		
129	Public Notification Signs	
125	Sale of Planning Documents (Including Hard Copies of Cairns Plan / Douglas Shire Planning Scheme)	
419	• CDs of Cairns Plan / Douglas Shire Planning Scheme and superseded schemes • CDs - copy of application • C-Data Manipulation • CD supplied to customer <input type="checkbox"/>	
314	Copies of Development Application,	
134	Letter of Enquiry to determine land use history	

mfrsh20/9/13