

DEVELOPMENT ASSESSMENT - RECEIPT SHEET

APPLICATION NO: 20150547 DATE: 23/2/2015 RECEIPT NO: 65830
 APPLICANT: GMA Certifications CONTACT NAME: Jeff Evans
 ADDRESS OF APPLICANT: _____
 PHONE: 40985150 EMAIL: jevans@gmacert.com.au
 SITE LOCATION: 9 Oleander Drive, Wlonga Beach
 LOT & PLAN: 165 RP 740808

RECEIPT CODE	TYPE OF APPLICATION	AMOUNT PAID
1894	• Planning and Development Certificates	
1811	• Consideration of Alternative Acceptable Measure / Report to Council • Prelodgement Enquiry / Report to Council / Compliance Check for Self Assessable Development	
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 • Extension of Currency Period / Reconsider Lapsed Approval for Material Change of Use • Request for Superseded Scheme application • Signage under DSC Scheme (Op Works)	\$287.00
1806	• Application for Reconfiguring a Lot • Extension of Currency Period / Reconsider Lapsed Approval for Reconfiguring a Lot	
1852/1806	Combined application (Split fee: Code: 1840 for MCU and Code: 1814 for ROL)	1840 MCU 1814 ROL
1896	Modification or Cancellation of Application or Consent Order	
1898	Landscape Plan Assessments	
1801	• Vegetation Protection • Permit to Damage Protected Vegetation	
1816	Applications for Operational Works/Re-assessment (Excludes Signage - DSC Scheme)	MCU 702/2015
1816	Works/Final Works Inspections, Re-inspections	
1803	Bonds for Outstanding Works, Construction Security, Defects Liability, EPS	SKA only ✓
1814	Endorsement of Survey Plans	
SALES		
1805	Public Notification Signs	
1807	Sale of Planning Documents (Including Hard Copies of Douglas Shire Planning Scheme)	
1809	• CDs of Douglas Shire Planning Scheme and superseded schemes • CDs - copy of application • C-Data Manipulation • CD supplied to customer <input type="checkbox"/>	
1852	Copies of Development Application,	
1811	Letter of Enquiry to determine land use history	

CSO NAME Natalie

DATE 24-2-15

GMA Certification Group Pty Ltd

BUILDING SURVEYORS

Queensland's leaders in Building Certification Services



PORT DOUGLAS OFFICE

PHONE: (07) 4098 5150
FAX: (07) 4098 5180

Lot 9 Unit 6
Craigie Business Park
Owen Street
CRAIGIE QLD 4877

POSTAL:
P.O. Box 831,
PORT DOUGLAS QLD 4877

E-Mail: adminpd@gmacert.com.au
Web: www.gmacert.com.au

20 February 2015

The Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN Q 4873

Attention: Development Assessment

Dear Sir,

Re: **Material Change of Use**
Lot 165 RP740808 Oleander Drive, Wonga

GMA Certification Group has been engaged to assess an application for the construction of a shed on the abovementioned allotment. A preliminary assessment of the proposal has revealed the property is zoned Community and Recreational Facilities under the Douglas Shire Planning Scheme.

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, and
4. A waste Water Report

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

BUILDING CERTIFICATION

FIRE SAFETY AUDITS

Gold Coast
(07) 5578 1622

Sunshine Coast
(07) 5449 0383

Glencurry
(07) 4742 2022

Chinchilla
(07) 4889 1166

Atherton
(07) 4091 4196

Childers
(07) 4126 3069

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)	Lanmac Constructions Pty Ltd		
For companies, contact name	Bill McCarthy		
Postal address	PO Box 943		
	Suburb	Mossman	
	State	Qld	Postcode 4873
	Country	Australia	
Contact phone number	40988435		
Mobile number (non-mandatory requirement)	0419741862		
Fax number (non-mandatory requirement)	40988392s		



Email address (non-mandatory requirement)

shereeandbill

@bigpond.com

Applicant's reference number (non-mandatory requirement)

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

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

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

☒ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work

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

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit

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

RURAL FIRE SERVICE STATION

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)		8-11	OVERMORRIS DR	4873	165	740808	Douglas
ii)			WONCA			RP	
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)

4000 sq metres

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

Small existing shed on premises

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

☒ No ☐ Yes—provide details below

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

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

☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F

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

Table G

Name of owner/s of the land	
<input 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 checked="" type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Table J

Lot on plan description for strategic port land	Port authority for the lot

Table K

Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☒ No—go to question 12 ☐ Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

☐ No

☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

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

☒ No

☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

- 13. List below all of the forms and supporting information that accompany this application** (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager
Plans & Report	

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)
Rural Fire Service Shed	Public Facilities and Utilities	159sqm	-	-

- 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 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

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.



Planning Report

**Application for a Development Permit for a Material Change of
Use for the purpose of a Rural Fire Service Shed [Public Utilities
and Facilities] on land described as**

Lot 165 on RP740808

February 2015

1.0 Application Details

Table 1 a summary of relevant details of the application.

Table 1.

Applicant	Lanmac Constructions P/L
Registered Owner of Land	The State of Queensland
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@gmacert.com.au
Real Property Description	Lot 165 RP740808
Location	Oleander Drive, Wonga
Tenure	Free Hold
Total Area	4194 sqm
Present Use	Emergency Services Sheds
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	None
Proposal	Development Permit for a Material Change of Use for a Shed
Local Government Authority	Douglas Shire Council
Planning Scheme	2008 Douglas Shire Planning Scheme
Planning Area	Community and Recreational Facilities
Overlays	Acid Sulfate Soils

2.0 Proposed Development

The application seeks a Development Permit for a Material Change of Use for the purpose of a Rural Fire Service Shed on the subject allotment.

The attached plans illustrate:

- Site plan, indicating the location of the proposed dwelling ; and,
- Architectural plans including floor plans and elevations.

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 the Rural Settlement 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 Douglas Shire Planning Scheme Code Assessment

Table 2 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 2. Assessment Against the Douglas Shire Planning Scheme Codes

Community and Recreational Facilities 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 Community and Recreational Facilities Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Community and Recreational Facilities Planning Area.	Use is consistent with the table of assessment.

Building/Structure Siting

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Buildings/structures are Setback to ensure that they are compatible with the character of the area and do not adversely affect other uses, particularly residential uses.	A2.1 Buildings are Setback not less than: <ul style="list-style-type: none"> • a minimum of 8 metres from a State-Controlled Road; or • in other cases, a minimum of 6 metres from the Main Street Frontage; • 4 metres from any secondary Road Frontage; and • 3 metres from side and rear boundaries. 	The building is to be set back 11m from Oleander Drive and greater than 3m from side and rear boundaries.

Site Access and Carparking

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3 Car parking areas are Setback from the boundaries of the Site to ensure a high standard of amenity and to ensure that the amenity of adjacent residential land, residential uses or other sensitive Sites is protected.	A3.1 Car parking areas are Setback; <ul style="list-style-type: none"> • 6 metres from the Road Frontage/s of the Site; and • 3 metres from any other Site boundary. 	Sufficient carparking area is available on-site so as to comply with setbacks.
P4 The Setbacks to car parking areas are landscaped to enhance the amenity of the Site and to provide a buffer to adjacent residential land, residential uses and other sensitive Sites.	A4.1 The Setback between the Road Frontage/s and the car parking area is landscaped with Dense Planting.	No landscaping is proposed at this time.

Night Lighting

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Night lighting of playing fields and club facilities do not adversely affect the amenity of adjacent areas or uses.	A5.1 Where the Site adjoins land included in a Residential 1, Residential 2 or Tourist and Residential Planning Area or land	Night lighting is not proposed.

	<p>developed partially or wholly for residential purposes, illumination levels parallel to and at a distance of 1.5 metres outside the Site for a Height of 10 metres do not exceed 8 lux in either the vertical or horizontal plane.</p> <p>OR</p> <p>Where regional standard facilities require a lux level of 100 – 200 lux shielding mechanisms and the correct design and positioning of the lights ensure minimal spillage to adjacent land.</p>	
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Landscaping

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 Landscaping is functional, provides visual interest and form, incorporates native vegetation, provides screening and enhances the visual appearance of the development and provides for useable public recreation / congregation areas, where appropriate.	<p>A6.1 All Site boundary Setback areas are provided with Dense Planting for a minimum distance of 2 metres or as specified above in A3.1.</p> <p>OR</p> <p>A greater distance specified in a Land Use Code.</p>	No landscaping is proposed at this time.

Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p>A7.1 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 qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p>	The land is level.

	<p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>	
P8 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	<p>A8.1 A split level building form is utilised.</p> <p>A8.2 A single plane concrete slab is not utilised.</p> <p>A8.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	N/A
P9 Development on sloping land minimizes any impact on the landscape character of the surrounding area.	A9.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	N/A
P10 Development on sloping 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.	A10.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Stormwater will discharge to the Oleander Drive street drainage system.

Coastal Suburbs, Villages and Townships 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.	Proposal 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> <p>AND</p> <p>On-site sewerage facilities are provided in accordance with the On-site Sewerage Code and screened with Dense Planting.</p>	Underground connection to services is proposed.
P3 Landscaping of development Sites complements the existing character of the Coastal Suburbs, Villages and Townships Locality.	A3.1 Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality	N/A
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.	N/A

Local Centres

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Local Centres are provided in the Coastal Suburbs to service the needs of the local	A5.1 The existing Local Centre at Wonga Beach does not exceed a maximum Net Lettable Area of 300	N/A

communities.	<p>m2.</p> <p>A5.2 Any additional Local Centre at Wonga Beach only establishes when the population has increased by 700 persons and then the second Local Centre, with a maximum Net Lettable Area of 350 m2, establishes in proximity to the existing Primary School in North Wonga.</p> <p>A5.3 The Local Centre at Newell Beach does not exceed a maximum Net Lettable Area of 200 m2.</p> <p>A5.4 The Local Centres at Cooya Beach are limited in size to:</p> <ul style="list-style-type: none"> • Existing Centre – 320 m2 of Net Lettable Area; • New Centre – 500 m2 of Net Lettable Area, (only to establish after the connection of a sewerage system to service the new residential area of Cooya Beach). <p>AND</p> <p>Any further commercial development at Cooya Beach over and above the Net Lettable Area specified for Local Centres above, is limited to commercial services which service the local community, such as Child Care Centres, Libraries etc.</p>	
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Residential Development

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 Any expansion of residential development in the Shire outside Mossman and Port Douglas only occurs in areas designated for future residential development.	A6.1 Residential expansion occurs in the designated area at Cooya Beach, identified on the Locality Plan and a buffer area is provided between Bonnie Doon Road (the preferred route for heavy vehicles) and any residential uses.	N/A
P7 The existing large residential allotments at Wonga Beach are retained to maintain diversity and the existing character of the locality.	A7.1 The large allotments at Wonga Beach included in the Rural Settlement Planning Area are not reconfigured to provide smaller lots.	N/A
P8 The residential amenity of permanent residents at Wangetti is protected.	A8.1 Any services and facilities are located on the western side of the Captain Cook Highway at Wangetti.	N/A
P9 The proportion and scale of	A9.1 The proportion and scale of	

<p>residential development, and tourist development, other than a House, are complementary in scale and design to the locality and are responsive to the tropical climate.</p>	<p>residential and tourist development, other than a House, does not exceed the identified Plot Ratio designation on the Locality Map:</p> <ul style="list-style-type: none"> • land designated Medium Scale has a base Plot Ratio of 0.3:1 and a maximum Plot Ratio of 0.5:1; <p>OR</p> <ul style="list-style-type: none"> • land designated Low Scale has a base Plot Ratio of 0.25:1 and a maximum Plot Ratio of 0.4:1. <p>AND</p> <p>To achieve the maximum Plot Ratio specified above a development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements; AND SPECIFICALLY INCORPORATES:</p> <ul style="list-style-type: none"> • appropriate roof form and roofing material [10% Plot Ratio Bonus]; and • appropriate fenestration in combination with roof form [5% Plot Ratio Bonus]; and • appropriate window openings with window awnings, screens or eaves shading 80% of the window opening, refer Planning Scheme Policy No 2 – Building Design and Architectural Elements [15% Plot Ratio Bonus]; and • minimum of 700 mm wide eaves [15% Plot Ratio Bonus]; and • orientation of the Building to address the street/s [5% Plot Ratio Bonus]; and • sheltered pedestrian Access by unenclosed covered common area walkway 1.2 metres footspace in width from the car parking area/s to the development [5% Plot Ratio Bonus]; and • inclusion of windows and balconies to the street facade of the Building [15% Plot Ratio Bonus]; and • balconies with a minimum width of 2 metres , and extending a 	<p>N/A</p>
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	<p>minimum length of 3 metres and incapable of being fully enclosed and used as a Habitable Room [25% Plot Ratio Bonus]; and</p> <ul style="list-style-type: none"> • provision of lattice, battens or privacy screens [5% Plot Ratio Bonus. <p>Where due to the design and layout of the development an architectural element listed above is not incorporated, (eg: unenclosed covered walkway), Council, at its discretion, may reallocate the Plot Ratio Bonus percentage to another element listed above, where the design of that element warrants an additional bonus.</p>	
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Community Facilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P10 Community facilities are appropriately located to service the needs of the community.	<p>A10.1 Community facilities, such as community halls and clubs, Child Care centres and emergency service facilities are located with direct Access to a main street and in proximity to other community facilities or commercial services.</p> <p>A10.2 The existing landfill Site at Newell Beach is ultimately developed for community/recreational facilities.</p>	Proposal complies.
P11 Public open space for active or passive recreation, parkland or community recreation uses is provided and appropriately located to service the needs of the local community and to avoid detrimental impacts on the amenity of residential areas.	<p>A11.1 Public open space, which provides for the active or passive recreation of local residents, is provided as follows:</p> <ul style="list-style-type: none"> • informal active parkland is provided at Wonga Beach, Cooya Beach and Newell Beach with an area of approximately two hectares for each residential area, being: <ul style="list-style-type: none"> - level usable land; - of regular configuration, such as rectangular; and - in an accessible location with a Road Frontage of not less than 60 metres; <p>AND</p> <ul style="list-style-type: none"> • In accordance with the relevant provisions of the Reconfiguring a Lot Code and Planning Scheme 	N/A

	Policy No 9 – Open Space Contributions.	
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Other Development

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 Tourist facilities and services are low key and do not adversely impact on residential areas.	A12.1 Tourist accommodation and facilities are not located in the residential areas of Cooya Beach, Newell Beach and Wangetti, other than Bed and Breakfast Accommodation. A12.2 Any tourist accommodation or facilities at Wonga Beach are limited to the Site already included in the Tourist and Residential Planning Area.	N/A
P13 Tourist accommodation and facilities are of an appropriate scale in the Daintree Village Township and are in character with the existing village.	A13.1 Tourist accommodation and facilities which establish within or in convenient proximity to Daintree Village are limited to small scale uses such as: Bed and Breakfast Accommodation, Host Farm Accommodation and small scale commercial/tourist uses such as art galleries, craft stores and cafes.	N/A

Protection of Scenic Amenity and Natural Values

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P14 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.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	N/A

Landscaping Code

Landscape Design

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Landscape design satisfies the purpose and the detailed requirements of this Code.	<p>A1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>	Landscaping is not proposed at this time.

Landscape Character and Planting

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	<p>A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p>A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</p> <p>OR</p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.</p> <p>A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.</p>	Landscaping is not proposed at this time..
P3 Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and	<p>A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.</p> <p>A3.2 Any mature vegetation on</p>	There is currently no vegetation on-site.

integrated with new Landscaping.	<p>the Site which is removed or damaged during development of the Site is replaced with advanced native species.</p> <p>A3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.</p> <p>A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	
P4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	N/A
P5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	<p>A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.</p> <p>A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.</p> <p>A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.</p> <p>A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.</p>	N/A

Screening

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 Fences along street Frontages are articulated with appropriate Landscaping.	A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code. A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	No additional fencing is proposed at this time.
P7 Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	A7.1 One shade tree is provided for each private open space or private Recreation Area. A7.2 Tree species provide 30% shade over the area within 5 years. A7.3 A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures. A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	N/A
P8 Undesirable features are screened with Landscaping.	A8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	Landscaping is not proposed at this time.
P9 The environmental values of the Site and adjacent land are enhanced.	A9.1 Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	N/A

Streetscape and Site Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P10 Landscaping for residential development enhances the streetscape and the visual appearance of the development.	A10.1 Dense Planting along the front of the Site incorporates: <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; 	Landscaping is not proposed at this time.

	<ul style="list-style-type: none"> • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.2 Dense Planting to the rear of the Site incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m², growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.3 Dense Planting to the side boundaries incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	
<p>P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.</p>	<p>A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m² growing to the Building eave Height within 5 	<p>Landscaping is not proposed at this time.</p>

	<p>years of planting;</p> <ul style="list-style-type: none"> • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.3 Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p>	
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Maintenance and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P12 Landscaped areas are designed in order to be maintained in an efficient manner.</p>	<p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p>A12.2 A reticulated irrigation system is provided to common</p>	<p>Landscaping is not proposed at this time.</p>

	<p>Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p> <p>A12.3 Turf areas are accessible by standard lawn maintenance equipment.</p> <p>A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.</p> <p>A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>	
<p>P13 Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.</p>	<p>A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p>A13.2 Overland flow paths are not to be restricted by Landscaping works.</p> <p>A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.</p>	N/A

Safety

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P14 Tree species and their location accommodate vehicle and pedestrian sight lines.</p>	<p>A14.1 Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.</p>	N/A
<p>P15 The landscape design enhances personal safety and</p>	<p>A15.1 Security and foot lighting is provided to all common areas,</p>	N/A

reduces the potential for crime and vandalism.	<p>including car parks, entries, driveways and pathways.</p> <p>A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.</p> <p>A15.3 Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).</p> <p>A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards</p>	
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Utilities and Services

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P16 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	<p>A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.</p> <p>A16.2 All underground services are to be located under pathways and below the eaves of the Building.</p> <p>A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.</p> <p>A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.</p> <p>A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.</p> <p>A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land:</p> <ul style="list-style-type: none"> • in an electric line shadow; or 	N/A

	<ul style="list-style-type: none"> • within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary. <p>A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p> <p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary.</p> <p>However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	
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Vehicle Parking and Access Code

Vehicle Parking Numbers

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to:</p> <ul style="list-style-type: none"> • the desired character of the area in which the Site is located; • the nature of the particular use and its specific characteristics and scale; • the number of employees and the likely number of visitors to the Site; • the level of local accessibility; • the nature and frequency of any public transport serving 	<p>A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>There is adequate area on-site for vehicle parking.</p>

<p>the area;</p> <ul style="list-style-type: none"> • whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building; • whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and • whether or not the use involves the retention of significant vegetation. 		
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Parking for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities.</p>	<p>A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 2 spaces; • All other uses – 1 space. <p>A2.2 For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required; • All other uses – 2% (to the closest whole number) of the total number of spaces required. 	N/A

Motor Cycles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P3 In recognition that motorcycles are low Road-space transport,</p>	<p>A3.1 Parking for motorcycles is substituted for ordinary vehicle</p>	N/A

<p>a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> • ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and, • it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and, • it is not a reflection of the lower cost of providing motorcycle parking. 	<p>parking to a maximum level of 2% per cent of total ordinary parking.</p> <p>AND</p> <p>The motorcycle parking complies with other elements of this Code.</p>	
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Compact Vehicles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P4 A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> • compact vehicles spaces are not available to non-compact vehicles; and, • it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and, • compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and, • the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces 	<p>A4.1 For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> • compact vehicle parking does not exceed 10% of total vehicle parking required; and, • the parking location is proximate to the entry locations for parking users; and, • the parking provided complies with other elements of this Code. 	N/A

Bicycles Parking

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

Vehicular Access to the Site

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account: <ul style="list-style-type: none"> • the amount and type of vehicular traffic; • the type of use (eg long-stay, short-stay, regular, casual); • Frontage Road traffic conditions; • the nature and extent of future street or intersection improvements; • current and future on-street parking arrangements; • the capacity of the adjacent street system; and • the available sight distance. 	A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards. AND Where the Site has Frontage to more than one street, the Access is from the lowest order street. A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access. A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.	Existing access from Bamboo Creek Road will be utilised.

Accessibility and Amenity for Users

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.	A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the	N/A

	<p>Site is located.</p> <p>AND</p> <p>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.</p>	
<p>P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.</p>	<p>A8.1 The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. <p>A8.2 Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.</p>	N/A

Access Driveways

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P9 The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.</p>	<p>A9.1 Access driveways are designed in accordance with the provisions of the relevant Australian Standards.</p>	Existing access from Bamboo Creek Road will be utilised.
<p>P10 The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.</p>	<p>A10.1 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	A gravel driveway is proposed at this time.

Access for People with Disabilities

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

Access for Pedestrians

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

Access for Cyclists

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

Dimensions of Parking Spaces

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P14 Parking spaces must have adequate areas and dimensions to meet user requirements.	A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian	N/A

	<p>Standards.</p> <p>AND</p> <p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p>AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> • width: 4 metres • length: 20 metres • clear Height: 4 metres. <p>AND</p> <p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> • 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and, • 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle. <p>AND</p> <p>Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p> <p>A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>	
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On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
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<p>P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> • are at gradients suitable for intended vehicle use; • consider the shared movements of pedestrians and cyclists; • are effectively drained and surfaced; and • are available at all times they are required. 	<p>A15.1 On-Site driveways, vehicle manoeuvring and loading/unloading areas:</p> <ul style="list-style-type: none"> • are sealed in urban areas: <p style="text-align: center;">AND</p> <p>upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code;</p> <ul style="list-style-type: none"> • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and • drain adequately and in such a way that adjoining and downstream land is not adversely affected. <p>A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	<p>The existing driveway will be utilised. Vehicle parking and manoeuvring areas will remain grass.</p>
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Vehicle Circulation, Queuing and Set Down Areas

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

General Codes

Natural Areas and Scenic Amenity Code

Not applicable

Overlay Codes

Acid Sulfate Soils Code

The development will not result in excavation or filling of more than 100m³ or 500m³, respectively.

Cultural Heritage and Valuable Sites

Overlay is not applicable

Natural Hazards

The subject site is mapped as being Low Risk Hazard – Bushfire.

5.0 Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of a Shed (Public Facility and Utility) on land describes as Lot 165 RP740808 Oleander Drive, Wonga.

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.

0740907390



EARTH TEST

Wastewater Management System

For The

Rural Fire Brigade

At

8-11 Oleander Drive

Wonga Beach

0740907390

**EARTH TEST**

QBSA Lic No. 1017941.

INTRODUCTION:

Earth Test has been engaged by Greg Jack on behalf of the Rural Fire Brigade to design a Domestic Wastewater Management System at 8-11 Oleander Drive, Wonga Beach.

Real Property Description:

Lot 165 on RP 740808

Local Authority: Douglas Shire Council

It is understood the intention is to construct a shed at the site.

A site and soil evaluation was carried out in October 2014.

SITE FACTORS:

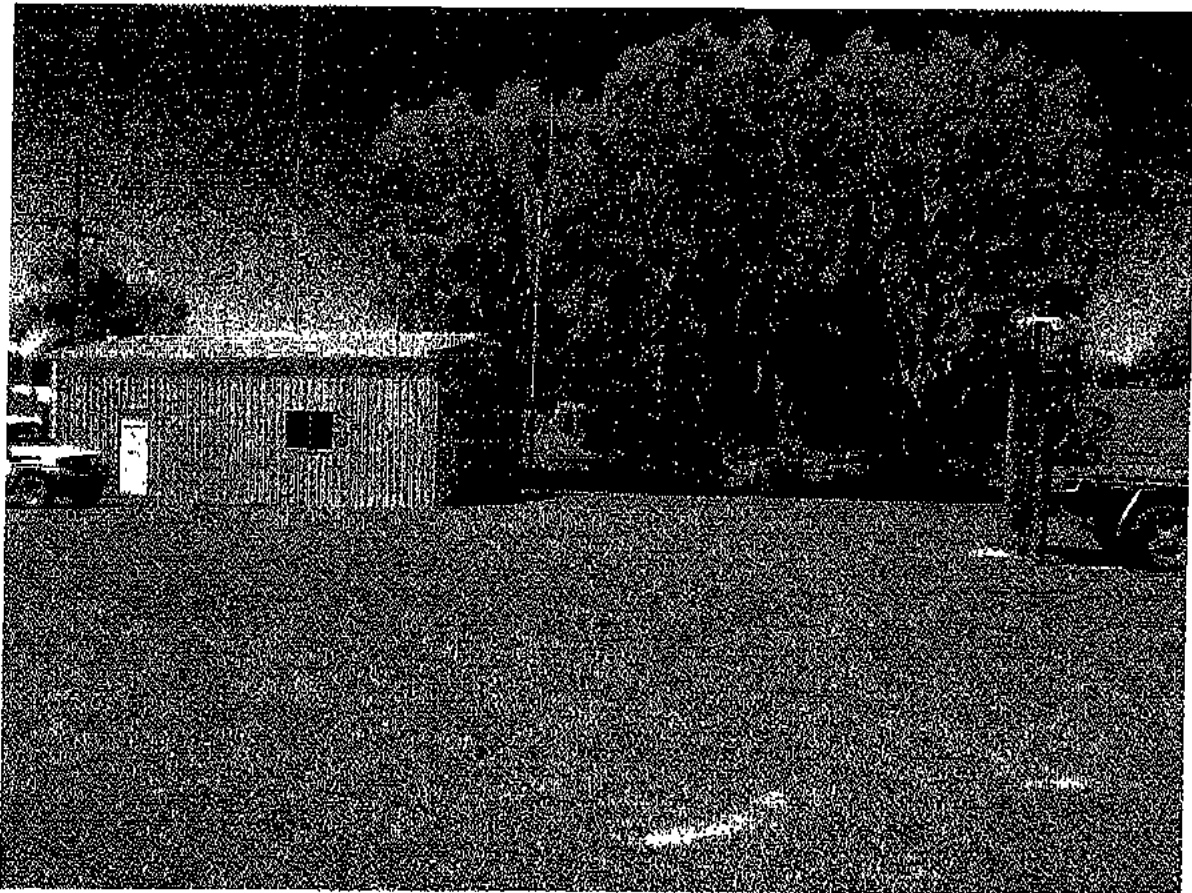
The site was identified by its street address.

A photograph is included as part of this report to confirm the identity of the site.

The Lot has a total area of 4194 square metres.

It is predominantly level and covered with grass.

A borehole was drilled to confirm the soils depth and profile.



Borehole being drilled at 8-11 Oleander Drive, Wonga Beach.

0740907390

**EARTH TEST**

QBSA Lic No. 1017941.

SITE AND SOIL EVALUATION**8-11 Oleander Drive, Wonga Beach.**

The site and soil evaluation carried out on 28/10/2014 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	Level
Shape	Linear Planar
Aspect	Nil
Exposure	Good
Erosion/land slip	Not noted
Boulders/rock outcrop	Not noted
Vegetation	Grass
Watercourse	As shown on site plan
Water table	Not encountered during investigation.
Wells/Bores	None
Fill	Not in Land Application Area
Flooding	Not likely
Channelled run-off	Not found
Soil surface conditions	Firm, Dry
Other site specific factors	Watercourse as shown on the site plan

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Brown
Texture	Silty-Sand
Structure	High
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	Not tested
Dispersion	Slakes
Soil Category	2
Resultant Design Load Rating, DLR (mm/d)	50

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**EARTH TEST**

QBSA Lic No. 1017941.

WASTEWATER MANAGEMENT SYSTEM

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

This system has been designed to conform to the requirements of the following codes, acts, regulations and standards. All work to be carried out in accordance with the following codes.

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2002.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2003.
- Queensland PLUMBING AND WASTEWATER CODE.

SYSTEM SIZING FACTORS.

A population equivalent of six (6) persons has been chosen for the meeting in the proposed shed.

The shed is connected to a reticulated water supply system.

Standard water-reduction fixtures must be used to ensure the integrity of the system.

They shall include:-

- Dual flush 6/3 Litre water closets.
- Shower-flow restrictors.
- Aerator faucets (taps).
- Water-conserving automatic washing machines.

Note: - Garbage grinders are not permitted.

The total flow was calculated using the "Department of Natural Resources and Mines (Determining Capacity of Sewage Treatment Plants based on Use Conditions) guidelines. The SEMINAR/CONFERENCE ROOMS CATEGORY gives a flow allowance of 30L/person/day.

The daily flow for the shed (6 persons @ 30 L/person/day) will be 180 L/day.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is 3000 L.

The tank must NOT be fitted with an outlet filter.

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**EARTH TEST**

QBSA Lic No. 1017941.

LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

$$L = Q / (DLR \times W)$$

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$L = 180/50 \times 1.35 \\ = 2.7m.$$

Use one 1.35m wide by 3.6m long advanced enviro septic bed.

See site plan and detail cross-section.

SYSTEM SAND

All Advanced Enviro-Septic systems require the use of "system sand" surrounding the pipe. This sand, typically washed coarse sand, must adhere to the following specification.

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

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

0740907390

**EARTH TEST**

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SYSTEM INSTALLATION

The entire bottom of the bed should be scarified a minimum of 200mm deep parallel to the AES pipes.

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

The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

OPERATION AND MAINTENANCE

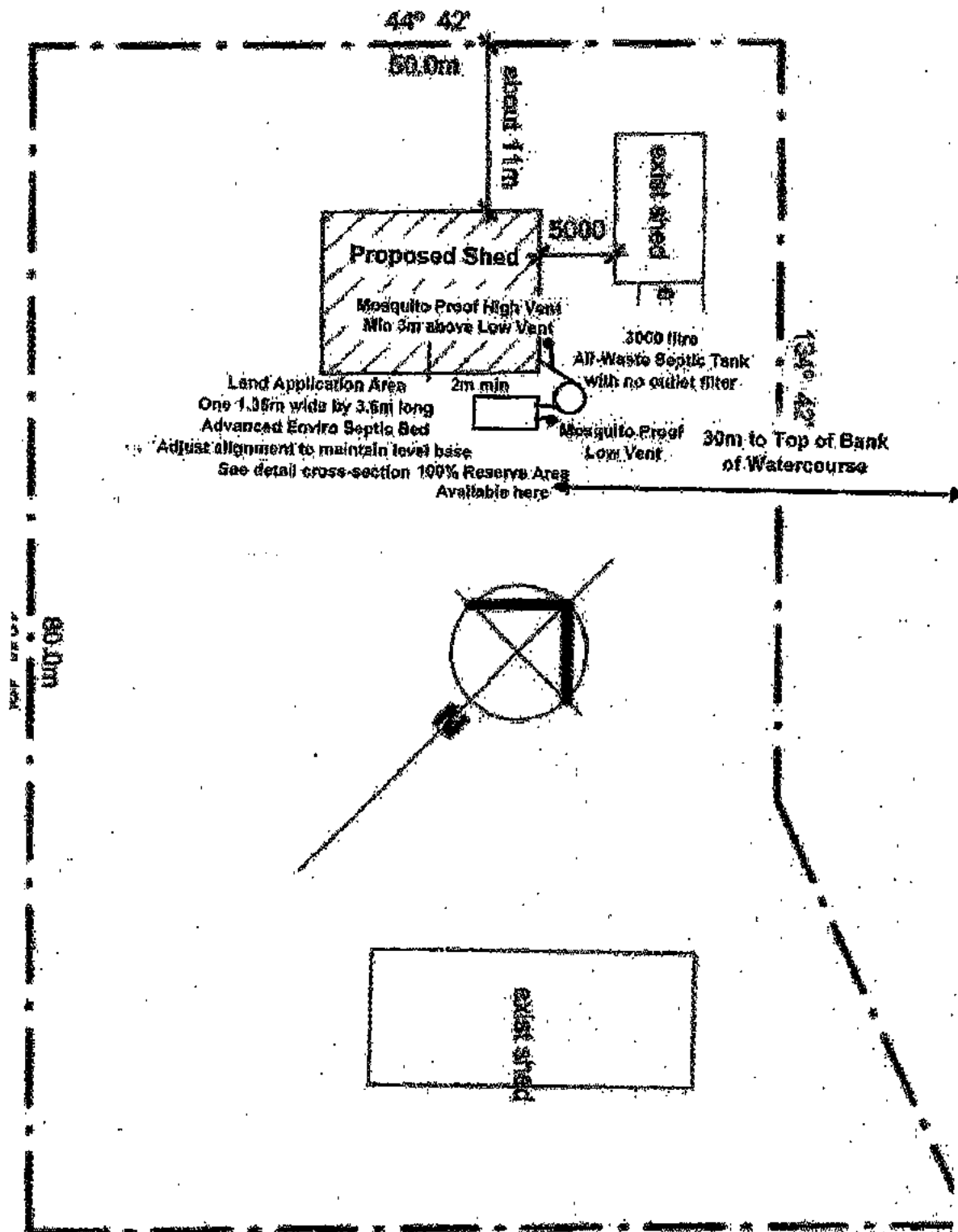
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

Leonard Quimm
Earth Test

0740907390

**EARTH TEST**

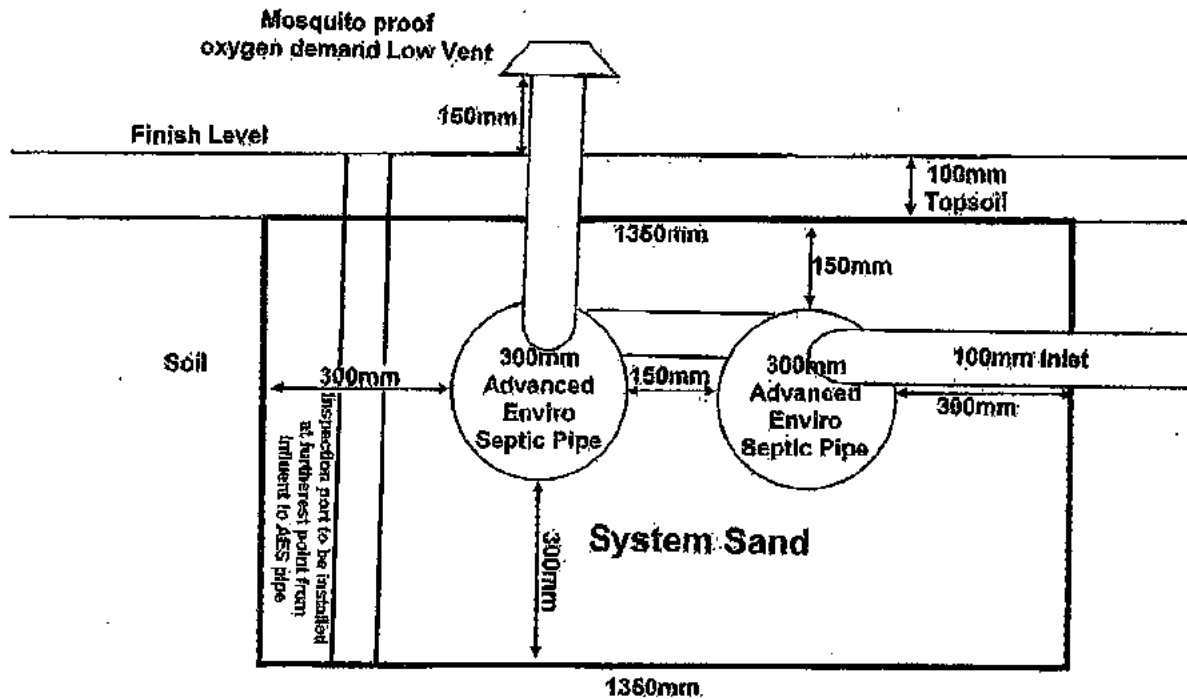
QBSA Lic No. 1017941.

SITE PLAN**8-11 Oleander Drive, Wonga Beach.****Not to Scale.****Oleander Drive**

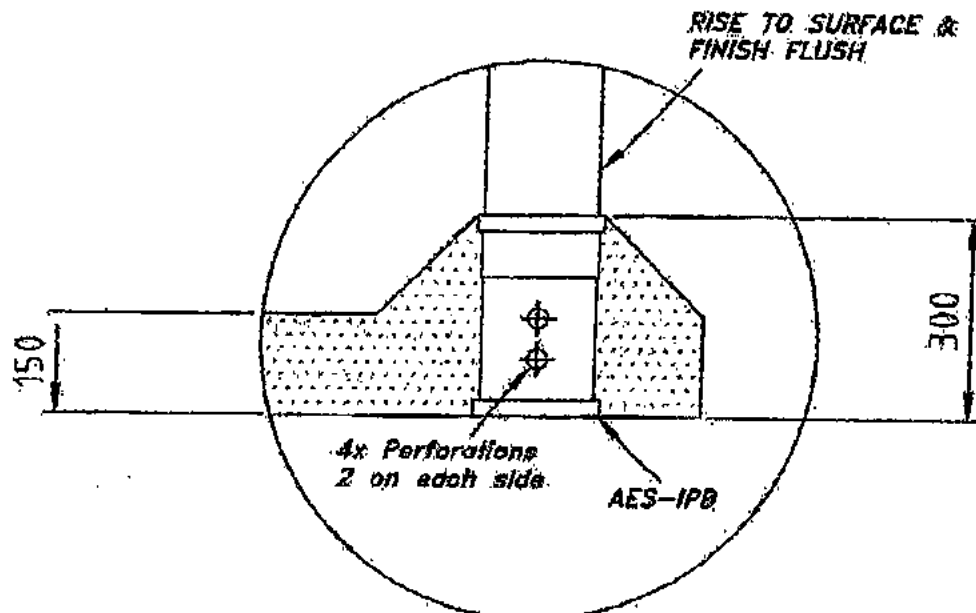
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**EARTH TEST**

QBSA Lic No. 1017941.



**1350mm Wide Two Pipe
Advanced Enviro-Septic Cross-Section**

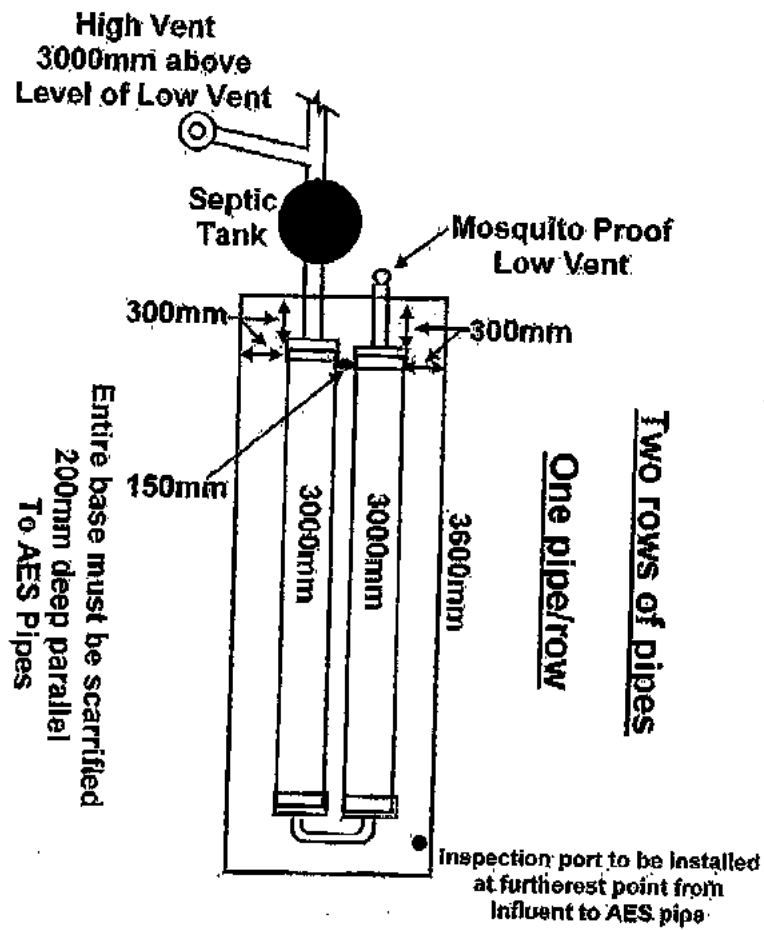


AES Inspection Port Cross-Section Detail

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**EARTH TEST**

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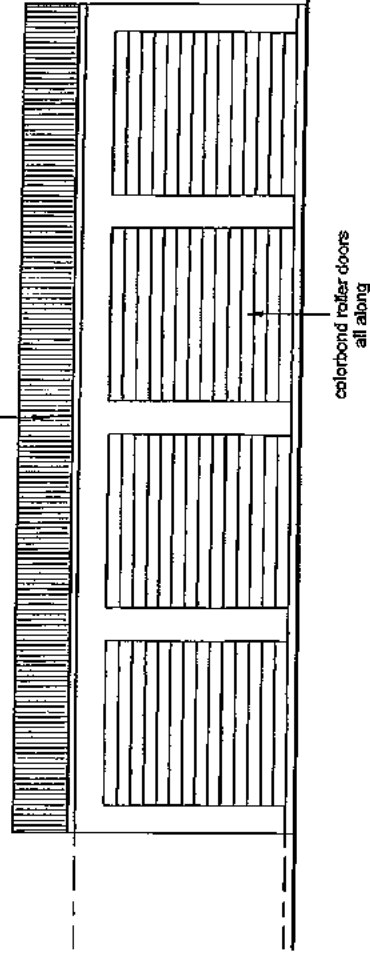


EARTH TEST

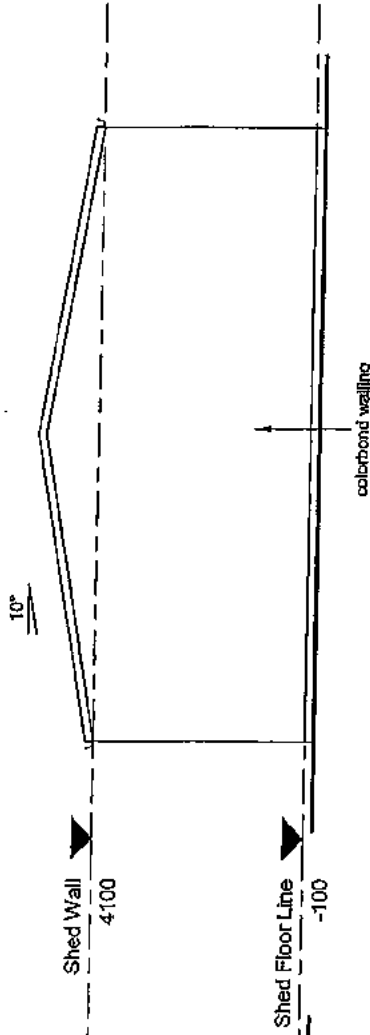
QBSA Lic No. 1017941.

ADVANCED ENVIRO-SEPTIC™ "Always The First Option"		Advanced Enviro-septic Design Calculator V8.1	
"Always the BEST Option" until site and soil conditions rule it out.			
Site Address: 6-11 Queens Drive, Wonga Beach			
Client Name: Rural Fire Brigade Wonga Beach			
Designed By: Earth Test	Designers Ph Number: 40954734	QBSA Lic Number: 1017941	
Lic Plumber Name:	Plumber Ph Number:	Plumber / Orderer Lic Number:	
Council Area: Douglas Shire Council	AES Certif Number:	Code:	
This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the design.			
System Designers can add soil calculation data entry		IMPORTANT NOTES	
Is this a new home installation Y or N	Y	>> Minimum single vent size is 80mm or 2 x 50mm house vents	
Number of person	8	>> a septic tank outlet filter is NOT RECOMMENDED	
Daily Design Flow Allowance Litres/Person/Day	30		
Number of rows required to suit site constraints	2	>> The maximum Rth of a single AES pipe run is 30 meters	
Infiltration surface Soil Category as established by site and soil evaluation. CATEGORY	2		
Design Loading Rate based on site & soil evaluation DLR (mm/day)	50		
Bore log depth below system fixed area	1000	>> Ash depth below bore log is 600 mm to establish water table or restrictive layer	
Enter System footprint Slope in % for standard AES systems to calculate extension	0		
Is this design a gravity system with no outlet filter? Y or N	Y	>> A House Vent & LOW VENT required on this system	
PLEASE CHECK YOU HAVE FILL FROM TANK TO AES SYSTEM PIPES			
COMMENTS: - "The outcome must be important to everyone."			
- Plumber are reminded to practice good construction techniques as per AS 1547 and as provided on AES installation instructions supplied with components.			
AES System Calculator Outputs		AES air spaces	
Total System load - form / day (Q)	160 l/d	AES System	System Extension
Min Length of AES pipe rows to treat loading	3.0 m	Lth m (L)	3.6
Number of FULL AES Pipe lengths per row	1 row	Width m (W)	0.90
Total Capacity of AES System pipe in Litres	424 ltr	Sand Depth :	FALSE
		Area m2	0.0
DO YOU WISH TO USE OUT LENGTHS OF PIPE IN THIS DESIGN (ENTER Y)			
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "1"		Enter Custom Width m :	
AES DISTRIBUTION FOOTPRINT AREA (L x W) (m ²)	Length	Width	Maximum AES (per row) required
For this design, select design 1	3.0	0.9	1 row
Code	AES System Run of Materials		Chankar Environmental Use Only
AES-PPR	AES 3 mtr Lths required	2 lths	 Digitally signed by Kane Dickson DN: cn=Kane Dickson, o=Chankar Environmental, email=designreview@enviro-septic.com.au, c=AU Date: 2014.11.19 14:37:06 +10'00' Designreview@enviro-septic.com.au
AESC	AESC Couplings required	0	
AESO	AESO Offset adaptors	4	
AESODV	AES Oxygen demand vent	1	
AES-PP	AES 90mm inspection port base	1	
TOTAL SYSTEM SAND REQUIRED (Grate Only)		4 m3	
PLEASE email your AES CALC and Drawings to DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU			
> The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil conditions referencing AS 1547:2012 are calculated and designed by a Qualified Designer > Chankar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator. > AES pipes can be cut to length on site. They are supplied in 3 meter lths only. AES Design V8.1-Calculator-Slope-Trench-cut pipe Copy Right - Chankar Environmental Pty Ltd 2013			

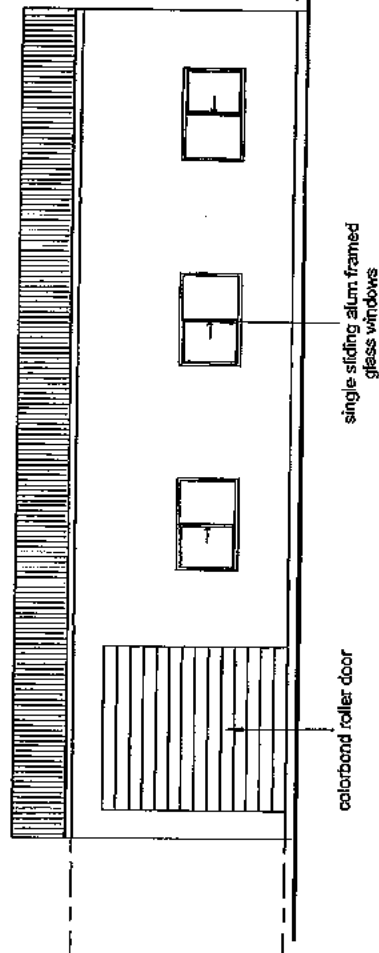
colorbond roof sheeting



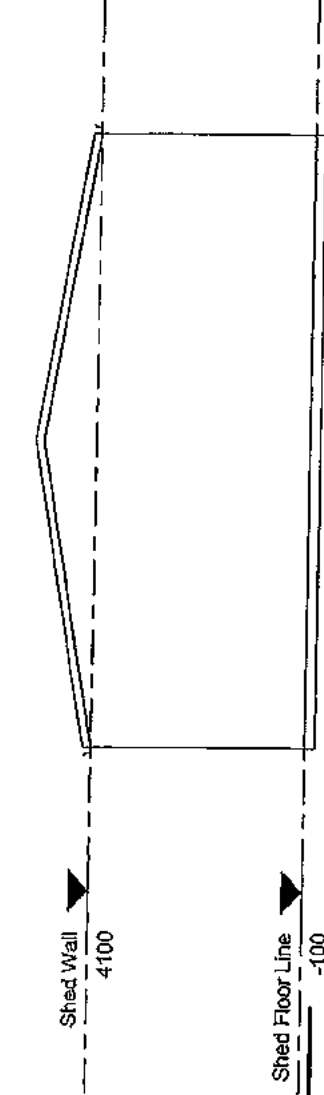
1 Shed Front Elevation - Maxwell St
1 : 100



2 Shed Right Elevation
1 : 100



3 Shed Rear Elevation
1 : 100



4 Shed Left Elevation
1 : 100

GREG SKYRING
Design and DRAFTING Pty. Ltd.

Lic: Under QBSA Act 1991 - No 1040371

11 Nott Close,
Mossman Q. 4873

Phone/Fax: (07) 41962061
Mobile: 0419212652
Email: greg@skyringdesign.com.au

PROJECT

Proposed Residence and Shed
13 Maxwell Street,
L9 RP723874
MOSSMAN

CLIENT

L. Trewick

SCALES

1 : 100

PLAN TITLE

Shed Elevations

WIND CLASS

C2

PLAN NUMBER

104-14

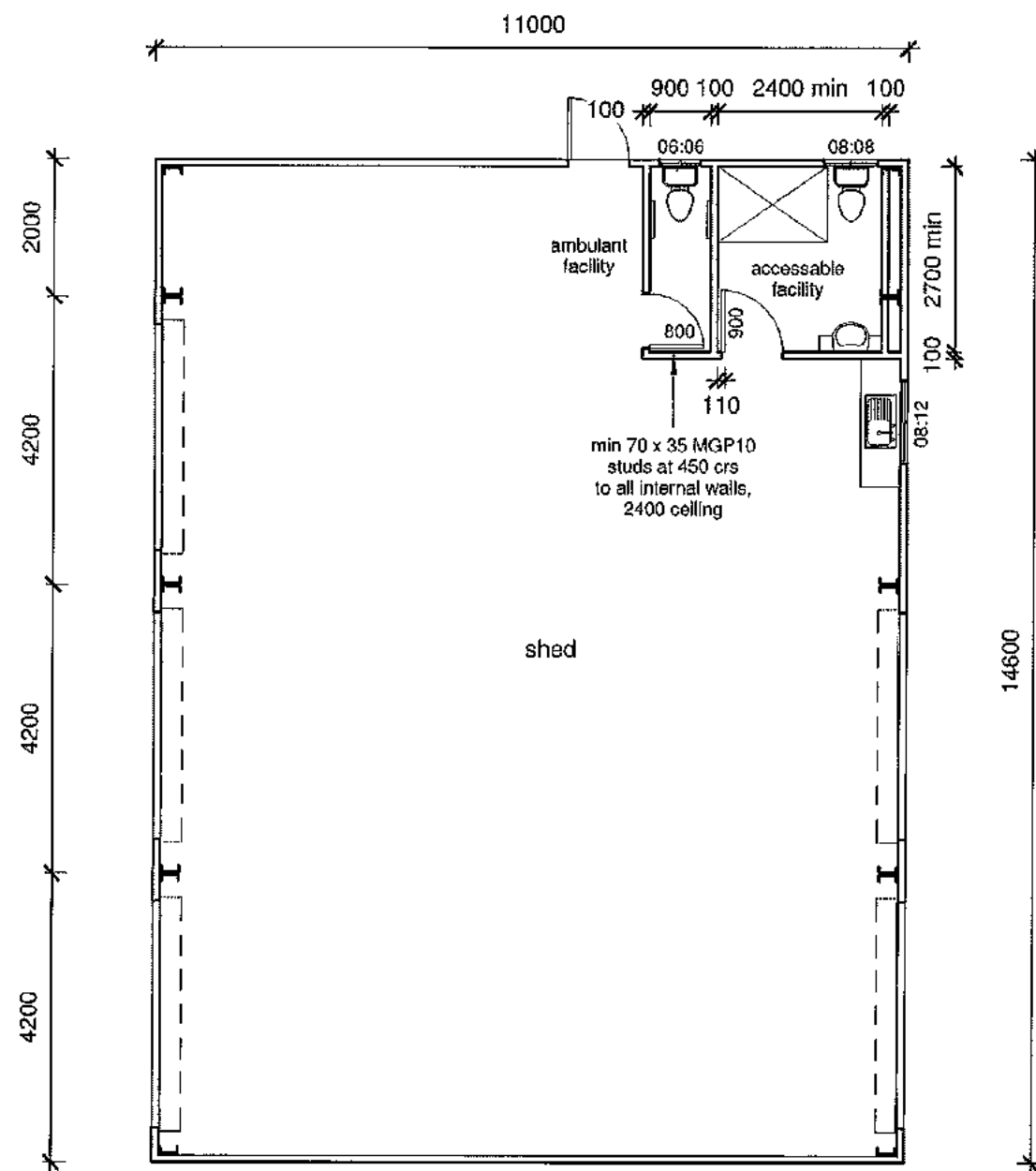
SHEET

3 of 3

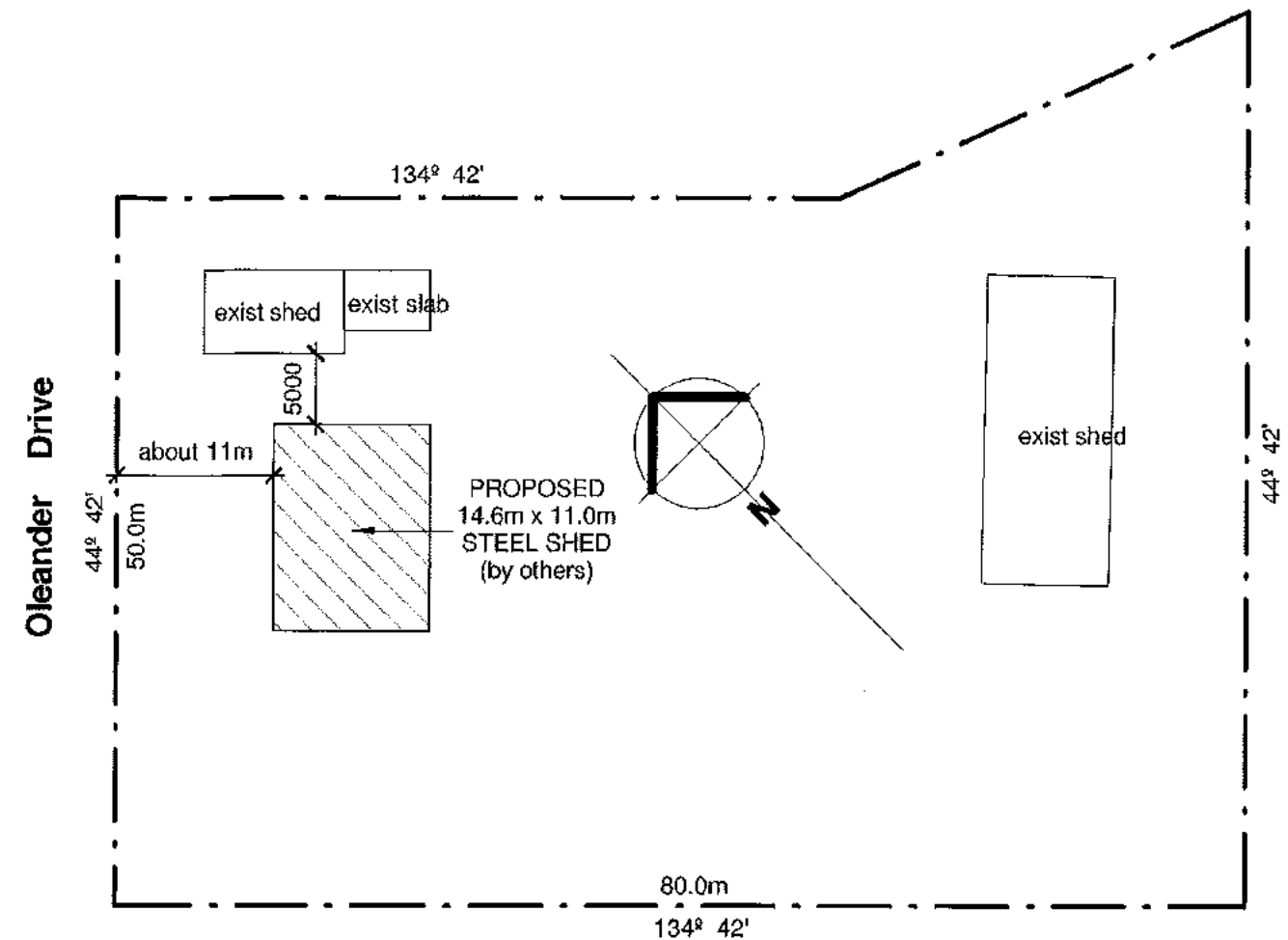
DATE OF ISSUE

prelim

REV



2 Floor Plan
1 : 100



1 Site Plan
1 : 500