

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)

Greg Skyring Design & Drafting Pty Ltd

For companies, contact name

Greg Skyring

Postal address

11 Noli Close

Suburb Mossman

State QLD

Postcode 4873

Country

Contact phone number

40982061

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)



Email address (non-mandatory requirement)

greg

@skyringdesign.com.au

Applicant's reference number (non-mandatory requirement)

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

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

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

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

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

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

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

new house and shed

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment ☒ Code assessment

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

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

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

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

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

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

d) What is the level of assessment?

☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

☐ Refer attached schedule ☐ Not required

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


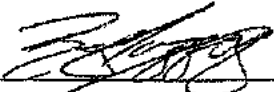
Name of owner/s of the land	Karly Allison, Beau Scamozzo
<input checked="" type="checkbox"/> We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	 
Date	9/11/13 9/14/13

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 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

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)			Scomazzon Road, Miallo	4873	1	RP732552	Cairns
ii)							
iii)							

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

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Rural		refer to report
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)

27,560m²

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

fruit farm, no existing buildings

Table K

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

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

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

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

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

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

☒ No—go to question 12 ☐ Yes

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

☐ No

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

Table L

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

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

☒ No

☐ Yes—please provide details below

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

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

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Forms 1 & 5	hard copy
planning report, dated 20th Nov 2013	hard copy
Building plans by Greg Skyring Design and Drafting, dated 30th Oct 2013	hard copy
Waste Water Report by Dirt Professionals, dated 16th April 2013	hard copy

14. Applicant's declaration

- ☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the *Sustainable Planning Regulation 2009* identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. 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.dsdiqld.gov.au/MyDAS

Mandatory requirements

1. **Describe the proposed use.** (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
House and Shed	house	287m ²		
	shed	0m ²		

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	hard copy
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	hard copy
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	hard copy
<p>Information that states:</p> <ul style="list-style-type: none"> 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	hard copy

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
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 checked="" 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 <input type="checkbox"/> Not applicable	hard copy
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 <input type="checkbox"/> Not applicable	hard copy
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	hard copy
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 checked="" 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 checked="" type="checkbox"/> Not applicable	

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

OFFICE USE ONLY

Date received

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.

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

20th November 2013

Dear Sir/Madam,

RE: DEVELOPMENT PERMIT for a MATERIAL CHANGE OF USE for a House and Shed on land described as Lot 1 on RP732552, Scomazzon Road, Miallo

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

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

1.0 General Details

Applicant and Contact

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

Ph 07 40982061
Fax 07 40982061
Email skyringdesign@cyberworld.net.au

Registered Owner of Land

Beau Scomazzon and Karly Allison

Real Property Description

Lot 1 RP732552

Location

Scomazzon Road, Miallo

1.0 – General Details continued

Tenure	Freehold
Land Area	27,560m ²
Present Use	Fruit Farm, no existing buildings
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	None
Local Government Authority	Cairns Regional Council
Planning Scheme	2008 Douglas Shire Planning Scheme
Planning Area	Rural
Applicable Codes	Rural Areas and Rural Settlement Locality Area Code Rural Planning Area Code Land Use Code Natural Areas and Scenic Amenity Code
Applicable Overlays	Natural Hazards - Medium Risk Bushfire

2.0 Assessment Against the Douglas Shire Planning Scheme Codes

RURAL AREAS AND RURAL SETTLEMENT LOCALITY CODE

General Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
• Buildings and structures complement the Height of surrounding development and/or are subservient to the surrounding environment and are in keeping with the character of the Locality.	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 proposed house and shed are single storey and no greater than 4.0m in height and 3.0m in roof height.
• Development is connected to all urban services or to sustainable on Site infrastructure services.	A2.1 Development is connected to available urban services by underground connections, wherever possible. AND/OR Contributions are paid when applicable in accordance with the	The property is connected to the town water supply. A waste water disposal report is attached

	<p>requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p> <p>OR</p> <p>Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting.</p> <p>AND</p> <p>An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.</p> <p>AND</p> <p>On-site sewerage facilities are provided in accordance with the On-site Sewerage Code</p>	
<ul style="list-style-type: none"> Landscaping of development Sites complements the existing rural character of the Locality. 	<p>A3.1 Landscaping utilises predominantly native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality.</p> <p>AND</p> <p>A minimum of 60% of the total proposed species are endemic or native species.</p>	No clearing of vegetation is proposed
<ul style="list-style-type: none"> Development Sites are provided with efficient and safe vehicle Access and maneuvering areas on Site and to the Site, to an acceptable standard for the Locality. 	<p>A4.1 All Roads, driveways and maneuvering areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	N/A

RURAL 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 Rural Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Planning Area.	The proposal of a dwelling and shed is a consistent use according to the assessment table.

Good Quality Agricultural Land

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 GQAL24 is only used for agricultural uses and primary production purposes.	A2.1 Agricultural land is used for agricultural uses in accordance with the classifications of the Agricultural Land Classes identified in the Shire and the requirements of State Planning Policy 1/92 – Development and the Conservation of Agricultural Land.	Areas used for the house and shed are not suitable for growing sugarcane due to area size and access limitations

Buffering Incompatible Land Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3 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.	A3.1 A buffer is provided in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).	N/A

Building/Structure Setbacks and Screening

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P4 Buildings/structures are Setback to:</p> <ul style="list-style-type: none"> maintain the rural character of the area; and achieve separation from neighbouring Buildings and from Road Frontages. 	<p>A4.1 Buildings/structures are Setback not less than:</p> <ul style="list-style-type: none"> 40 metres from the property boundary adjoining a State Controlled Road; or 25 metres from the property boundary adjoining the Cape Tribulation Road; or 20 metres from the property boundary fronting any other Road; and 6 metres from the side and rear property boundaries of the Site. 	<p>Boundary clearances are shown on the included Site Plan, and are in excess of the minimum 6m required</p>
<p>P5 Rural activities north of the Daintree River are screened to protect the Scenic Amenity of the area.</p>	<p>A5.1 A 10 metre Setback on rural land adjacent to any Road Frontage north of the Daintree River including Dense Planting of the setback area.</p>	<p>N/A</p>

Rural Character

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P6 Buildings/structures are designed to maintain the rural character of the area.</p>	<p>A6.1 White and shining metallic finishes are avoided on external surfaces of Buildings located in prominent view.</p>	<p>See P14 for proposed colours</p>

Protecting and Enhancing Native Vegetation and Adjacent Environmentally Sensitive Area

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7 Native vegetation existing along Watercourses and or adjacent to areas of environmental value or areas of remnant vegetation of value is protected	A7.1 No Acceptable Solution (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Report and Information the Council May Request, for code and impact assessable development).	No vegetation will be cleared

Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P8. Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p>A8.1 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> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a</p>	<p>N/A</p> <p>Both level building pads were formed over 30 years ago. Neither building is located within a zone of influence of a cut or fill batter.</p>

	maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage. (Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)	
P9 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	<p>A9.1 A split level building form is utilised.</p> <p>A9.2 A single plane concrete slab is not utilised.</p> <p>A9.3 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
P10 Development on sloping sites minimises any impact on the landscape character of the surrounding area.	A10.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	
P11 Development on sloping sites ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A11.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	

Sustainable Siting and Design of Houses on land where the Natural Areas and Scenic Amenity Code is triggered

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing	A12.1 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	Both buildings are located in previously cleared areas

	<p>cleared until development occurs. The Clearing is limited to a maximum an area of 800 m2and is sited clear of the High Bank of any Watercourse.</p> <p>EXCEPT</p> <p>In the World Heritage Areas and Environs Locality and the Settlement Areas North of the Daintree River Locality where the maximum clearing is limited to 700m2. (The 800m2/700m2area of Clearing does not include an access driveway.)</p> <p>A12.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>	N/A
P13 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A13.1 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.	N/A
P14 The exterior finishes of a House complements the surrounding natural environment.	<p>A14.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.</p> <p>AND</p> <p>For self assessable development the exterior colours of Buildings/structures are chosen from the following list of Colourbond Colours:</p> <ul style="list-style-type: none"> a. Jasper b. Sandbank c. Paperbark d. Dune e. Windspray f. Woodland Grey g. Bushland h. Pale Eucalypt 	<p>Proposed colours are as follows; House: Walls – paperbark Roof - ironstone</p> <p>Shed: Walls – paperbark Roof - ironstone</p>

	i. Wilderness j. Cottage Green k. Plantation l. Blue Ridge and m. Ironstone.	
P15 A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A15.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	House will be required to comply with 6 star energy efficiency requirements as per The Building Code of Australia
P16 Any filling and excavation work does not create a detrimental impact on slope stability, erosion potential or Visual Amenity of the Site or the surrounding area.	A16.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.	N/A
P17 The bulk and scale of a House is not visually obtrusive and does not compromise the Visual Amenity of the site and the surrounding area.	A17.1 The Gross Floor Area of the House does not exceed 250m ² .	a dispensation is required to allow the GFA of the house to be 287m ²

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 is proposed. The proposed shed has a site cover of 0.26%
P2 The House is used for residential purposes.	A2.1 The House is used by one Household.	One house is proposed for use by one family
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.	A two vehicle carport is attached to the house; numerous opportunities are available for visitor parking on the property.

	A3.2 At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	
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NATURAL AREAS AND SCENIC AMENITY CODE

Development in Areas of Natural and Scenic Amenity Value

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
- Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.	A1.1 Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale. A1.2 Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	The attached site plan shows the location of proposed buildings and internal roads within 50m of remnant vegetation. There are no perennial watercourses within 50m of the buildings
- Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.	A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example: <ul style="list-style-type: none"> • adjacent to existing development; • within an existing cleared area; • within a disturbed area with little potential for rehabilitation; • within an area close to an Access Road; • removed from an identified area of important habitat. 	The building locations are within existing cleared areas and will not be visible from any adjacent roads

	<p>A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p> <p>A2.3 No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p> <p>A2.4 Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p>A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> <p>A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p>A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below; AND</p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p> <p>A2.8 There is no fragmentation or alienation of any Remnant Vegetation.</p> <p>A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.</p>	<p>Refer above</p> <p>No boundary fences are proposed</p> <p>All services are proposed to be underground from the front boundary.</p> <p>The existing internal road is shown on the site plan, and is currently mostly gravel surfaced. Sections shown on the Site Plan as 1 in 6 to 1 in 4 grade will be concrete surfaced.</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
- Any development involving filling and excavation minimises detrimental impacts	No Acceptable Solution. (Information that the Council may request to demonstrate	Refer to A2.1

on any aquatic environment.	compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	
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Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
- Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.	<p>A4.1 For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.</p> <p>A4.2 Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>A4.3 The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 	N/A

	<p>30 metres</p> <ul style="list-style-type: none"> • Category 2 – Perennial Watercourse – 20 metres • Category 3 – Minor Perennial – 10 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p> <p>OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 10 metres PI Category 2 – Perennial Watercourse – 5 metres - Category 3 – Minor Perennial – 2.5 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p> <p>A4.4 Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>	
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Use of Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
- Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.	<p>A5.1 Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p> <p>A5.2 The location of low key,</p>	N/A

	passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.	
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Retaining and Protecting Highly Visible Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
- Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.	<p>A6.1 Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.</p> <p>A6.2 Any development remains unobtrusive and sited below the tree line and ridge line. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	N/A

Overlay Codes

Acid Sulfate Soils Code

Overlay is not applicable; site elevation is < 50m AHD.

Cultural Heritage and Valuable Sites

Overlay is not applicable

Natural Hazards

The subject site is mapped as Median Risk Hazard – Bushfire. The proposed dwelling will incorporate bushfire construction techniques to comply with the National Construction Code.

General Codes

Filling and Excavation

No filling or excavation is required. The sites were prepared about 30 years ago

Landscaping

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

Vehicle Parking and Access

Car parking available on-site is in excess of that required under Schedule 1 of this Code for a house.

Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of a single dwelling house and shed on land described as Lot 1 RP732552, Scmazzon Road, Miallo.

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

DIRT PROFESSIONALS

7 REYNOLDS STREET MAREEBA QLD 4880
TELEPHONE 4092 7081 FAX 4092 7088
MOBILE 0417 647 477

Greg Skyring Designs
11 Noli Close
Mossman Qld 4873

Tandel Investments Pty Ltd
BSA No. 1173606

16 April 2013

Site Assessment and Design
Lot 1 Scornazzon Road
Mareeba QLD

Job No 14981

INTRODUCTION

This report presents the results of a site assessment performed at Lot 1 Scornazzon Road Mossman. The assessment is required in connection to determine the method of effluent disposal to be used, as per the Queensland Plumbing and Wastewater Code for On-site Sewerage Facilities.

EXISTING CONDITIONS

At the time of the assessment the allotment was located in a rural subdivision consisting of acreage land. The allotment at the time of the assessment had been excavated to form a level building platform. There was a flat area for the location of the wastewater at the toe of the batter to the East. The proposed 4 bedroom dwelling is to be located on the existing platform. The location of the building area was not.

The proposed wastewater is to be located to the East of the building area.

FIELD WORK

To investigate subsurface conditions bore holes were excavated to depths of 600 mm. The location of these holes were at the wastewater area. A disturbed sample was taken for laboratory testing.

SOIL PROFILE

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

SOIL CATEGORY FOR DOMESTIC WASTEWATER

The clay loams with some sand and gravels are regarded as being a imperfectly drained material with a weak structure. It is estimated as per the AS 1547:2000 standard the indicative permeability is 0.12 - 0.5 m/d. The soil category on the basis of visual inspections of the materials, as per the AS/ANZ 1547:2000, is found to be a **Soil Category 4.**

It is proposed that Primary Treatment is to be used for the dispersal of effluent. There were no drains, gullies, creeks or bores located within the separation distance of 50m required for the dispersal area. There was no water at the depth of bore holes.

Due to the limited soil over laying the weathered rock trenches or evaporation beds are not acceptable. The site can adopt a Wisconsin mound which will allow for evaporation.

The water supply to the dwelling will be reticulated water.

A design loading rate of 8 mm/d should be used to determine basal area of mound, this shall be designed by a qualified designer based on the AS 1547:2000 and the soil assessment data based on this report.

VALIDITY

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

Yours faithfully
Tandel Investments Pty Ltd
DIRT PROFESSIONALS



Angelo Tudini
Director

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

BORE HOLE LOG

HOLE 1

0.0 - 0.6m Clay Loam with some gravel and sand - Brown

HOLE 2

0.0 - 0.5m Clay Loam with some gravel and sand - Brown

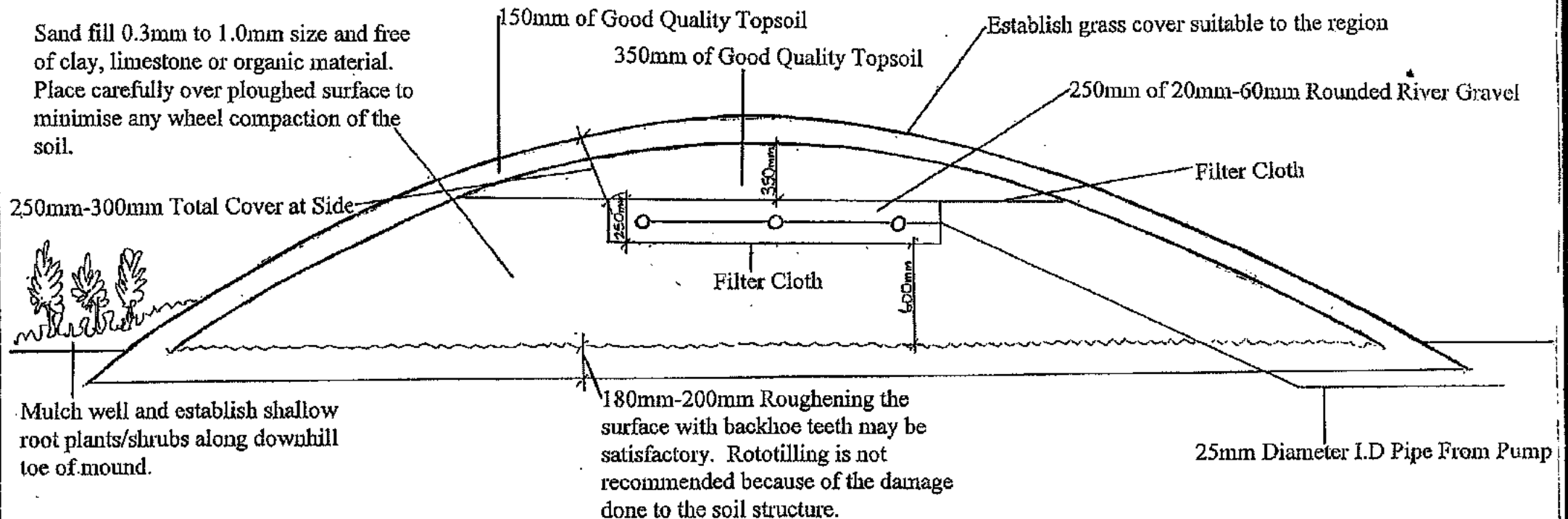
HOLE 3

0.0 - 0.8m Clay Loam with some gravel and sand - Brown

DESIGN OF LAND APPLICATION SYSTEM

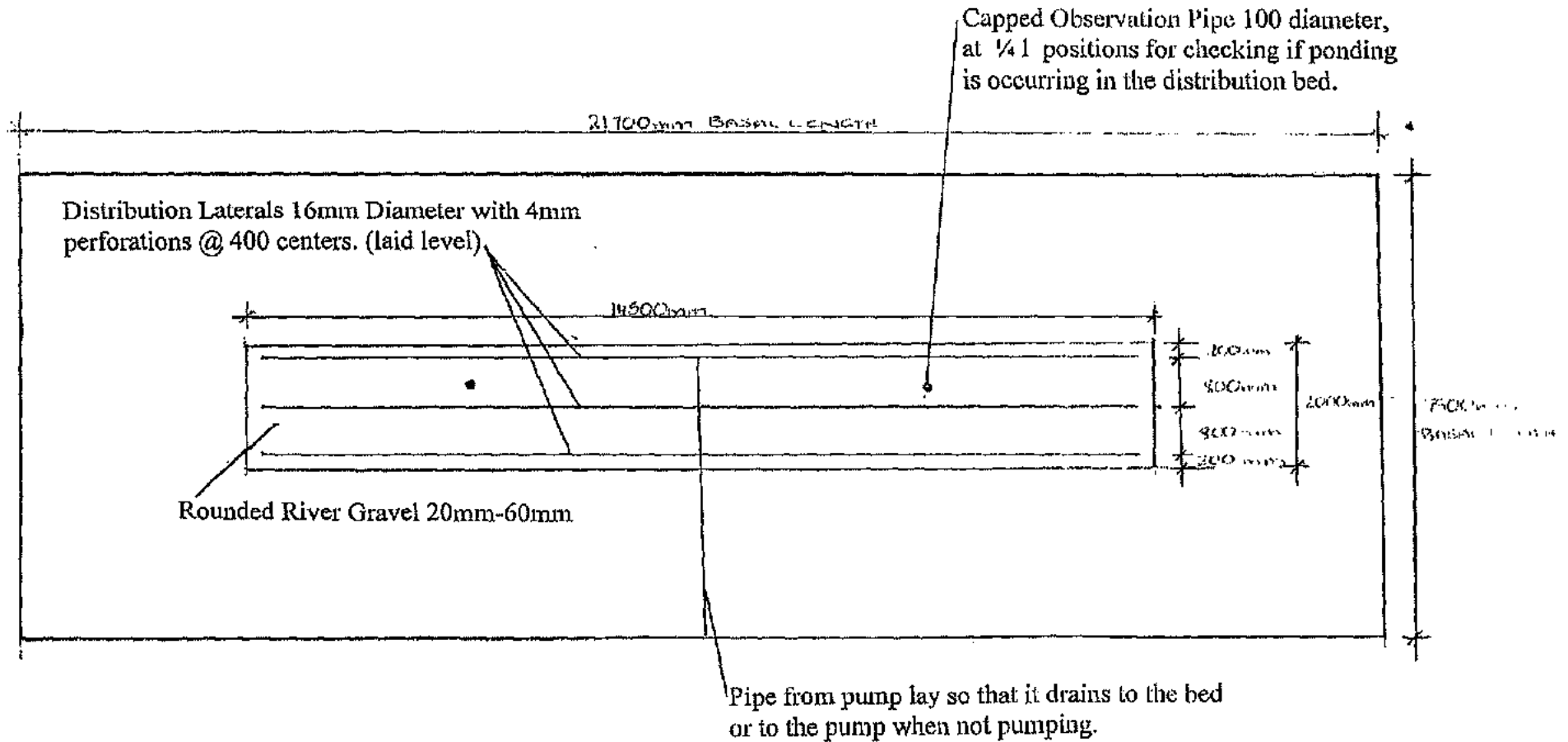
- **DESIGN FLOW** - All waste – 145Litres/Day x 6 persons =870litre/day
- **FLOW MODIFICATION** - Install dual flush 6/3 toilet cistern, shower flow restrictors , tap aerators, and water economic washing machines. Garbage Grinders are not permitted.
- **AVAILABLE AREA FOR EFFLUENT DISPOSAL** -100%
- **SITE AND SOIL CONSTRAINTS** - NIL
- **SYSTEM ADOPTED** - 3000L Septic Tank with Wisconsin Mound
- **EFFLUENT QUALITY** - Primary
- **D.L.R.** - 8 for Basal Area, 30 for Sand Bed
- **DISPOSAL AREA PROTECTION** - Yes
- **DISPOSAL AREA DESIGN** - Basal Area Required = $870 / 8 = 108\text{m}^2$
Aggregate Bed Area Required = $870 / 30 = 29\text{m}^2$
Adopt 2m by 14.5m Long Aggregate Bed
Adopt 7.5m Basal Width and $14+3.6+3.6=21.7\text{m}$ Basal Length

Wisconsin Mound

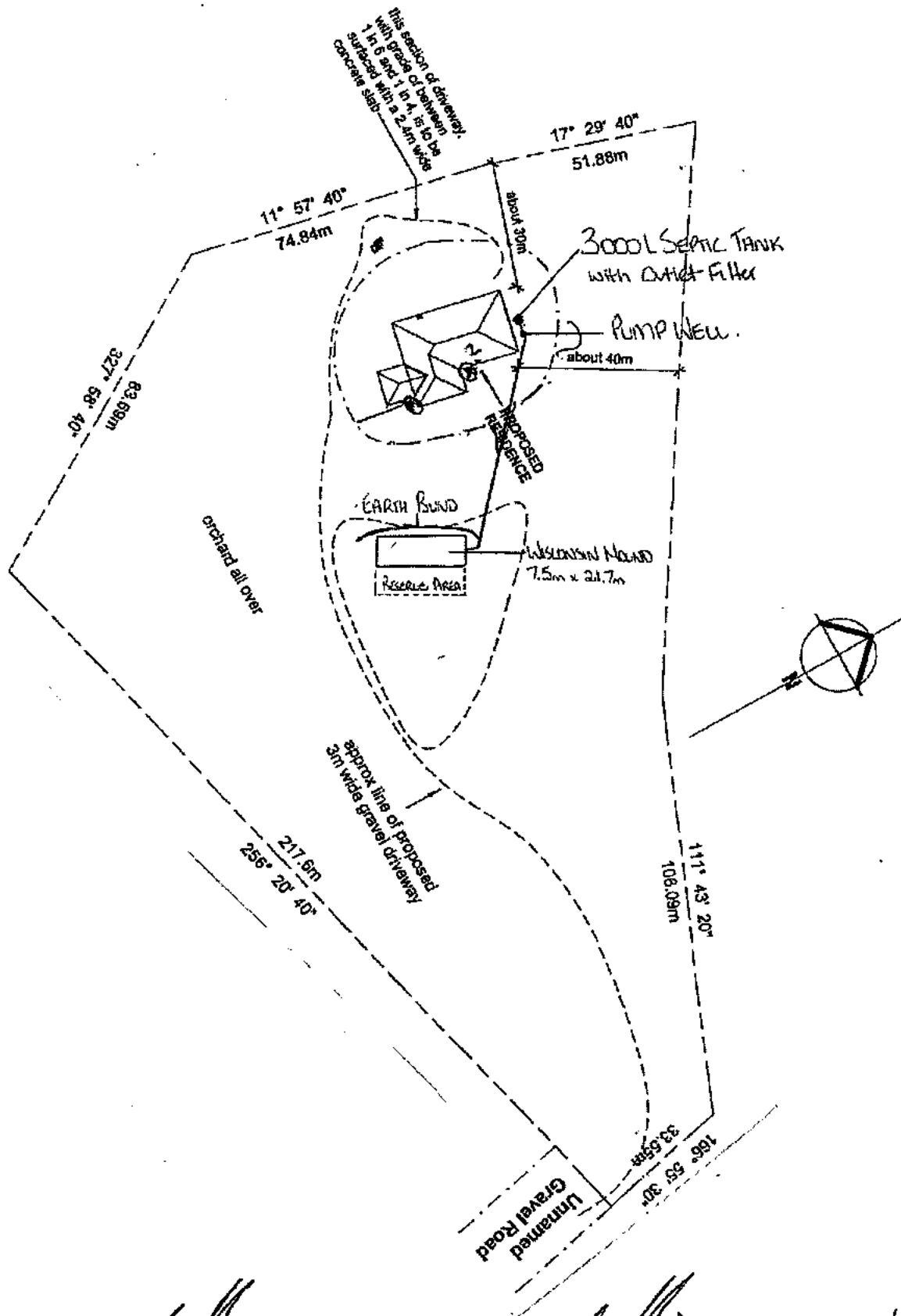


Wisconsin Mound

Effluent pump to be controlled by timer switch and float switch (for extremes). Such that "Dose loading" to the mound is applied at 30 litres per dose every 15 minutes. Pump chamber capacity between high and low switches = 400 L



SITE LOCALITY PLAN



CHECKED BY:

[Signature]

SIGNATORY:

[Signature]

DATED:

21/11/13

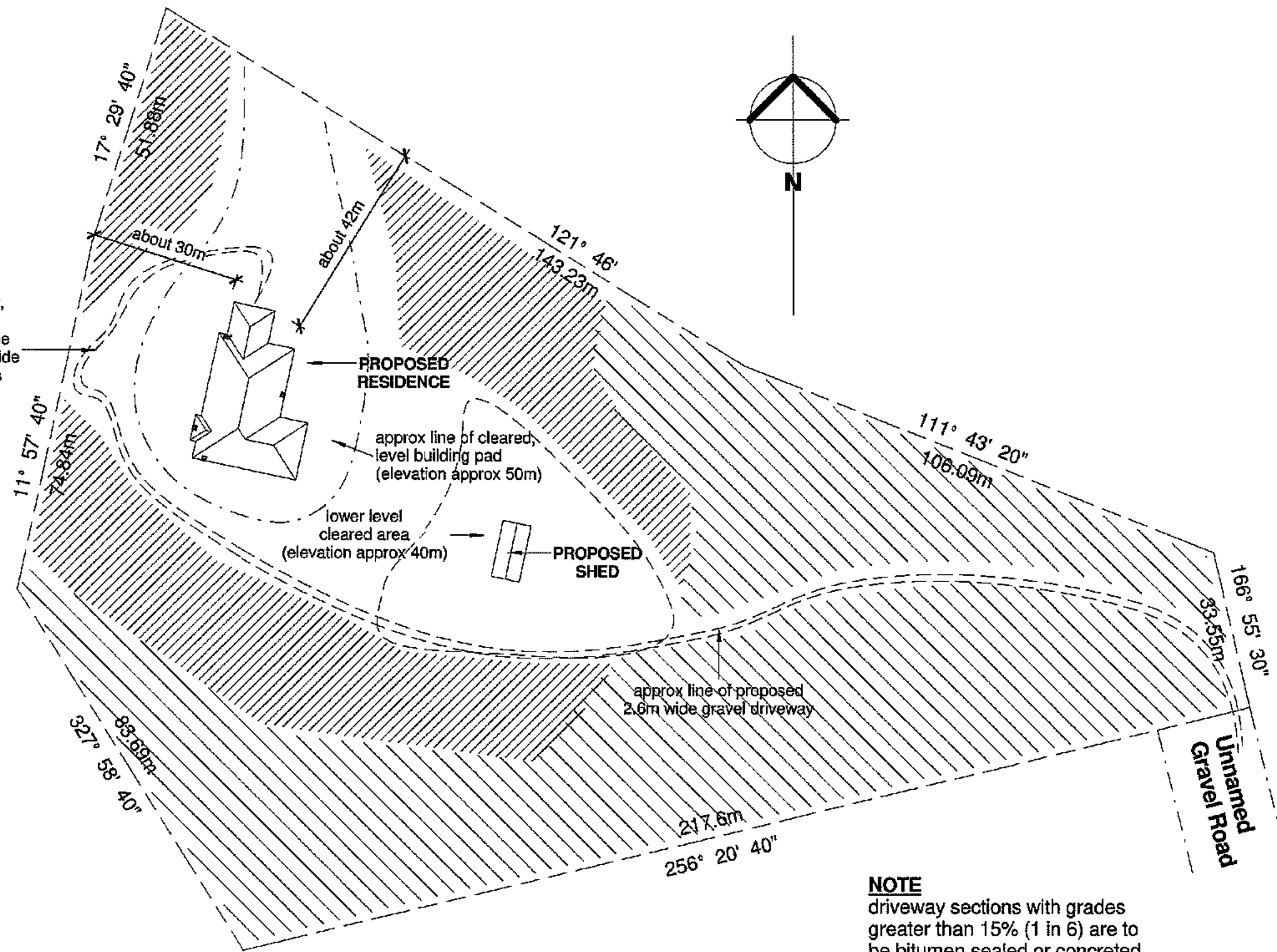
DIRT PROFESSIONALS

OFFICES:

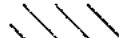

MAREEBA
7 Reynolds St

INNISFAIL
Clifford Rd

this section of driveway,
with gradient between
1 in 6 and 1 in 4, is to be
surfaced with a 2.6m wide
concrete slab, widen as
required at corners



LEGEND

-  denotes orchard
-  denotes remnant vegetation

1 Site Plan
1 : 1000

GREG SKYRING
Design and DRAFTING Pty. Ltd.

Lic Under QBSA Act 1991 - No 1040371

11 Noli Close,
Mossman Q. 4873
Phone/Fax: (07) 40982061
Mobile: 0419212652
Email: skyringdesign@cyberworld.net.au

PROJECT

Proposed Residence and Shed,
L1 RP732552
off Scomazzon Road,
MIALLO

CLIENT

B Scomazzon and K Allison

WIND CLASS

C3

PLAN NUMBER

309-13

SHEET

1 of 6

SCALES

1 : 1000

PLAN TITLE

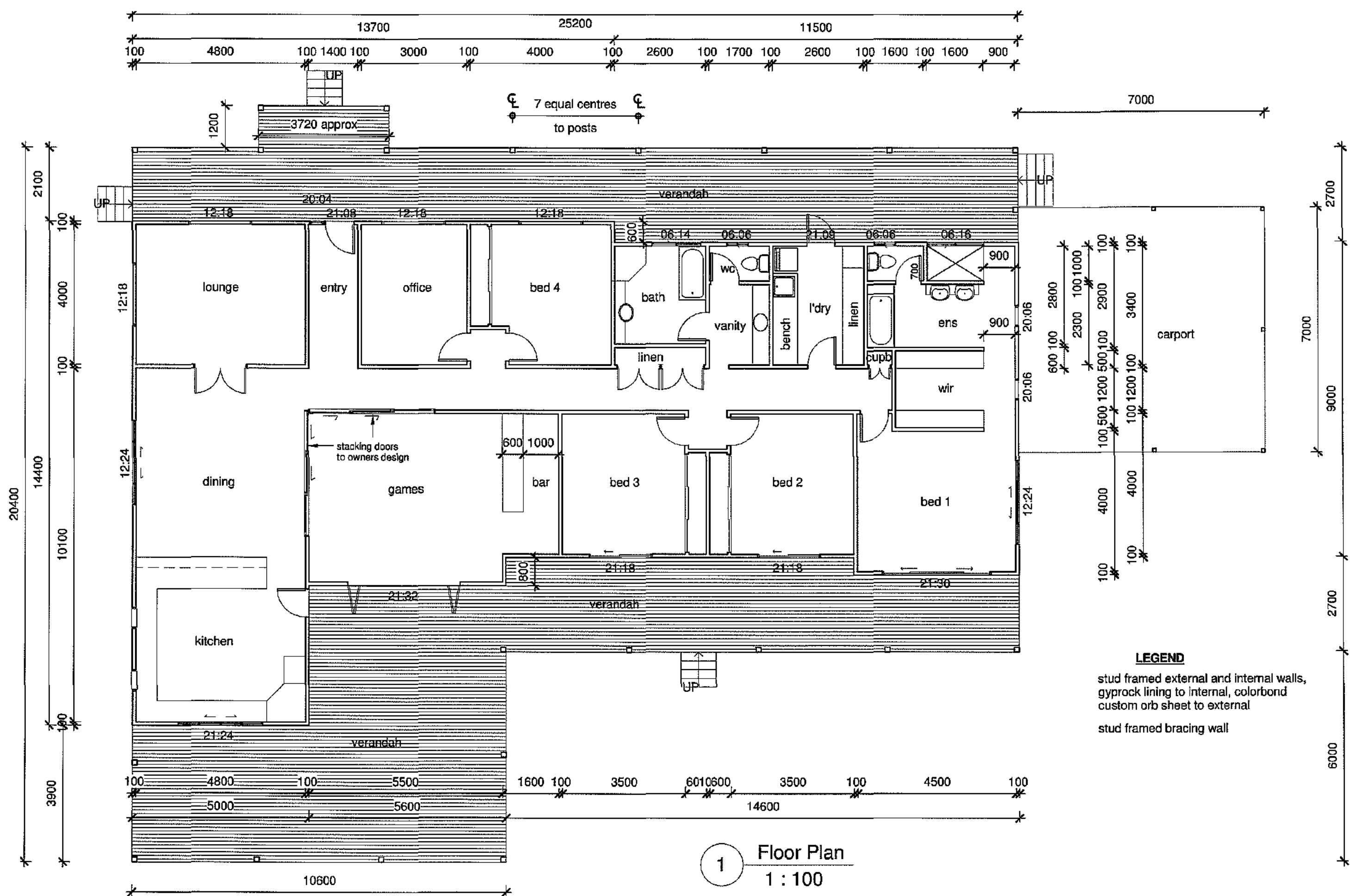
Site Plan

DATE OF ISSUE

30.10.13

REV

C



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PLAN NUMBER

309-13

SHEET

2 of 6

SCALES

1 : 100

PLAN TITLE

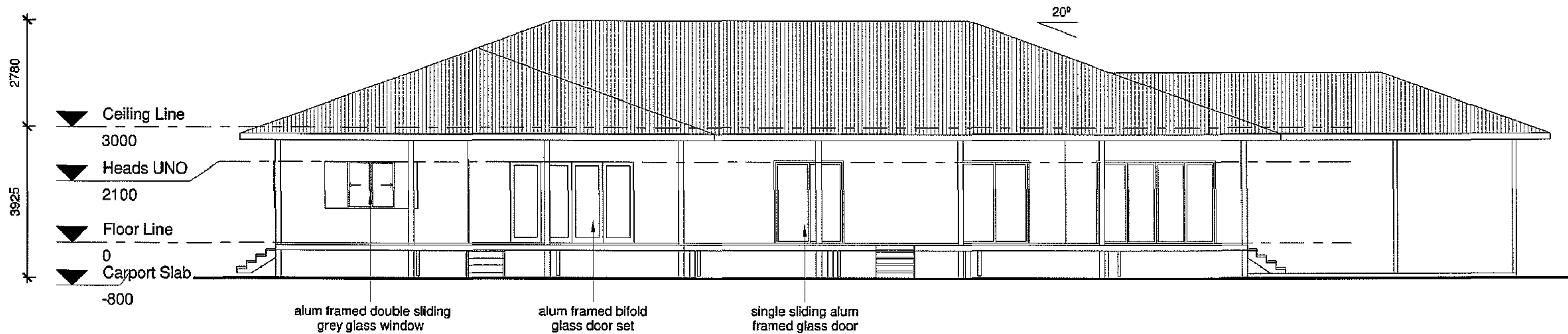
Floor Plan

DATE OF ISSUE

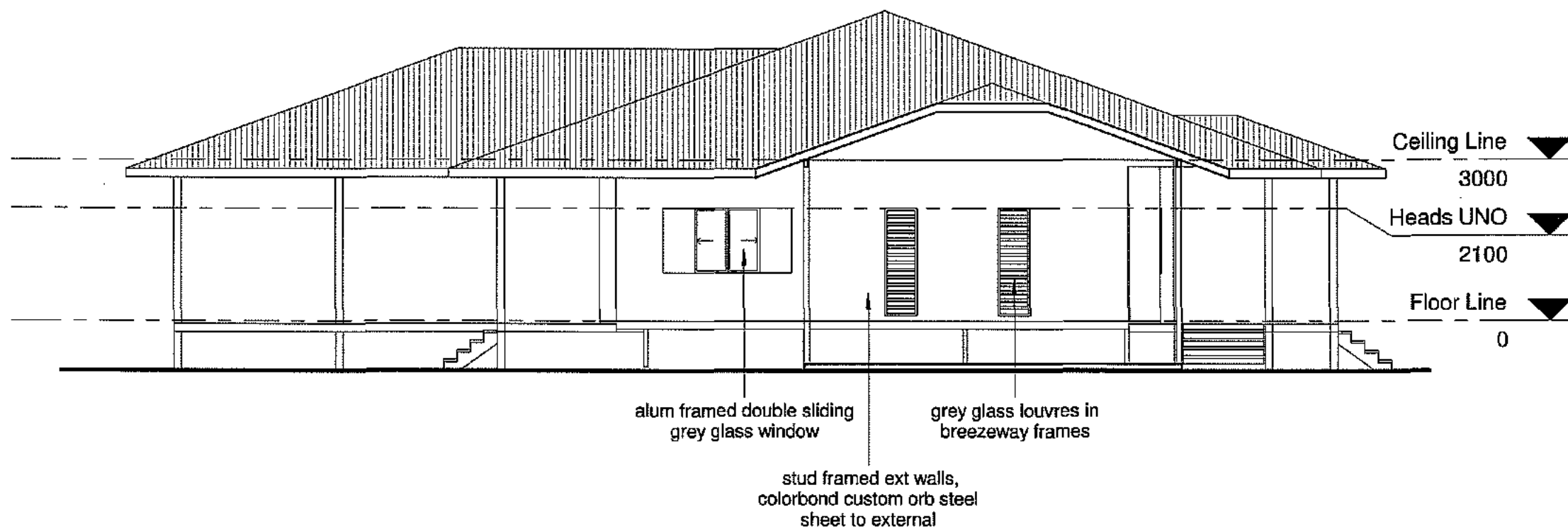
30.10.13

REV

C



1 Front Elevation
1 : 100



2 Right Elevation
1 : 100

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SHEET

3 of 6

SCALES

1 : 100

PLAN TITLE

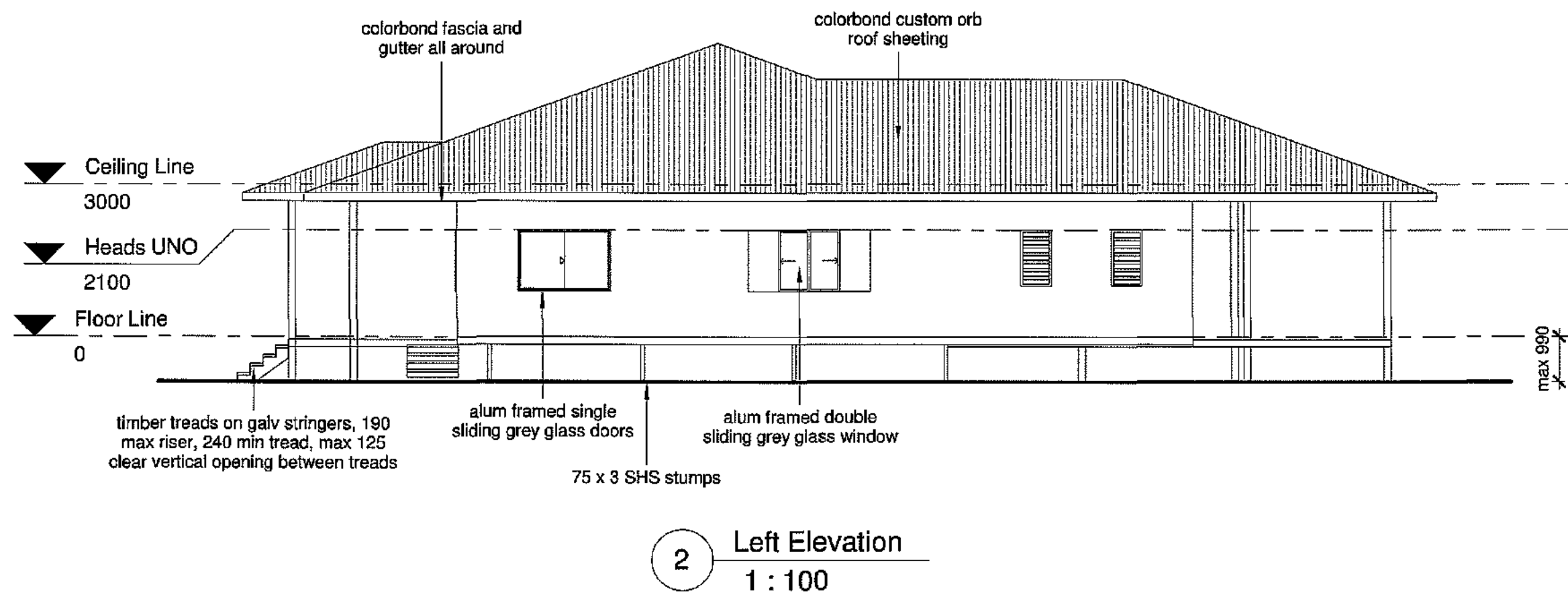
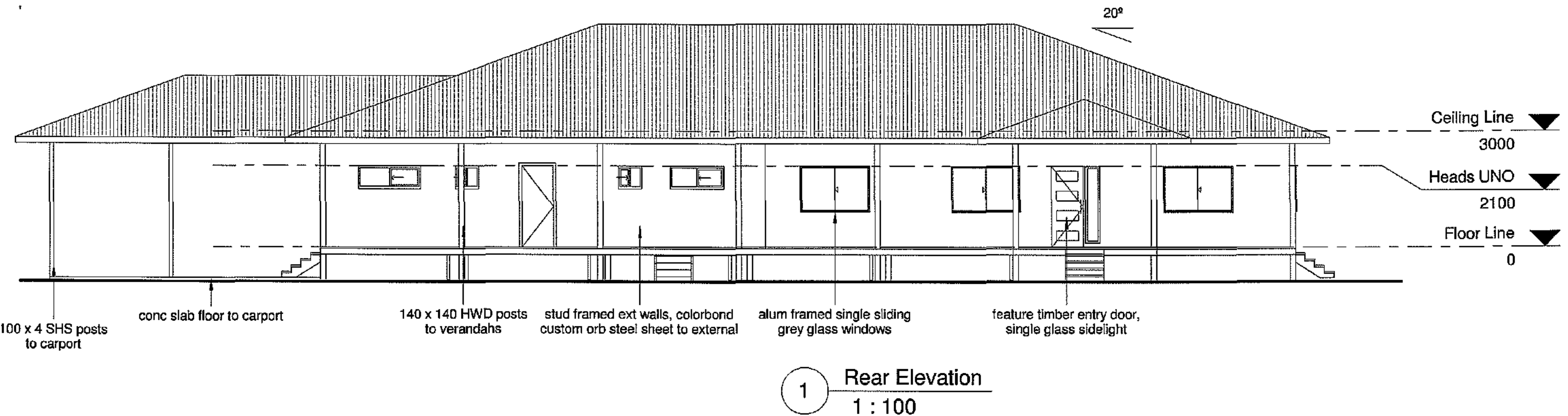
Elevations - Sheet 1

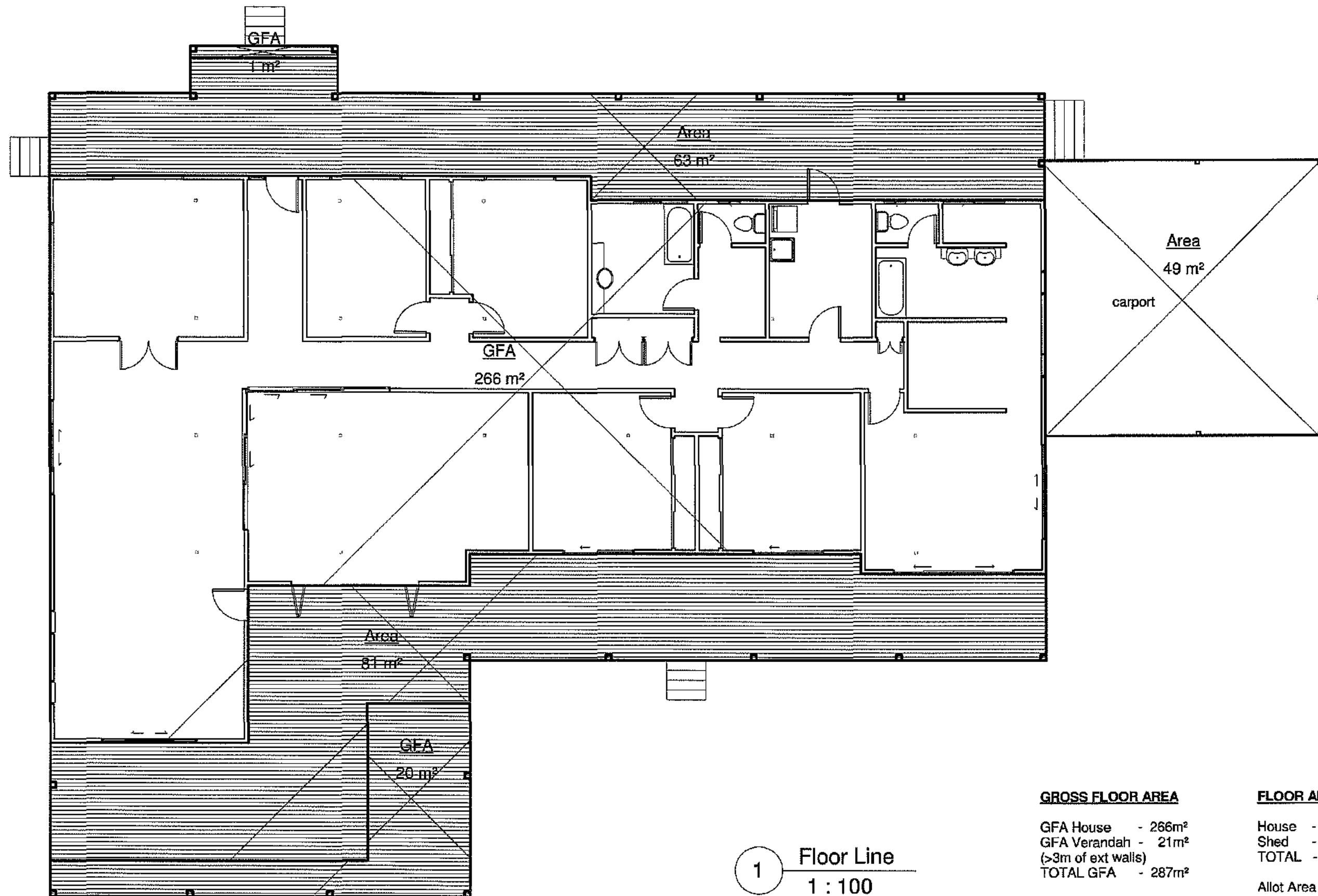
DATE OF ISSUE

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REV

C





GROSS FLOOR AREA

GFA House - 266m²
GFA Verandah - 21m²
(>3m of ext walls)
TOTAL GFA - 287m²

FLOOR AREAS

House - 480m²
Shed - 72m²
TOTAL - 552m²

Allot Area - 27,560m²
Site Cover - 2.0%

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B Scomazzon and K Allison

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C3

PLAN NUMBER

309-13

SHEET

5 of 6

SCALES

1 : 100

PLAN TITLE

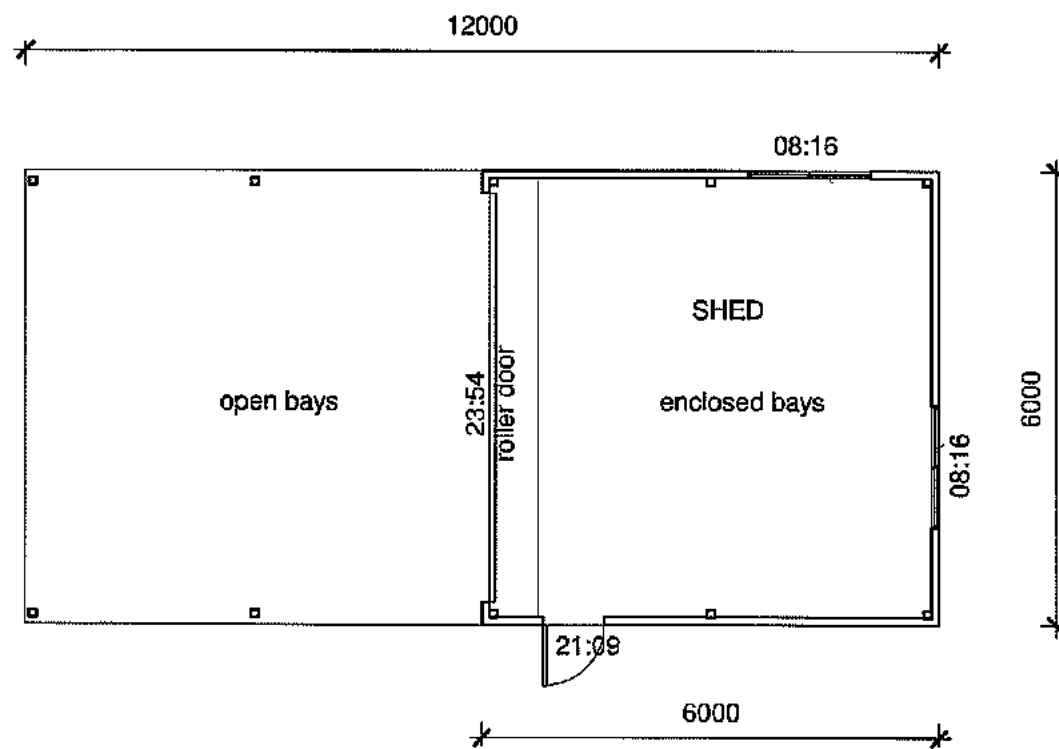
Area plan

DATE OF ISSUE

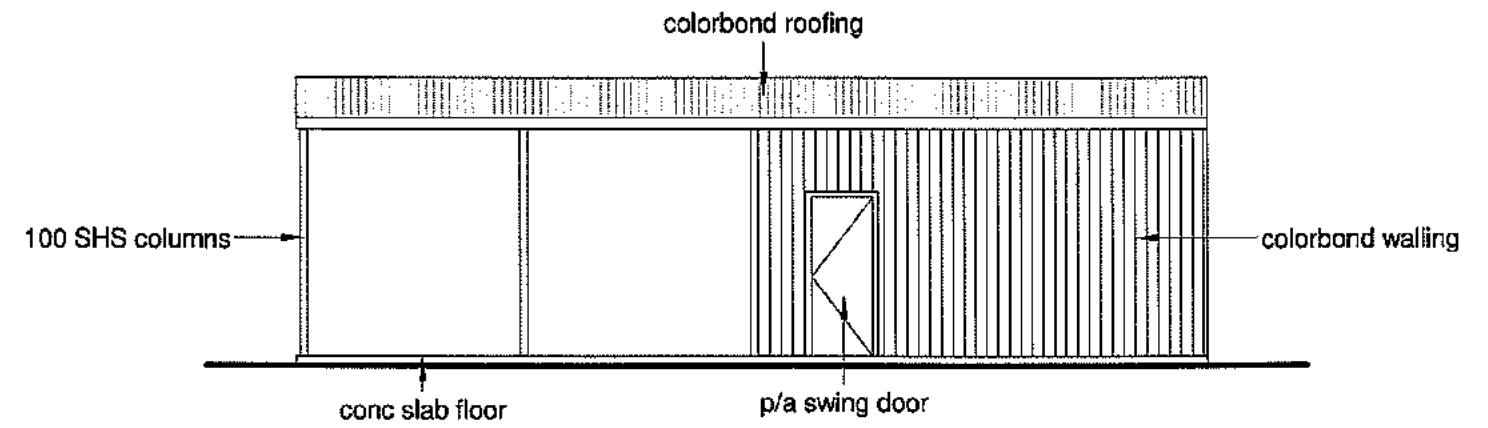
30.10.13

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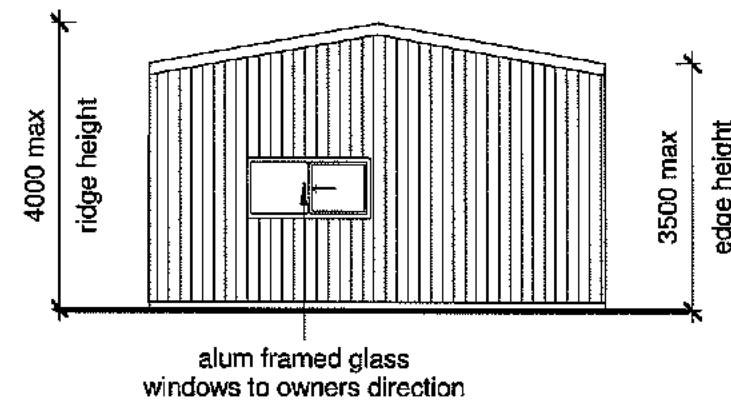
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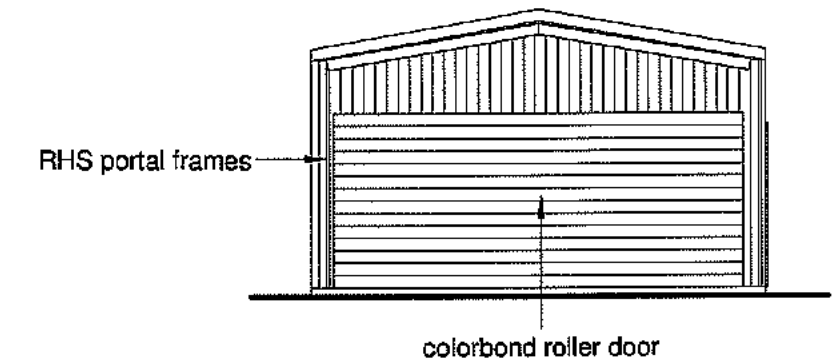
1 Floor Plan - Shed
1 : 100



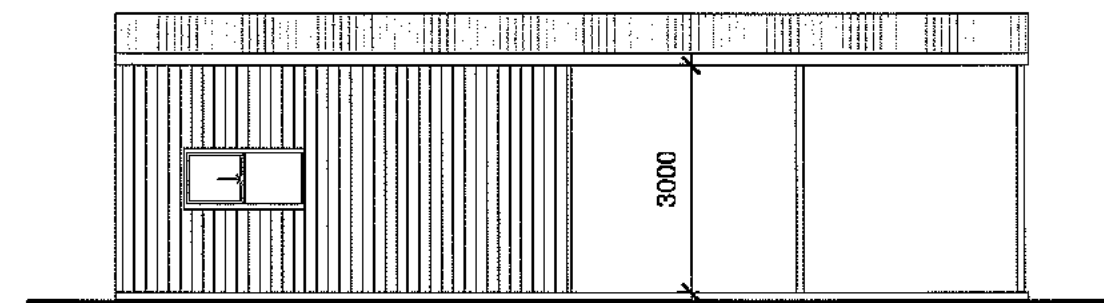
2 Front Elevation - Shed (East)
1 : 100



3 Right Elevation - Shed
1 : 100



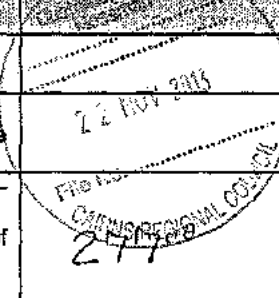
5 Left Elevation - Shed
1 : 100



4 Rear Elevation - Shed
1 : 100

DEVELOPMENT ASSESSMENT – RECEIPT SHEET

APPLICATION NO: _____ DATE: 22/11/13 RECEIPT NO: 7024474
 APPLICANT: Greg Skyring Design & Drafting P/L CONTACT NAME: Greg Skyring
 ADDRESS OF APPLICANT: 11 Noli Close, Mooloolah 4873
 PHONE: 4098 2061 EMAIL: greg@skyringdesign.com.au
 SITE LOCATION: Scomazzoni Rd, Mooloolah
 LOT & PLAN: LOT 1 ON RP732552

RECEIPT CODE	TYPE OF APPLICATION	AMOUNT PAID
1894	<ul style="list-style-type: none"> Planning and Development Certificates 	
1811	<ul style="list-style-type: none"> Consideration of Alternative Acceptable Measure / Report to Council Prelodgement Enquiry / Report to Council / Compliance Check for Self Assessable Development 	
1852	<ul style="list-style-type: none"> 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) 	
1806	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Vegetation Protection Permit to Damage Protected Vegetation 	
1816	Applications for Operational Works/Re-assessment (Excludes Signage – DSC Scheme)	
NA	Applications for Engineering Work on the Road Reserve - CAIRNS ONLY	
1816	Works/Final Works Inspections, Re-inspections	
1803	Bonds for Outstanding Works, Construction Security, Defects Liability, EPS	
1814	Endorsement of Survey Plans	
SALES		
1805	Public Notification Signs	
1807	Sale of Planning Documents (Including Hard Copies of CairnsPlan / Douglas Shire Planning Scheme)	
1809	<ul style="list-style-type: none"> 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"/> 	
1852	Copies of Development Application,	
1811	Letter of Enquiry to determine land use history	