

Appendix 11: IDAS Form

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.1 effective 4 July 2014)

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)

Leigh Gallon

For companies, contact name

Postal address

Suburb

Cape Tribulation

State	Qld	Postcode	4873
Country	Australia.		

Contact phone number

40980178

Mobile number (non-mandatory requirement)

40980043- work.

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

lpgallon

@ hotnail.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.)

MCU for use as a single house with ancillary car port.

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)							
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)			
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			
199° 9'	203° 5'	16°5'17.3004"	145°27'22.43"	33181	<input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	Douglas Shire LGA

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

20,030sqm

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

Fully Vegetated Rainforest

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	Leigh P Gallon
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	I, Leigh Gallon, consent to this application being lodged.
Date 23/5/2015	

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)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (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
IDAS form 5, Building elevation plans, Site plan, Floor plan (house). 3D elevation plan.	Within Planning Report PDF
Soil Test for wastewater management recommendation and stability	Within Planning Report PDF

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 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

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.

Department of State Development, Infrastructure and Planning

PO Box 15009 City East Qld 4002

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Great state. Great opportunity.

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)
Proposed use for a house with ancillary car port.	MCU for House	1	N/A	N/A

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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 type="checkbox"/> No	<input checked="" 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	<input checked="" type="checkbox"/> Confirmed	

instruments or documents relevant to the application.		
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	
Information that states: <ul style="list-style-type: none"> the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input type="checkbox"/> Confirmed <input 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	
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 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 checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

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

OFFICE USE ONLY

Date received

Reference numbers

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

21-6-15

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

ATTENTION: MR NEIL BECK

Dear Sir/Madam,

RE: APPLICATION FOR MATERIAL CHANGE OF USE FOR A HOUSE (CODE ASSESSABLE) FOR LOT 13 RP733181 CAMELOT CLOSE, CAPE TRIBULATION.

I am pleased to provide the following documentation in relation to the above described material change of use:

2 x copies of the Town Planning Report addressing the relevant codes and inclusive of:

- IDAS forms 1 & 5
- Proposal Plans
- Soil test

1 x disk copy of all material

The report demonstrates that the proposed house :

- Complies with the relevant Planning Scheme Codes
- Does not adversely affect the character, amenity or surrounding environment of the area.

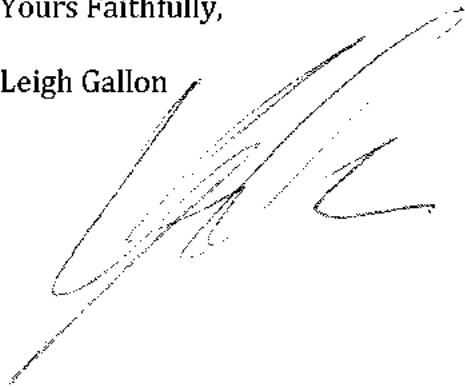
If I can provide any further clarification , please contact me via phone or email.

Home: 4098 0178

Work: 4098 0043

Yours Faithfully,

Leigh Gallon



R/W 82364

40.2015.897.1

Lot 13 RP733181 Camelot Close, Cape Tribulation

**Application for Development Permit- MCU
for a House (Code assessable).**

Leigh Gallon 4098 0178

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1.0 Proposed Use

1.1 Proposed Development

The application is made to permit a house to be built on Lot 13 RP733181 Camelot Close, Cape Tribulation. The lot is 2,003m² and is fully vegetated rainforest. It is located in the conservation zone and the Rainforest Residential Precinct of the Northern Management Area and the use of a house is code assessable. The current Planning scheme defines a house as;

The use of premises comprising one Dwelling Unit, located on one lot for the exclusive residential use of one Household. The use includes:

- ☐ Outbuildings/structures incidental to and necessarily associated with the residential use;
- ☐ The care of children in accordance with the Child Care (Family Day Care) Regulation 1991;
- ☐ Accommodation for a member or members of the extended family of the Household occupying the House and for personal staff; and
- ☐ A display house which displays to the general public the type of construction or design offered by a builder/developer, for a maximum period of twelve months and which then converts to a House for the exclusive use of one Household.

Accompanying Documentation and Reports

- Soil test site classification and wastewater management system report: Appendix 5
- IDAS forms 1, 5 and checklist: Appendix 11
- Building and site plans: Appendix 1,2,3,4.

1.2 Site Description

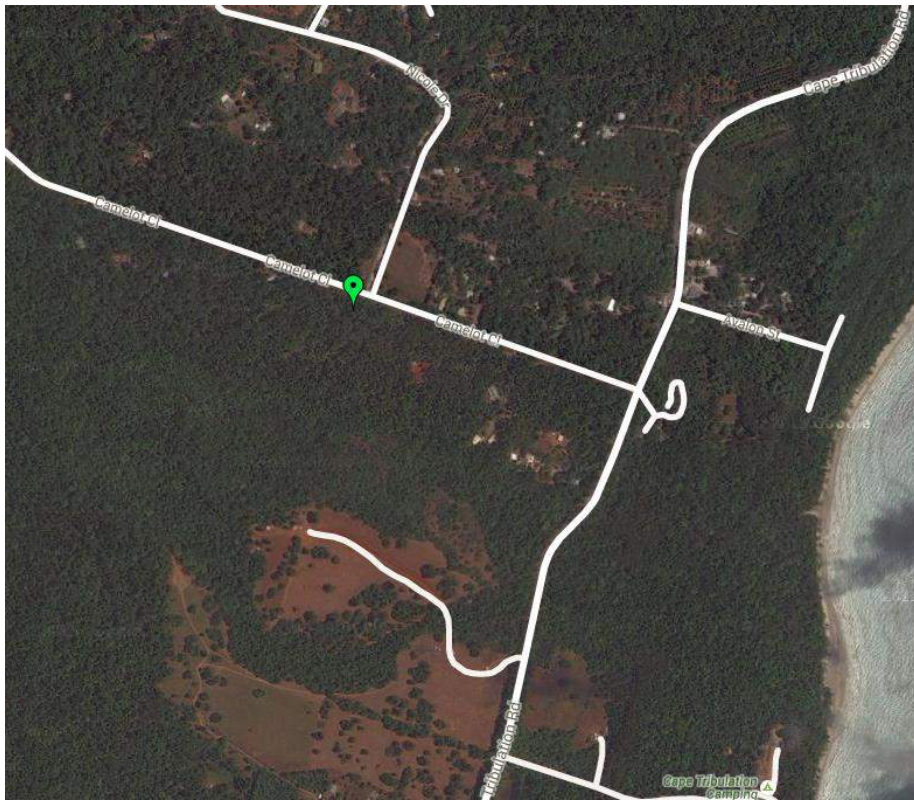
Camelot Close is the road access to the lot, which branches off Cape Tribulation Road. Camelot Close is a cul-de-sac (Figure 1). The 2,003m² lot is oriented north-south in a true rectangular shape and has a slope of approximately 5% toward the north. the lot is predominantly flat and slopes to the east

The lot has an 88m frontage to Camelot Close and a 226m side boundary to the east and west (See Figure 2).

The lot was surveyed in 1978 and was part of the Camelot Subdivision which cancelled part of portion 2 on SR135 . The front of this land was cleared prior to its sub-division in the 1970's but the property predominantly consists of remnant rainforest.

The lot is bordered by two identically sized blocks to the east and west. Camelot Close is predominantly lined with rainforest residential properties with occupied

houses. A seasonal gully exists at the lot frontage and is not a creek, this is



included in the site plan (Appendix 2).

Figure 1: Site Location on Camelot Close, Cape Tribulation

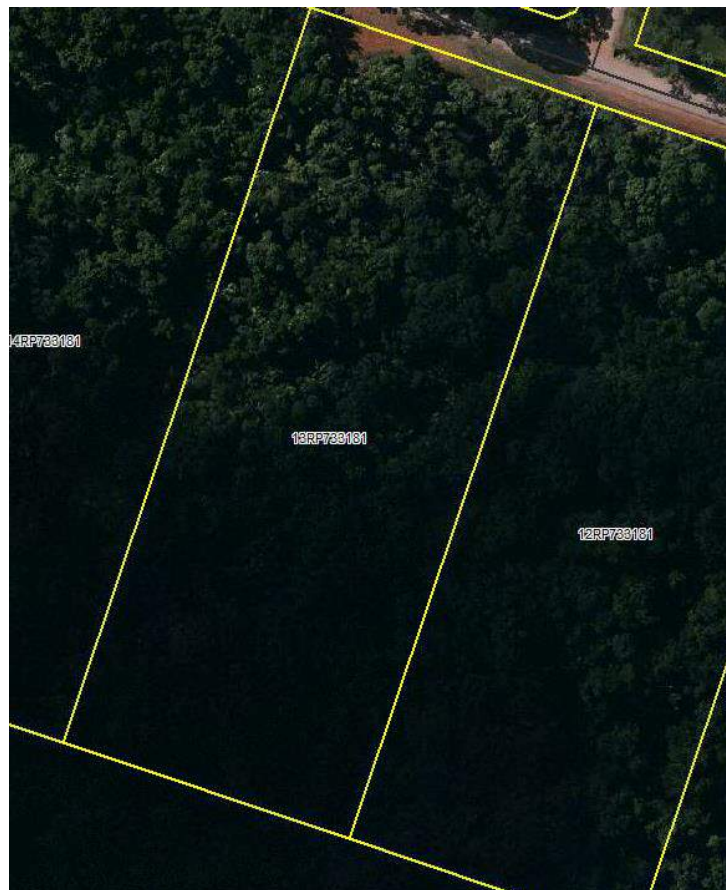
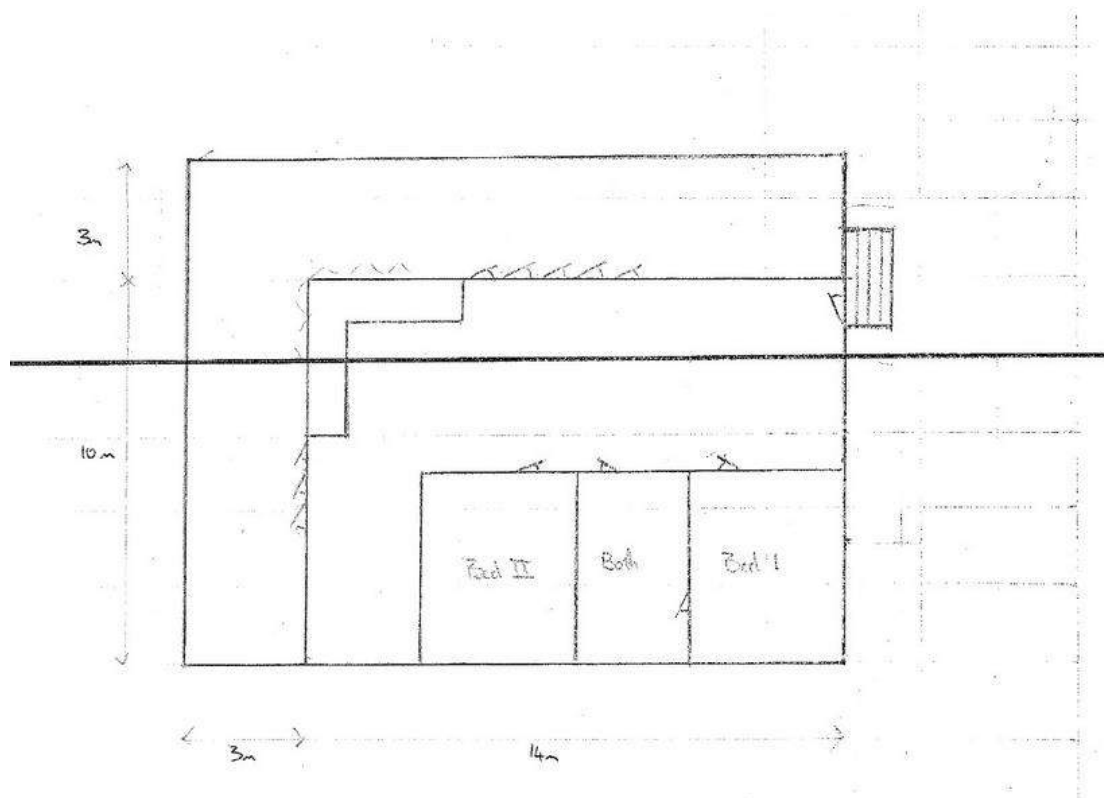


Figure 2: Current state of site

2.0 Proposal

The proposal is for a material change of use for the property in order to clear the necessary vegetation in to develop a single house. The proposed dwelling is open planned with the kitchen and living area opening out onto a large veranda which borders the north and west sides of the house. The dwelling consists of two bedrooms and one bathroom accumulating to a GFA of 221m². See Figure 3



below.

Figure 3: Proposed House Floor Plan

The proposed house is modest and of suitable colours to compliment the surrounding rainforest setting. The house is proposed to be built upon a raised cement slab and is one storey. The roof type is a skillion lean-to, with large glass upper windows to maximise natural daylight and minimise energy use. See Appendix 3 (3D elevation). See Proposed Floor Plan in Appendix 1 for more detail.

A detached car port is also proposed (See Site Plan at Appendix 2) but is considered ancillary to the proposed development and is self assessable.

2.1 Setbacks

Table 1: Boundary setbacks

Boundary	Setback
North (Road Frontage).	82m
South	95m
East	32m
West	38m

Setbacks are consistent with the 10 metre specified acceptable solution A3.1 of the Conservation Planning Area Code, therefore the proposal satisfies the performance criteria. The house will not be visible from the road frontage of Camelot Close, or any other road frontages or from any other boundary frontages. See Site Plan (Appendix 2) for further clarification. There is no established house pad.

2.2 Water supply

Water supply is proposed to be by rain water stored in a 30,000L tank located at the southern end of the property behind the house and supplied by water harvested from the roof. Inclusive to the water supply to the site is a future bore which will pump water to the storage tank.

2.3 Effluent Disposal

The on-site soil test (Appendix 5) recommends an “All-Waste” septic tank discharging into an “Advanced Enviro-Septic” bed as the best solution to effluent disposal for the site. See Appendix 5 for specifications.

2.4 Site Stability

The House is proposed to be developed on a house pad to be constructed after clearing. The on-site soil test found that the site is suitable for the development of a house upon the development of a house pad. The site soil is very stable and contains no acid sulphate soils. See Appendix 5.

2.5 Electricity

The House will rely on an on site alternative energy system consisting of solar panels and a generator for use when storage batteries require boost in the event of a period of un substantial sun light contact with the panels. In turn, appliances and lighting proposed for the dwelling are energy efficient.

2.6 Access

The access driveway will be cleared and constructed to a gravel standard prior to commencement of any building work as consistent with the planning scheme general code for Car Parking and Access. The driveway will connect to Camelot close and will be constructed to obstruct vision of the house from the road frontage.

2.7 Telecommunications

A Telstra cable is located at the road frontage of the property, it is intended to be connected eventually.

2.8 Landscaping

Below is a landscaping species list of plants for the proposal. All species are native and endemic to the region and fit in to the surrounding ecosystem. These species may only be planted in the event that re-planting is required by the owner for visual amenity in small areas around the house site. The landscaping general code is not relevant to this scale and type of development as the site contains significant natural vegetation and is not disturbed by the proposal for the most part of the site. Council is requested not to include a condition requiring a landscape plan as the proposal is very low impact and the house is sited in an area on the block which minimises environmental impact due to the distance from the seasonal swale and avoids the large endangered trees on the site.

Shrubs: Gardenia Scabrella, Phaleria Clerodendron, Pittosporum Rubyginosum, Randia Fitzalanii, Tapenochelos Ananassae, Dianella Caerulea, Hornstedia Scottonia. Randia Hirta.

Palms: Licuala Ramsayi, Archontophoenix, Normanbya Normanbyi, Linospadix Monostachya, Linospadix Microcarya.

Trees: Medinilla Balls-Headley, Cananga Odorata, Archydendron Lucyi, Ormosia Ormondii.

Tree Ferns: Cyathea Cooperi, Cyathea Rebeceae.

As the block is a fully vegetated rainforest block this landscaping will occur on the fringes of the 700m² clearing and the border of the driveway only. The site plan in appendix 2 includes significant endangered tree species which the proposed driveway avoids.

2.9 Proposed Area for Clearing

The proposed area for clearing is approximately 700m² as consistent with the Planning Scheme Planning Code for Settlement Areas North of the Daintree River in A11.3 and A13.1. The clearing is proposed a rough circular shape well set back from the road and accessed by approximately 100m of a windy driveway. See Figure 4 below.

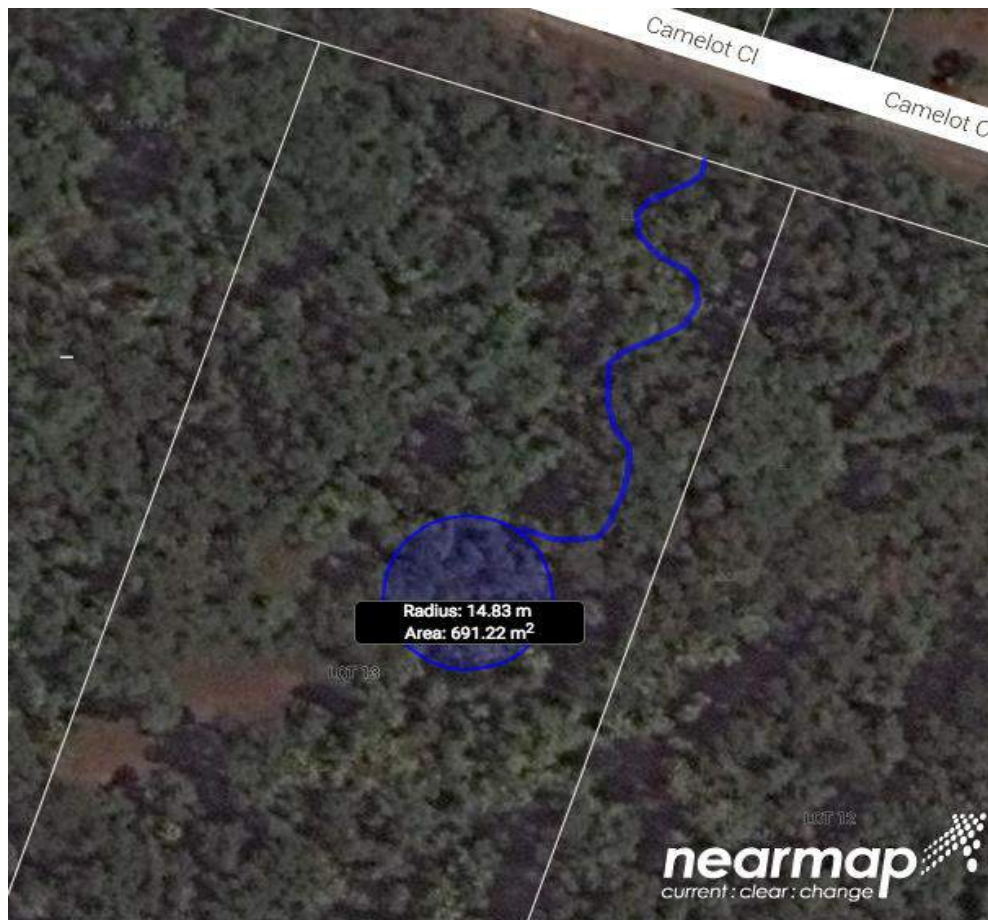


Figure 4: Proposed area for Clearing. Including proposed driveway clearing

3.0 Planning Assessment

3.1 Local Planning Assessment- Douglas Shire Planning Scheme

The application is made over land included in the Conservation Planning Area. The proposed use House is Code Assessable in this Planning Area. The following Codes are applicable to the proposal. This Section contains a brief discussion on the main planning elements. A list of local codes and overlay codes applicable to the proposal is provided in Table 2.

Table 2: Applicable codes to proposal

Planning Scheme Code	Compliance	Location
Settlement Areas North of the Daintree River Locality Code	Relevant as this code primarily relates to new development. Proposal complies	Locality Codes-Appendix 6
Conservation Planning Area Code	Proposal Complies	Planning Area Codes-Appendix 7
House Code	Proposal Complies	Land use Codes-Appendix 8

Filling and Excavation Code	Proposal Complies	General Codes- Appendix 9
Landscaping Code	Proposal Complies	General Codes-Appendix 9
Vehicle Parking and access Code	Proposal Complies	General Codes- Appendix 9
Acid Sulfate Soil Overlay Code	Proposal Complies	Overlay Codes- Appendix 10
Natural Hazards Code	Proposal Complies	Overlay Codes- Appendix 10

3.2 Planning Scheme Codes Assessment

The proposed use for a House is assessable development against the Douglas Shire Planning Scheme Codes. The performance criteria and acceptable solutions/measure are considered and met by the proposal. Care has been taken to ensure that the proposal is consistent with the planning scheme and SPA in terms of:

☐ Assessable development must demonstrate that the performance criteria can be achieved.

☐ The acceptable measures that are nominated in the codes are just one means by which it may be demonstrated that the desired outcomes and performance criteria may be achieved.

See codes in Appendices below for detail.

3.2.1 Consistency with Settlement Areas North of the Daintree River Locality Code

The purpose of this code is to facilitate in achieving the following for the locality:

- protect the values of the WTWHA by ensuring that adjacent settlement areas are limited in extent and have a character and identity which are complementary to those values;
- ensure that all development remains low key and sustainable and within the development limits imposed by the Daintree River ferry crossing and the vehicular capacity of the Alexandra Range crossing and the local Road network;
- provide adequate services and facilities for settlement areas and an appropriate level of economic opportunity for local residents;
- ensure that all development is designed and operated to achieve an environmentally sustainable outcome by taking into account the specific values of the area and/or Management Area and Precinct in which it is located and the site's constraints and opportunities;
- ensure that all development is sensitive and sympathetic to its remote location in an area of unique Biodiversity and Scenic Amenity value; and
- ensure the natural forested landscape character of the locality is protected and enhanced.

The proposal is consistent with the above intents of the locality code, in particular, the proposed house is:

- low key and sustainable
- Adequately serviced to an appropriate level for the economic opportunity of local residents
- Designed to achieve environmentally sustainable outcomes by taking into account the specific areas values including the values of the management area and precinct.
- Designed and will operate on a triple bottom line sustainability approach to minimise adverse impacts on the social, economic and environmental values of the area due to its low key and low emissions design.

3.3 State Planning Assessment

3.3.1 Regional Plan

The site is located within the area covered by the *Far North Queensland Regional Plan 2009-2013*. The Queensland Government has developed an active regional planning program to address the land use planning issues at a regional level and prepare regional communities for the challenge of rapid population growth.

The FNQ Regional Plan includes a vision, which puts strong emphasis on the protection of the FNQ lifestyle and environment in which the stunning landscape features are valued and protected. The vision also includes points on a strong sense of community where residents are able to enjoy the relaxed tropical lifestyle in a range of settings from urban to rural settlement.

The proposal is consistent with the character and scale of the surrounding area. The proposed development is of a highly sustainable nature as it is low impact residential use with its own stand alone facilities including, water, power and effluent disposal systems as discussed above. This is consistent with the vision of the regional plan as the low impact and high emphasis on sustainability is paramount to the design of the proposed development.

The emphasis on the community being able to enjoy the relaxed tropical lifestyle of FNQ is also an important part of the regional plan as this low key house is that dream becoming a reality in the rural setting.

3.3.2 State Vegetation Triggers

The site is mapped as being a Category A or B area containing endangered regional ecosystems (See Figure 5 below). The site is exempt to the native

vegetation clearing protection of the VMA under SPA by the Sustainable Planning Regulation 2009, schedule 24, parts 1 and 2 (see table 3 for compliance).

Table 3: SPR Compliance for exemption for clearing native vegetation

SPR-Schedule 24	
Part 1- Clearing and other activities or matters- general	Justification of compliance
1. Clearing and other activities or matters for land generally (1) Clearing under a development approval for a material change of use or reconfiguring a lot, if the approval is given for a development application— (b) if a lot to which the application relates is less than 5ha—for which a local government is the assessment manager.	Will comply once MCU approval for this DA is given as the block is less than 5ha and the DSC is the assessment Manager.
Part 2 Clearing for particular land	
2. Freehold land. For freehold land, clearing vegetation that is— (b) residential clearing; or	The proposal is exempt under VMA as it is for a residential clearing on Freehold land even though it is category A or B containing endangered regional ecosystems.



Figure 5: State Veg. overlay- Site (lot 13) zoned as Category A or B containing endangered regional ecosystems.

The application for a MCU is not triggered under Schedule 7, Table 3, Item 10 of the Sustainable Planning Regulations, as the site is not 5ha or larger. The application does not trigger assessment against the State development assessment provisions (SDAP).

4.0 Conclusion

This Planning Report supports a DA under the Douglas Shire Planning Scheme made by Leigh Gallon to Douglas Shire Council for a Material Change of Use for a House.

The site is located at Lot 13 Camelot Close, Cape Tribulation on RP733181. The Planning Scheme indicates this site as located in a Rainforest Residential zone which dedicates this site to the use for a house.

The proposal is consistent with the Planning Schemes intended use of the site.

This application will be followed by an application for a Building Permit once approval is granted.

This report has given an overview of the proposed development. Its intent is confirmed by its consistency with the requirements of the relevant codes within the planning scheme.

It is recommended that approval is granted subject to relevant and reasonable conditions.

Appendix 6: Settlement Areas North of the Daintree River Locality Code

The site is within the Rainforest Residential Precinct of the Northern Management Area for this code.

Performance Criteria	Acceptable Solutions	Compliance
General Requirements – All Development in this Locality		
The Height of Buildings and structures is subservient to the surrounding environment and is in keeping with the unique character of the Locality.	A1.1 In the 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 3.5m.	Complies, The house is one storey and 6m high. The ancillary roof of the car port is 3m high.
Development is connected to sustainable on Site infrastructure services	<p>A2.1 Water storage is provided in tank/s with a minimum capacity 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 sited so as to be visually unobtrusive.</p> <p>Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects.</p> <p>A2.2 On any roof exceeding 100m², gutters are</p>	<p>Will Comply.</p> <p>Complies. Gutters will be included in design to feed a 30,000L tank, as discussed</p>

	<p>installed and the flow diverted to a storage tank.</p> <p>A2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.</p>	<p>above in s2.2</p> <p>Will Comply, as discussed above in s2.5. A stand alone solar system with batteries will be the power supply.</p> <p>Complies, the house/energy system is fully screened from Camelot Close by remnant rainforest and the long winding driveway (80m)</p>
Onsite wastewater does not adversely impact on the environmental quality of the water and soil resources or the amenity of residents, through the implementation of best environmental practice.	A3.1 No Acceptable Solution	Complies, See s2.3 above and Appendix 5 soil test report.
The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	<p>A4.1 If groundwater is to be used development is limited to one bore per site and the bore is:</p> <ul style="list-style-type: none"> • not located within 100 metres of a septic disposal trench (on the Site or adjoining Sites); and • not located within 100 metres of another bore. <p>A4.2 Surface water is to be used for domestic purposes only.</p>	<p>Will Comply, The site is intended for one (1) future bore.</p> <p>Will Comply.</p>
Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation	A5.1 No Acceptable Solution.	Complies, This impact is mitigated as proposed development is environmentally sustainable and low key. No water courses are located at the site, just a

which contribute to the Scenic amenity and the natural values of the Locality		run-off swale.
Development is subservient to the surrounding natural environment in scale and intensity and is designed to be energy efficient and functional in a humid tropical rainforest environment.	<p>A6.1 The exterior finishes and colours of Buildings are non-reflective and complement the colours of the surrounding vegetation and view shed.</p> <p>A6.2 Buildings must be designed such that natural light is maximized and the need for internal lighting during daylight hours is minimized.</p> <p>A6.3 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p> <p>A6.4 The noise of generators is controlled by design or the generator is enclosed in a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p> <p>A6.5 Any fuel storage associated with an on site generator and storage of 20 Litres or more of fuel is enclosed in a building and banded.</p>	<p>Complies, The roof is green, the exterior walls are a range of browns.</p> <p>Complies, The inclusion of the raised glass windows in the skillion roof allows for maximum use of natural light.</p> <p>Complies. Sustainable design principles are incorporated including high roof/ceiling for natural ventilation and light. Large veranda included for natural ventilation.</p> <p>Complies, the house is serviced by solar panels. In the event that a generator is used, the provision will be complied with.</p> <p>Will Comply.</p>
Landscaping of development Sites ensures the native landscape character of the Locality is dominant.	<p>A7.1 Landscaping utilises only native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping.</p> <p>AND</p> <p>All of the existing Landscaping to be retained</p>	<p>Complies, See s2.8 landscaping plan above.</p> <p>Minimal landscaping and alteration to natural surrounds is intended.</p>

	and all of the proposed Landscaping is 100% endemic or native species and the details are provided on a Landscape Plan.	
Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.	<p>A8.1 Site Access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy No 6 – FNQROC Development Manual and are maintained as low speed gravel Roads to maintain the scenic drive experience and to discourage the use of Roads by through-traffic.</p> <p>AND</p> <p>Where existing Roads / tracks are 4 wheel drive only, upgrading to facilitate conventional vehicles and an increase in through- traffic does not occur.</p>	<p>Complies, The proposal includes a 2.7m wide gravel driveway consistent with the FNQROC development manual.</p> <p>N/A</p>
The onsite impacts on natural flow regimes and erosion and sedimentation are minimised.	<p>A9.1 Excavation and Fill is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p> <p>A9.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation or other permanent stabilization has occurred.</p> <p>A9.3 There is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p>A9.4 On Site drainage and stormwater management: P1 maintains natural flow regimes;</p>	<p>Complies, Minimal fill is proposed only to level the house pad which is on a 5% slope.</p> <p>Will Comply</p> <p>Does not comply. Clearing is proposed. But minimal clearing is proposed.</p> <p>Will comply. Seasonal swale is maintained.</p>

	P2 minimises impervious surfaces; P3 avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (eg: rock rip rap, gravel beds, diffusers etc).	
The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	A10.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	N/A
General Requirements- House		
Performance Criteria	Acceptable Solutions	Compliance
Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site6.	A11.1 The elements of development and Access to the site are included in a Designated Development Area (DDA). A11.2 Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued. A11.3 Any new Clearing is limited to a maximum area of 700m2 and is sited clear of the High Bank of any Watercourse.	Complies, the proposal is in a rainforest residential zone and only requires minimal clearing for a house nothing more. Complies, Rainforest residential area. No clearing will take place until a building permit is issued. Complies, The proposed area for clearing is 700 square meters and is sited clear of the seasonal swales high bank.
All existing native vegetation on a House Site, other than that required and approved to be cleared to provide for the construction of a House and Access thereto, is protected to ensure the	A12.1 No Acceptable Solution.	Complies, No further clearing other than for house development is intended.

environmental integrity of the Locality.		
Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts minimised.	<p>A13.1 Fences are limited in extent to the confines of the cleared area around the House and any associated gates are self closing.</p> <p>A13.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or have timers.</p>	<p>Complies, no fences proposed.</p> <p>Complies.</p>
House Sites have efficient and safe vehicle Access and maneuvering areas on Site and to the Site to an acceptable standard for the Locality.	<p>A14.1 Vehicle Access is limited to one access per lot and sited in an approved location clear of significant vegetation, any Watercourse or steep slopes.</p> <p>A14.2 Vehicular Access, with a maximum width of 4 metres, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75 mm of road base on a compacted soil surface.</p> <p>A14.3 Vehicular Access is constructed prior to the construction of the House</p>	<p>Complies, One access is proposed and winds around significant trees on the block. The swale requires drainage work to develop the driveway across it.</p> <p>Complies, proposed 2.7m driveway avoids large trees and goes with contours.</p> <p>Will comply.</p> <p>Will Comply.</p>
<p>Specific Provisions for the Settlement Area of Daintree Lowlands Northern Management Area – Cape Tribulation to Thornton Beach Rainforest Residential Precinct.</p>		
Performance Outcomes	Acceptable Solutions	Compliance

<p>Land included in the Rainforest Residential Precinct is only developed for a House and Bed and Breakfast Accommodation where it can be demonstrated that the scale of the Bed and Breakfast Accommodation can establish on the site and not detrimentally impact on the environmental or scenic values of the Site and the surrounding area.</p>	<p>A24.1 Development in the Rainforest Residential Precinct is limited to one House per lot. A24.2 Establishment of Bed and Breakfast Accommodation only occurs on land in the Rainforest Residential Precinct on which a House has been approved and constructed. AND Is limited to existing cleared areas on the land confirmed by Council's Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site. EXCEPT THAT Bed and Breakfast can establish within an existing House where there is no existing cleared area to facilitate development in separate building/s. A24.3 Bed and Breakfast Accommodation only establishes in accordance with the following criteria. A24.4 Development on any site in the Rainforest Residential Precinct with frontage to the Esplanade is setback from the Esplanade 250 metres, EXCEPT THAT Lots 2 and 3 on RP 726706 have a minimum development setback from the Esplanade of 100 metres. UNLESS An existing clearing exists on site and is confirmed by Council's Environmental Officer as a preferred location for development, in order to protect the integrity of existing vegetation on the site.</p>	<p>Complies, the proposal is for one house only.</p> <p>N/A no bed and breakfast proposed.</p> <p>N/A</p> <p>N/A no esplanade frontage to site.</p>
<p>Land included in the</p>	<p>A28.1 Development in</p>	<p>Complies.</p>

<p>Rainforest Residential Precinct is only developed for a House and Bed and Breakfast Accommodation where it can be demonstrated that the scale of the Bed and Breakfast Accommodation can establish on the site and not detrimentally impact on the environmental or scenic values of the Site and the surrounding area</p>	<p>the Rainforest Residential Precinct is limited to one House per lot. A28.2 Establishment of Bed and Breakfast Accommodation only occurs on land in the Rainforest Residential Precinct on which a House has been approved and constructed. AND Is limited to existing cleared areas on the land confirmed by Council's Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site. EXCEPT THAT Bed and Breakfast can establish within an existing House where there is no existing cleared area to facilitate development in separate building/s. A28.3 Bed and Breakfast Accommodation only establishes in accordance with the following criteria: - a maximum of 3 bedrooms (6 Bed Spaces) where a site has a minimum area of 3 hectares.</p>	<p>N/A no bed and breakfast proposed.</p> <p>N/A as above.</p>
<p>Land included in the Rainforest Residential Precinct is only developed for a House</p>	<p>A37.1 Development in the Rainforest Residential Precinct is limited to one House per lot.</p>	<p>Complies, one house is proposed for the lot.</p>

Appendix 7: Conservation Planning Area Code

Performance Criteria	Acceptable Solution	Comment
Consistent and Inconsistent Uses- General		
P1 The establishment of uses is consistent with the outcomes sought for the Conservation Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Tables are not established in the <ul style="list-style-type: none"> • Conservation Planning Area. OR • In the four Precincts included in the Conservation Planning Area in the Settlement Areas North of the Daintree River Locality 	Complies, Use is consistent.
Site Coverage		
The Site Coverage of all Buildings does not have an adverse effect on the conservation or Scenic Amenity values of the Site and Buildings are subservient to the natural environment.	A2.1 Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued. Any Clearing is limited to a maximum area of 700m ² and is sited clear of the High Bank of any Watercourse. (The 700m ² area of new Clearing does not include an access driveway.)	Complies, rainforest residential area. Will comply
Building/Structure Setbacks		
Buildings/structures are Setback from the boundaries of the Site so they are screened from view from the boundaries of adjoining properties and adjoining Roads and so that the Scenic Amenity values of the area are not adversely	A3.1 Buildings are Setback not less than: <ul style="list-style-type: none"> • a minimum of 40m from the Frontage of a State- Controlled Road; or • a minimum of 25m from Cape Tribulation Road Frontage; or • 20m from the Frontage to any other Road; and 	Complies, see Appendix 2 site plan and s2.1 of report above.

affected.	<ul style="list-style-type: none"> • 10m from the side and rear boundaries. 	
Buildings/structures are Setback from Watercourses and other sensitive areas to ensure the environmental values of the area are not adversely affected.	A4.1 No Acceptable Solution	Complies, the seasonal swale is approx. 40m from proposed house pad. See Appendix 2 and Appendix 5.
Residential Density		
Residential density of any development is very low to ensure that the conservation and Scenic Amenity values of the Site and the surrounding area are not adversely affected.	A5.1 No Acceptable Solution	Complies, proposal is for a 1 storey house with two bedrooms. See s2.0 of report Above.
Landscaping		
Landscaping incorporates endemic/native vegetation, is informal in character and complementary to the existing natural environment provides screening and enhances the visual appearance of the development.	<p>A6.1 For any development, the balance area of the Site not built upon must be landscaped/revegetated, predominantly with native vegetation and in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p>A6.2 Landscaping must be informal in character.</p> <p>A6.3 At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped/revegetated so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is</p>	<p>Complies, See landscaping plan in s2.8 above.</p> <p>Will comply.</p> <p>Will Comply.</p>

	landscaped with Dense Planting.	
Environmental Values- General		
Development does not adversely impact on the natural environment, natural vegetation or Watercourses.	No Acceptable Solution	Complies.
Development is complementary to the surrounding environment	<p>A8.1 Development harmonises with the Surrounding environment, for example, through suspended, light weight construction on sloping Sites, which requires minimal excavation and fill.</p> <p>A8.2 A Development is subservient to the natural landscape in scale and in the use of exterior colours and finishes.</p> <p>A8.3 Any driveway or car park is constructed and maintained to:</p> <ul style="list-style-type: none"> ☑ minimise erosion, particularly in the wet season; and ☑ minimise cut and fill; ☑ follow the natural contours of the Site; and ☑ minimise vegetation Clearing. 	<p>Complies, proposed site for house development has minimal slope compared to other areas of property. Proposal is low impact and sustainable.</p> <p>Complies.</p> <p>Will comply.</p>
Sloping Sites		
Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p>A9.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified</p>	<p>Complies, maximum slope of land is 5%.</p> <p>N/A</p>

	<p>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 maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p>	N/A
The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	<p>A10.1 A split level building form is utilised.</p> <p>A10.2 A single plane concrete slab is not utilised.</p> <p>A10.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>
Development on sloping land minimises any impact on the landscape character of the surrounding area.	<p>A11.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree</p>	N/A

	level.	
Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A12.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Will Comply.
Sustainable Siting and Design of Houses on Sloping Sites		
A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.	<p>A13.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 700 m² and is sited clear of the High Bank of any Watercourse.</p> <p>A13.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>	<p>Will Comply after area is approved for clearing.</p> <p>Complies, proposal is for 700 square meters to be cleared.</p> <p>Complies.</p> <p>Will Comply.</p>
A House sited on hillside land is sited so that it is not clearly visible from any public Road.	A14.1 A House is Setback a minimum of 25 metres from Cape Tribulation Road or 20 metres from any other Road Frontage.	Complies, house is set back approx. 80m from Camelot Close frontage.
A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A15.1 A House is effectively screened from view by existing native trees planted in designated Setback area/s, or by the planting of additional native trees endemic to the local area	Complies, Remnant rainforest screen the house from the road coupled with a winding access driveway. No additional trees needed for screening.
The exterior finishes of a House complements the	A16.1 The exterior finishes and colours of Building/s are non	Complies, the exterior of the house is light shades of brown and is non-

surrounding natural environment.	reflective and complement the colours of the surrounding vegetation and viewshed.	reflective.
A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A17.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	Complies. Architectural design with skillion roof and open planned for sustainable use to increase use of natural light and natural cooling.

Appendix 8: Land Use Codes- House Code

General		
Performance Criteria	Acceptable Solutions	Compliance
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.	Complies, the proposal is for one house. Complies, The proposed ancillary car port is less than 10% of the balance area of the site not taken up by the house.
The House is used for residential purposes.	A2.1 The House is used by one Household.	Will Comply. Owner plans to live at the house permanently.
Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape.	A3.1 A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem. A3.2 At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	Complies. Proposed 700 square meter cleared area provides substantial car space. Complies.

Appendix 9: General Codes

Filling and Excavation Code- This code applies to the MCU proposal as the proposal requires minor fill and excavation works on the 5% slope to develop a level house pad.

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

	measures.		
Visual Impact and Site Stability			
Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	<p>A2.1 The extent of filling or excavation does not exceed 40% of the Site area or 500 m² whichever is the lesser. EXCEPT THAT A2.1 does not apply to reconfiguration of 5 lots or more.</p> <p>A2.2 Filling and excavation does not occur within 2 metres of the Site boundary.</p>	<p>Complies. The fill/cut will be a maximum of 250m², for the house pad.</p> <p>Complies. Filling/cutting is proposed for approximately 30 meters from the east and west site boundaries, which are the closet boundaries to the house pad.</p>	
Flooding and Drainage			
Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves.	<p>A3.1 Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.</p> <p>A3.2 Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.</p> <p>A3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.</p> <p>A3.4 Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	<p>Will Comply. Proposed fill/cut works will not re-direct any flows on the site.</p> <p>Will Comply</p> <p>Will Comply.</p> <p>Will Comply.</p>	
Water Quality			
Filling and excavation does not result in a reduction of the water quality of receiving waters.	A4.1 Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No 6 –	Will Comply.	

	FNQROC Development Manual.		
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Landscaping Code

Performance Criteria	Acceptable Solutions	Compliance
Landscape Design		
Landscape design satisfies the purpose and the detailed requirements of this Code.	A1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 Landscaping. AND Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.	N/A The site contains significant vegetation that will not be disturbed as the proposal is very low impact development.
Landscape- Character and Planting		
Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation. A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code. OR Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 –	Complies. Complies, see s2.8 above.

	Landscaping. A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	Complies.
Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible. A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species. 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. 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.	Complies, significant trees are manoeuvred around and not impacted upon. Will Comply. Will Comply. Will Comply, although no street trees are proposed.
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.	Complies, see s2.8 in report above.
Shade planting is	A5.1 Where car parking	N/A to this scale of

provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	<p>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>	<p>development</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
Screening		
Fences along street Frontages are articulated with appropriate Landscaping.	<p>A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.</p> <p>A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.</p>	<p>N/A no perimeter fence proposed.</p> <p>N/A</p>
Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	<p>A7.1 One shade tree is provided for each private open space or private Recreation Area.</p> <p>A7.2 Tree species provide 30% shade over the area within 5 years.</p> <p>A7.3 A minimum of 50% of the Landscaping and Recreational Area is</p>	<p>N/A</p> <p>N/A to this scale of development.</p> <p>N/A to this scale of development.</p>

	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.	Complies.
Undesirable features are screened with Landscaping.	A8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	N/A to this scale of development.
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.	Will Comply.
Streetscape and Site Amenity		
Landscaping for residential development enhances the streetscape and the visual appearance of the development.	<p>A10.1 Dense Planting along the front of the Site 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; ☑ 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 	<p>N/A to the scale of development as streetscape landscaping is not proposed. Remnant rainforest already does this.</p> <p>N/A to this scale of development.</p>

	<p>, growing to the Building eave Height within 5 years of planting;</p> <p>☐ screening shrubs to grow to 3 metres in Height within 2 years of planting;</p> <p>☐ low shrubs, groundcovers and mulch to completely cover unsealed ground.</p> <p>A10.3 Dense Planting to the side boundaries incorporates:</p> <p>☐ trees planted for an average of every 10 metres where adjacent to a Building;</p> <p>☐ low shrubs, groundcovers and mulch to completely cover unsealed ground.</p>	N/A to this scale of development.
Maintenance and Drainage		
Landscaped areas are designed in order to be maintained in an efficient manner.	<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 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-</p>	<p>Will Comply.</p> <p>N/A to this scale of development.</p> <p>Complies.</p>

	<p>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>	N/A as garden beds are not proposed.
Stormwater runoff is minimised and re-used in Landscaping through water infiltration, where appropriate.	<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>	<p>N/A</p> <p>Will Comply.</p> <p>Will Comply.</p>
Safety		
Tree species and their location accommodate vehicle and pedestrian sight lines.	A14.1 Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.	Will Comply
The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<p>A15.1 Security and foot lighting is provided to all common areas, 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</p>	<p>N/A A13.2 of the Locality code overrides this as external light is to be minimised for its environmental impact.</p> <p>Will comply.</p> <p>N/A</p>

	<p>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>	N/A
Utilities and Services		
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 - within 5.0 metres 	<p>Complies</p> <p>Will comply</p> <p>N/A</p> <p>N/A to this scale of development.</p> <p>N/A as above</p> <p>N/A</p>

	<p>of an electric line shadow; or</p> <p>- within 5.0 metres of a substation boundary.</p> <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. 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. 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>	<p>N/A</p> <p>N/A</p>
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Vehicle Parking and Access Code- the proposal includes a double carport.

Performance Criteria	Acceptable Solutions	Compliance
Vehicle Parking Numbers		
<p>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 	<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>Complies.</p>

[illegible]

	number of spaces required.	
Motorcycles		
<p>In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</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>A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking. AND The motorcycle parking complies with other elements of this Code.</p>	N/A
Compact Vehicles		
<p>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, 	<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

<ul style="list-style-type: none"> the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces. 		
Bicycle Parking		
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		
<p>The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <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. 	<p>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.</p> <p>A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p> <p>A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	<p>Complies.</p> <p>N/A no redundant access present.</p> <p>Complies.</p>
Accessibility and Amenity for Users		
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	N/A to this scale of development.

The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	A10.1 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	Complies. Proposal is for 50mm aggregate on compacted soil base as consistent with the settlement areas environs code.
Access for People with Disabilities		
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 to this scale of development.
Access for Pedestrians		
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 to this scale of development.
Access for Cyclists		
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 line marking.	N/A to this scale of development.
Dimensions for Parking Spaces		
Parking spaces must have adequate areas and dimensions to meet user requirements.	A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards. AND Parking spaces for special	N/A to this scale of development.

	<p>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 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>	
On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas		

N/A to this scale of development.

obstructing the free flow of moving traffic or pedestrian movement.		
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Appendix 10: Overlay Codes

Acid Sulfate Soils Overlay Code

Disturbance of Acid Sulfate Soils		
Performance Criteria	Acceptable Solutions	Compliance
The release of acid and associated metal contaminants into the environment are avoided either by: <input type="checkbox"/> not disturbing Acid Sulfate Soils; or by <input type="checkbox"/> preventing the potential impacts of any disturbance through appropriate Site planning, treatment and ongoing management.	<p>A1.1 The disturbance of Acid Sulfate Soils is avoided by:</p> <ul style="list-style-type: none"> <input type="checkbox"/> not excavating or removing more than 100 m³ of material identified as containing or potentially containing Acid Sulfate Soils; <input type="checkbox"/> not permanently or temporarily extracting groundwater that results in the aeration of previously saturated Acid Sulfate Soils; and <input type="checkbox"/> demonstrating that any filling in excess of 500 m³ of material to depths greater than an average depth of 0.5 metres will not result in ground water extrusion from Acid Sulfate Soils and the aeration of previously saturated Acid Sulfate Soils from the compaction or movement of those soils. <p>A1.2 Site planning, treatment and ongoing management are undertaken so that:</p> <ul style="list-style-type: none"> <input type="checkbox"/> acid and metal contaminants are not generated and acidity 	Complies, No acid Sulfate Soils were identified in the Overlay maps for the site or by the soil test in Appendix 5.

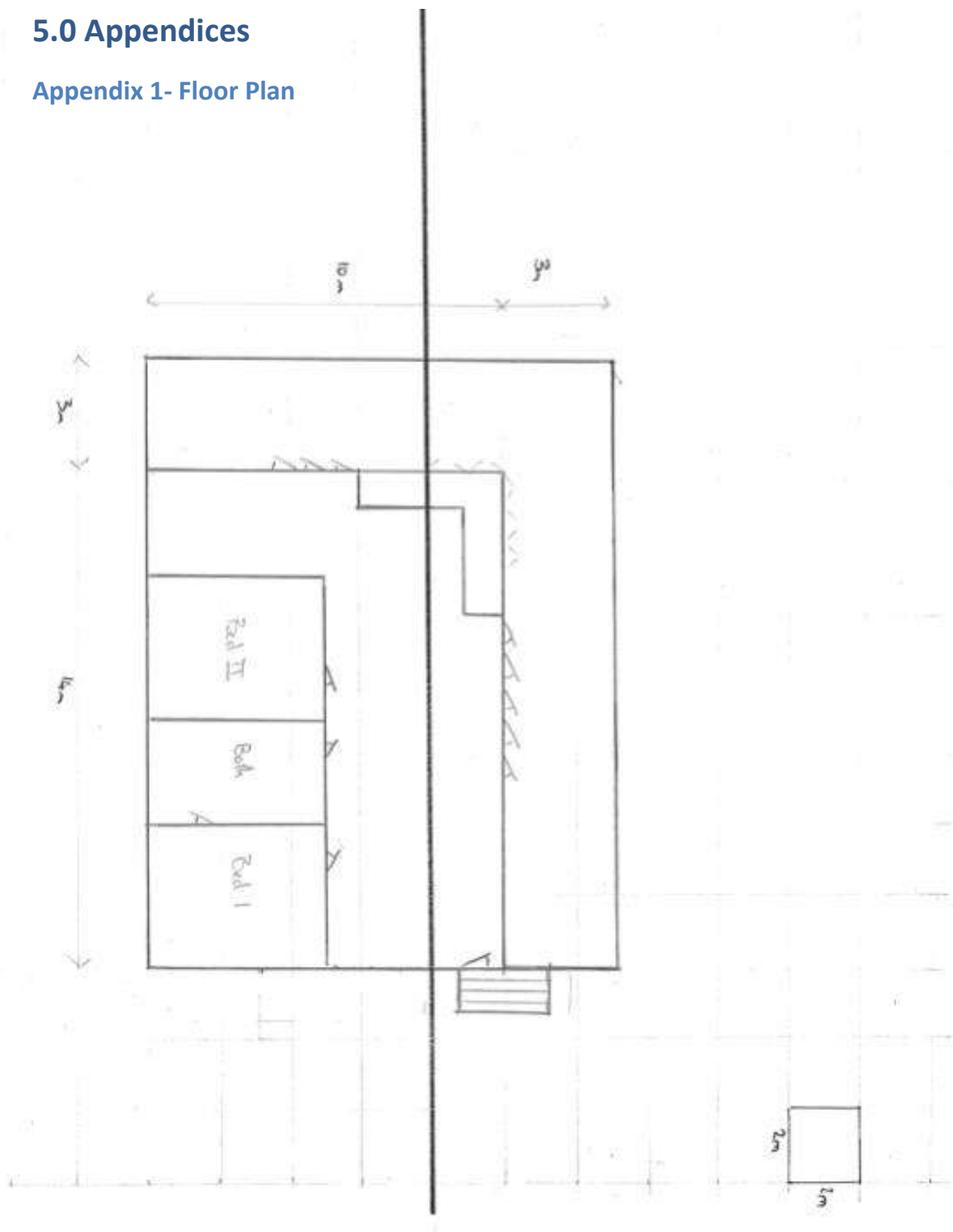
	<p>is neutralised;</p> <p>☐ untreated Acid Sulfate Soils are not taken off-Site unless this is to an alternative location for treatment; and</p> <p>☐ surface and groundwater flows from areas containing Acid Sulfate Soils do not release leachate containing acid or metal contaminants into the environment.</p>	
Identification and Management of Acid Sulfate Soils		
The location and extent of Acid Sulfate Soils are identified on the development Site and appropriately management so as to avoid the release of acid and associated metal contaminants into the Environment.	A2.1 No Acceptable Solution	Complies, no acid sulphate soils were identified on the site.

Natural Hazards Overlay Code

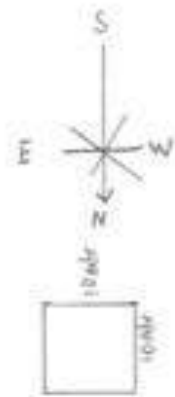
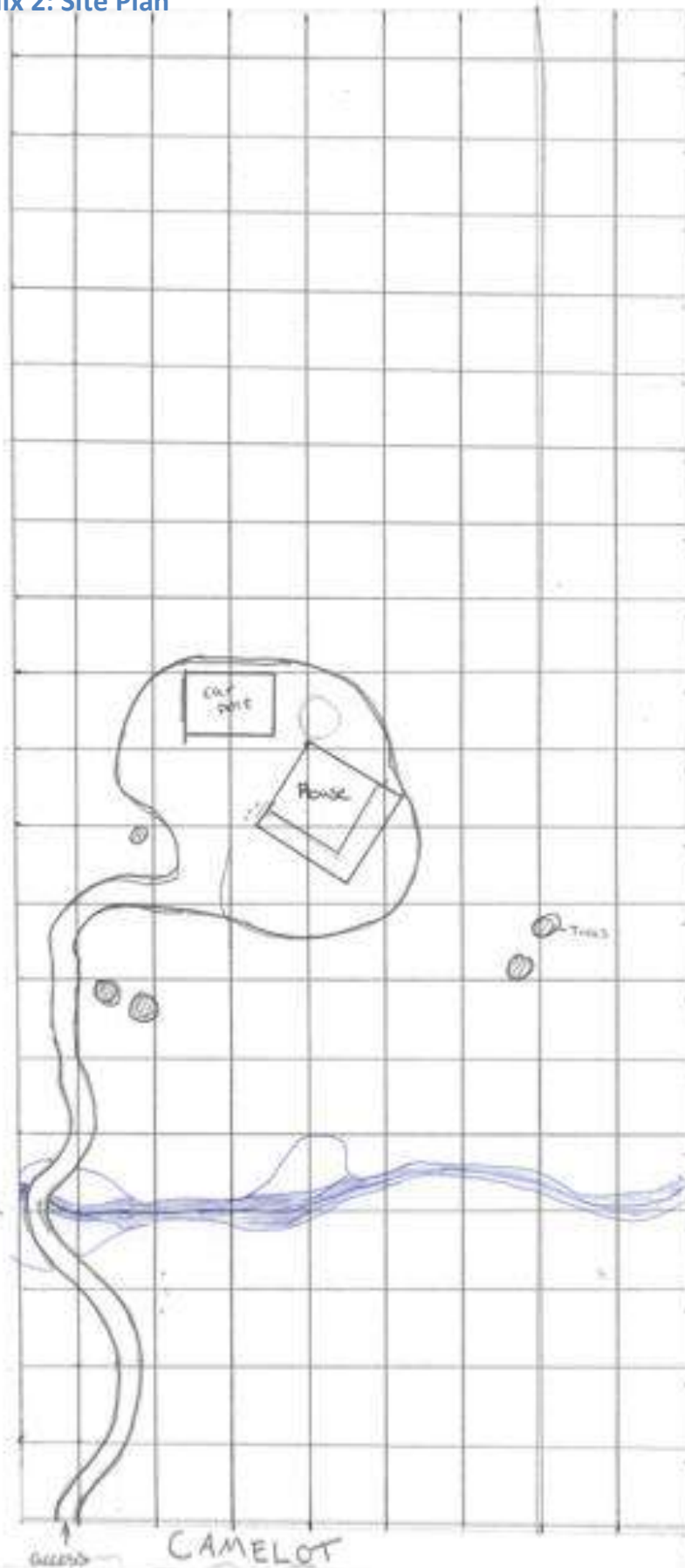
Bushfire		
Performance Criteria	Acceptable Solutions	Compliance
Development does not compromise the safety of people or property from bushfire.	<p>A1.1 Any development on land identified as High Risk Hazard on any Natural Hazards Overlay on any Locality Map complies with the relevant requirements of State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.</p> <p>AND</p> <p>Development complies with a Bushfire Management Plan prepared for the site.</p>	<p>Complies,</p> <p>The site is not identified as medium or high risk on any overlay map. The rest of this code is not addressed as the site is not subject to bushfires as it is rainforest. It is 20m above sea level and not prone to floods or landslide.</p>

5.0 Appendices

Appendix 1- Floor Plan

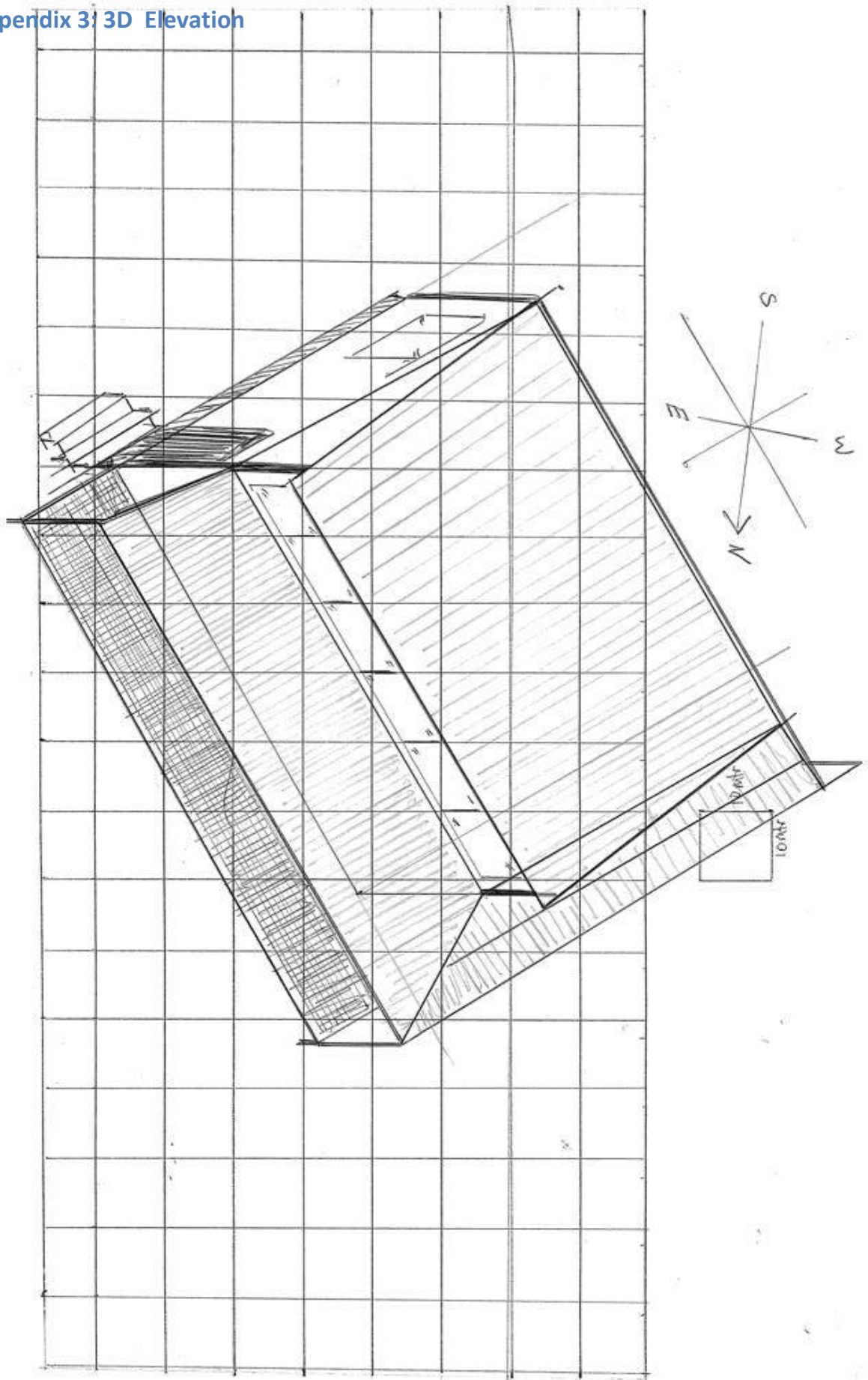


Appendix 2: Site Plan

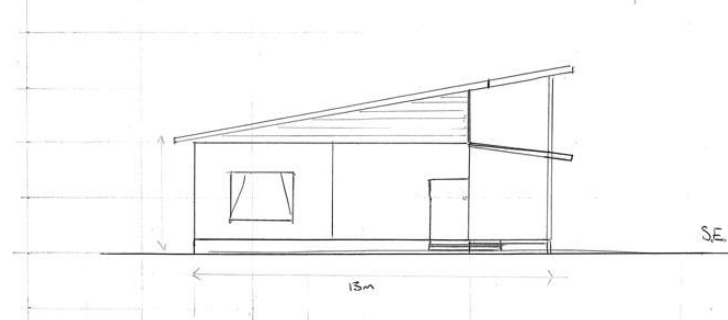
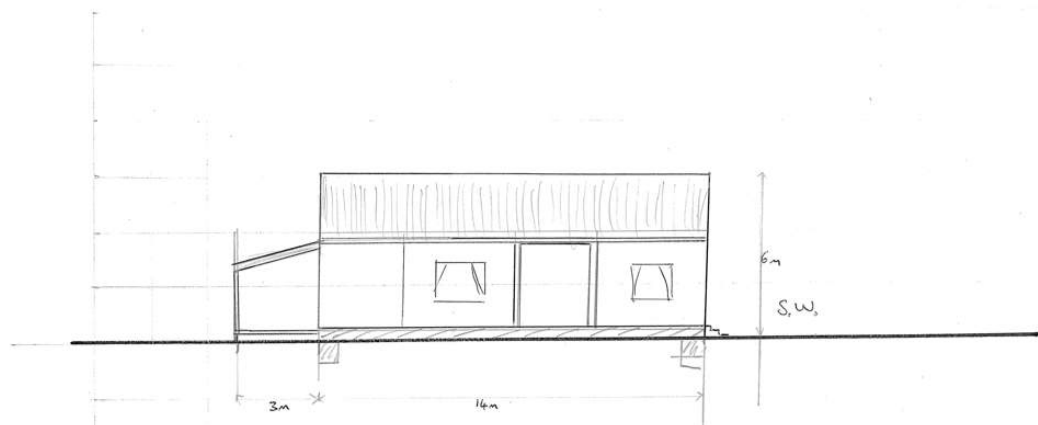
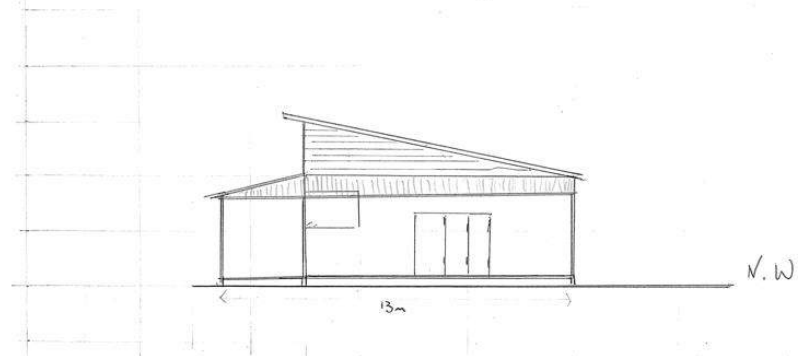
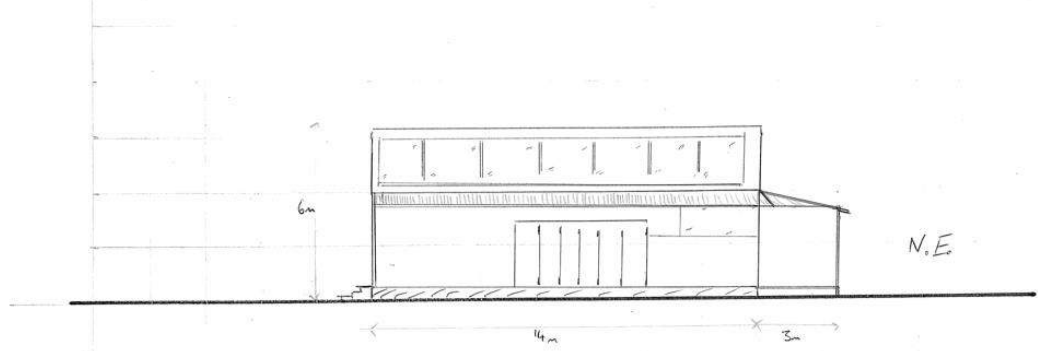


Lot 13

Appendix 3: 3D Elevation



Appendix 4: Elevations





EARTH TEST

Site Classification

**An
d**

Wastewater Management System

For Leigh

Gallon At

Lot 13 Camelot Close

Cape Tribulation



INTRODUCTION:

Earth Test has been engaged by Leigh Gallon to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 13 Camelot Close, Cape Tribulation.

Real Property Description:-

Lot 13, on RP 733181

Local Authority: Douglas Shire Council.

It is understood the intention is to construct a new dwelling at the site.

A site and soil evaluation was carried out in March 2015.

SITE FACTORS:

The site was identified during a meeting with the owner on-site.

The Lot has an area of 2.003 hectares, the proposed site is covered with rainforest.

The water supply to the site is from a future bore.

Scattered cobbles were observed at the site. An intermittent watercourse is shown on the site plan. One Dynamic Cone Penetrometer test was performed at location DCP1 and one borehole BH1 as shown on the site plan.

Atterberg Limits tests were performed on a disturbed sample from Borehole1.



DCP1 being tested at Lot 13 Camelot Close, Cape Tribulation

**SITE INVESTIGATION REPORT****BOREHOLE LOG**

CLIENT: Leigh Gallon. PROJECT: Lot 13 Camelot Close, Cape Tribulation. REPORT DATE: 28/03/2015		DATE SAMPLED: 09/03/2015 Sampled by: G. Negri & L. Quinn
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.2	Brown Topsoil	Disturbed sample 0.3- 0.6m.
0.2-1.0	Red-Brown Silty-Clay with Gravel	Watertable not encountered

**ATTERBERG LIMITS TEST REPORT****CLIENT:** Leigh Gallon**SAMPLE No:** SI 080-15**PROJECT:** Lot 13 Camelot Close, Cape Tribulation**DATE SAMPLED:** 09/03/2015**SAMPLE DETAILS:** BH1 0.3-0.6m**Sampled by:** G. Negri & L. Quinn**REPORT DATE:** 28/03/2015**Tested By:** G. Negri

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.1.2-2009	41%
Plastic Limit: AS 1289.3.2.1-2009	28%
Plasticity Index: AS 1289.3.3.1-2009	13%
Linear Shrinkage: AS 1289.3.4.1-2008	11.0%
Length Of Mould:	127.2mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Air Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	22.9%



DYNAMIC CONE PENETROMETER REPORT

AS 1289.6.3.2

CLIENT: Leigh Gallon**SAMPLE No:** SI 080-15**PROJECT:** Lot 13 Camelot Close, Cape Tribulation.**DATE SAMPLED:** 09/03/2015**SAMPLE DETAILS:** Site "DCP1" as per site plan.**Tested By:** G. Negri**REPORT DATE:** 28/03/2015

DEPTH (Metres)	Site: DCP1
	No Blows
0.0 – 0.1	1
0.1 – 0.2	3
0.2 – 0.3	2
0.3 – 0.4	1
0.4 – 0.5	3
0.5 – 0.6	3
0.6 – 0.7	9
0.7 – 0.8	6
0.8 – 0.9	5
0.9 – 1.0	5
1.0 – 1.1	5
1.1 – 1.2	5
1.2 – 1.3	4
1.3 – 1.4	5
1.4 – 1.5	
1.5 – 1.6	
1.6 – 1.7	
1.7 – 1.8	
1.8 – 1.9	
1.9 – 2.0	



SITE CLASSIFICATION

Lot 13 Camelot Close, Cape Tribulation.

“Abnormal moisture conditions (AS2870-2011 Clause 1.3.3)” will exist at the site due to the removal of trees.

The Dynamic Cone Penetrometer test results indicate soft conditions to 0.4m and adequate allowable bearing pressure to 0.4 to 1.5m.

The Atterberg Limits test results indicate a moderately reactive soil.

Due to the presence of “Abnormal moisture conditions”, the site must be classified **CLASS-“P”**.

To comply with the “Building Services Board Subsidence Policy” advice should be sought from a Registered Professional Engineer for footing design.

All site works must be carried out in accordance with AS 3798-2007 “Guidelines on earthworks for commercial and residential developments”

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

Because this investigation is limited in scope and extent, it is possible that areas may exist which differ from those shown on the test hole records and used in the site classification. Should any variation from the reported conditions be encountered during excavation work, this office must be notified immediately so that reappraisal of the classification can be made.

Leonard Quinn.
Earth Test.

**SITE AND SOIL EVALUATION****Lot 13 Camelot Close, Cape Tribulation.**

The site and soil evaluation carried out on 09/03/2015 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u> Slope
5 Degrees Shape	
Linear-Planar	
Aspect	North North-East
Exposure	Extremely limited
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not noted
Vegetation	Rainforest.
Watercourse/Bores	As shown on site plan.
Water table	Not encountered during investigation.
Fill	Not noted.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist
Other site specific factors	Not noted

Soil Assessment

<u>Soil Property</u>	<u>Result</u> Colour
Red-Brown Texture	
Clay-Loam Structure	
Moderate Coarse Fragments	
<10% Measured Permeability Ksat (m/d)	Not
measured Dispersion	
Slakes	
Soil Category	4
Resultant Design Load Rate, DLR (mm/day)	20



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 four (4) persons has been chosen for the proposed two bedroom dwelling.

The residence will be connected to a future bore water supply system.

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

They shall include:-

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

Note: - Garbage grinders are not permitted.

As per AS/NZ 1547:2012 Appendix H, Table H1 the “Typical wastewater design flow” for a “Reticulated water supply” gives a flow allowance of 150 L/Person/day.

The daily flow for the dwelling (4 persons @ 150 L/person/day) will be 600 L/day.

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

The tank must NOT be fitted with an outlet filter.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

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

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 600 / (20 \times 2.38) \\ &= 12.6\text{m.} \end{aligned}$$

Use one 2.38m wide by 12.6m long Advanced Enviro-Septic bed.

See site plan and detail cross-section.

SYSTEM SAND

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

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

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



SYSTEM INSTALLATION

Avoid compaction by keeping people and machinery off the finished trench or bed floor.
The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

OPERATION AND MAINTENANCE

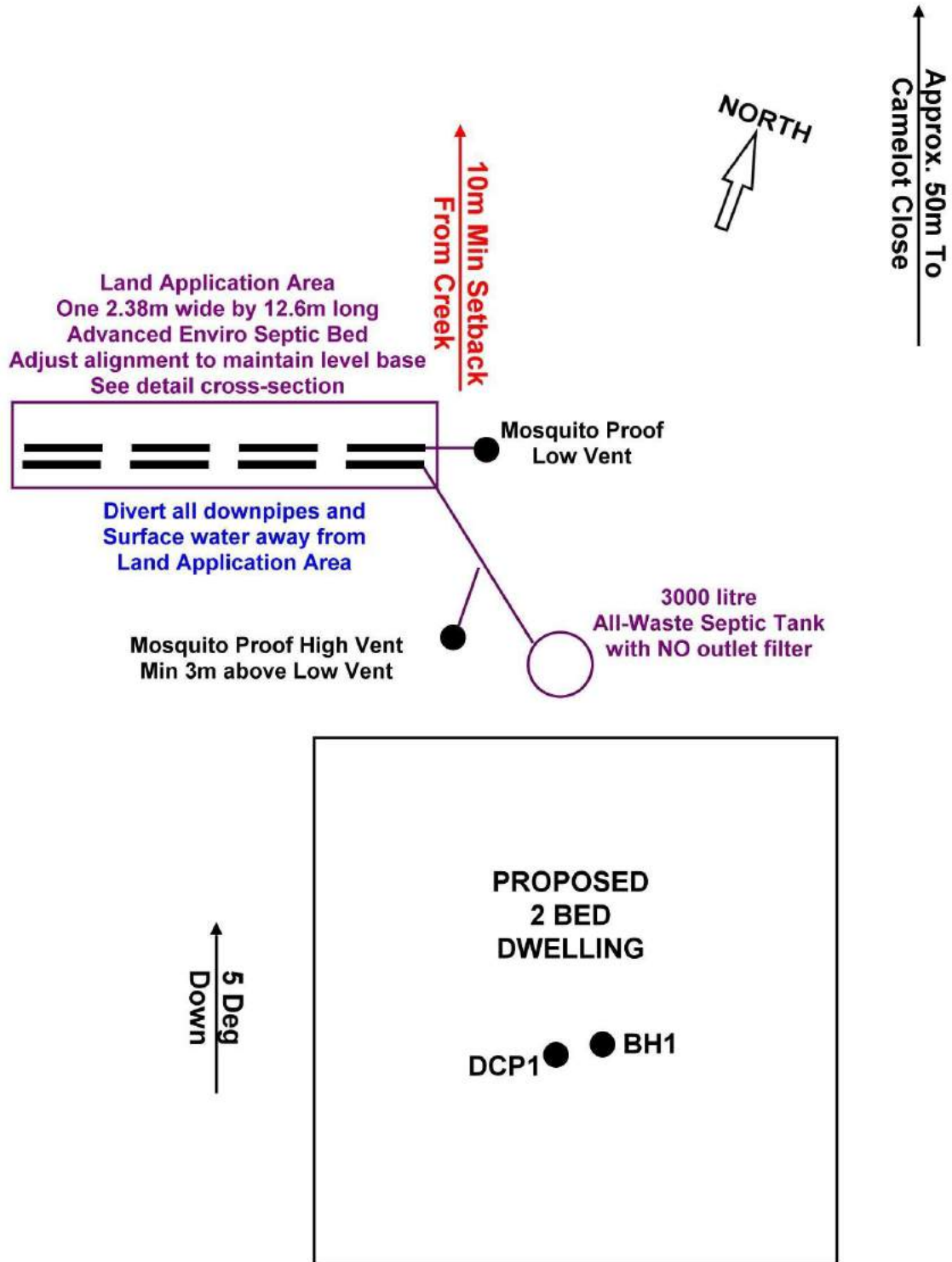
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

The Land Application area must not be driven over.

Leonard Quinn
Earth Test



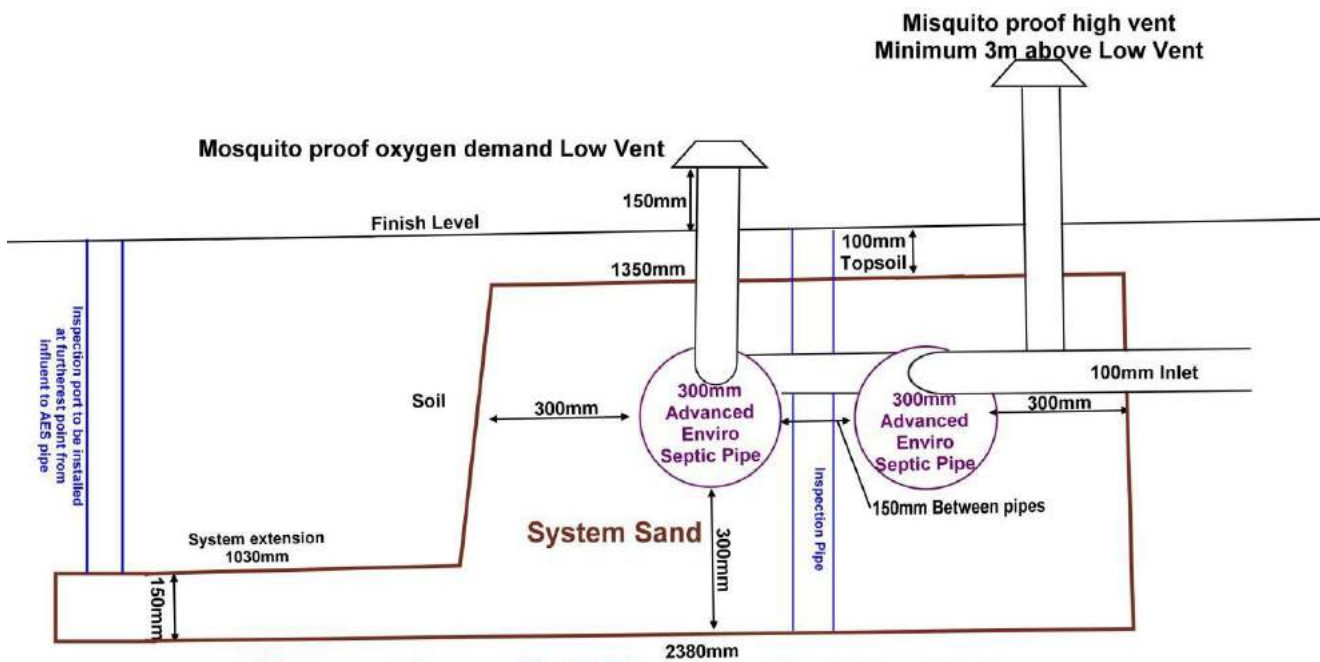
SITE PLAN
Lot 13 Camelot Close, Cape Tribulation.
NOT TO SCALE





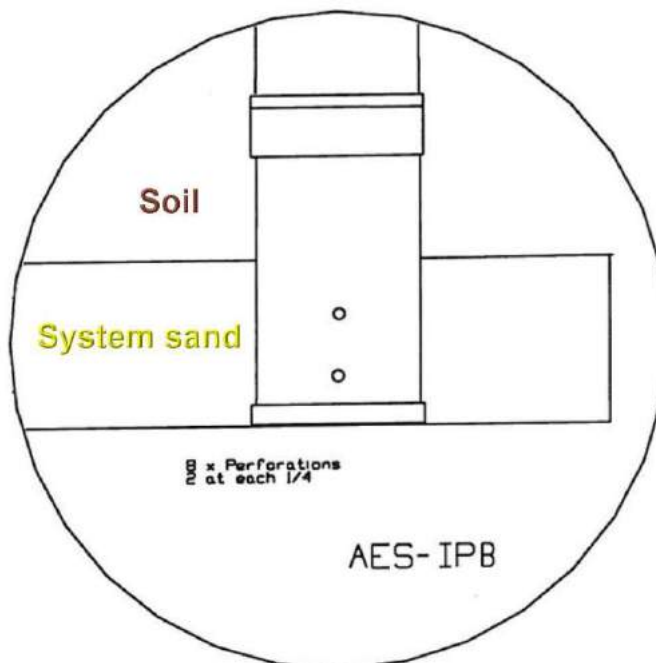
EARTH TEST

QBSA Lic No. 1017941.

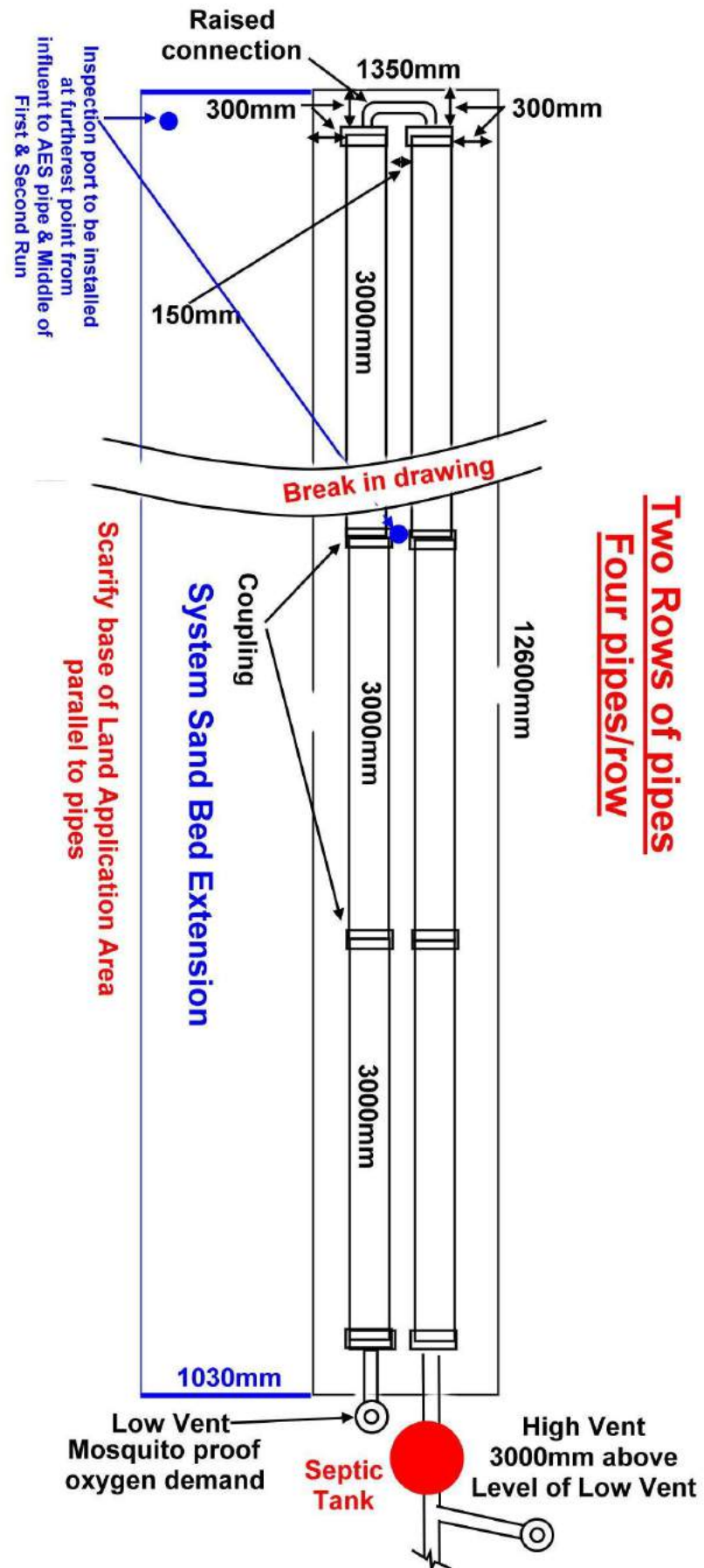


Base must be scarrified 200mm deep. Parallel to AES Pipes

**2380mm Wide Two Pipe
Advanced Enviro-Septic Cross-Section**



AES Inspection point detail





Advanced Enviro-septic Design Calculator v8.1

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

Site Address	Lot 13 Camelot Close, Cape Tribulation		
Client Name	Leigh Gallon		
Designed By	Earth Test	Designers Ph Number	40954734
Lic Plumber Name		Plumber Ph Number	
Council Area	Douglas Shire Council	AES Certif Number	
		Date	

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

System Designers site and 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	4	a septic tank outlet filter is NOT RECOMMENDED
Daily Design Flow Allowance Litre/Person/Day	150	
Number of rows required to suit site constraints	2	>> The maximum lth of a single AES pipe run is 30 meters
Infiltration surface Soil Category as established by site and soil evaluation. CATEGORY	4	>> Catagory may require design considerations. Ref AS1547
Design Loading Rate based on site & soil evaluation DLR (mm/day)	20	>> Soil conditioning may be necessary. Ref AS1547 & Comments.
Bore log depth below system Basal area	1600	>> Min depth below basal area is 600 mm to establish water table or restrictive layer
Enter System footprint Slope in % for standard AES systems to calculate extension	9	>> Consideration required for Sloping sites. Ref AS1547. refer comment.
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 FALL FROM TANK TO AES SYSTEM PIPES		

COMMENTS :- " The outcome must be important to everyone. "

- Ripping of receiving surface is required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate and rip parallel to the site slope/AES pipe.
- Specialist soils advice and special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS1547
- All Sloping sites require special consideration and management through design of slope percentage, surface water and construction methods as per AS1547.
- Plumbers are reminded that good construction techniques as per AS1547 are especially important in these soil types. Refer AS1547 & AES installation instructions

AES System Calculator Outcomes			AES dimensions		
Total System load - litres / day (Q).	600	l/d		AES System	System Extension
Min Length of AES pipe rows to treat loading	10.0	lm	Lth m : (L)	12.6	12.6
Number of FULL AES Pipe lengths per row	4	lths	Width m:(W)	1.35	1.03
Total Capacity of AES System pipe in Litres	1696	ltr.	Sand Depth :	0.75	0.15
			Area m2	17.0	13.0
DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)					
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"			Enter Custom Width m >		
AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \times W)$		Length	Width	Minimum AES foot print required .	
for this Basic Serial design is		12.6	x 2.38	=	30.0 m2 total

Code	AES System Bill of Materials.		Chankar Environmental Use Only
AES-PIPE	AES 3 mtr Lths required	8 lths	<p>Digitally signed by Kane Dickson DN: cn=Kane Dickson, o=Chankar Environmental, ou=Design Review, email=designreview@enviro-septic.com.au, c=AU Date: 2015.03.30 07:57:38 +10'00'</p> <p>Designreview@enviro-septic.com.au</p>
AESC	AESC Couplings required	6	
AESO	AESO Offset adaptors	4	
AESODV	AES Oxgen demand vent	1	
AES-IPB	AES 90mm Inspection port base	2	
TOTAL SYSTEM SAND REQUIRED (Guide Only)		18 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.