IDAS form 1—Application details

(*Sustainable Planning Act 2009* version 3.0 effective 1 July 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details)*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)	KEVIN & JAN STORER
For companies, contact name	
Postal address	10 LEGRANDE Street FRESHWATER
Suburb	CAIRNS
State	QLD
Postcode	4870
Country	
Contact phone number	
Mobile number (non-mandatory requirement)	0409 766 884
Fax number (non-mandatory requirement)	

Email address (non-mandatory requirement) | FISHERMAN 2044 @ HOTMAIL.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.)

House

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

☐ Impact assessment ☒ Code assessment

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

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

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

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

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

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

d) What is the level of assessment?

☐ Impact assessment ☐ Code assessment

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

☐ Refer attached schedule ☒ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

☒ Street address **and** lot on plan (All lots must be listed.)

☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					**Lot on plan description**		**Local government area** (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		95-97	SOUTH ALMA DRIVE	4873	17	SP235265	@ Port Douglas
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			
					☐ GDA94 ☐ WGS84 ☐ other	

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

4513 m^2

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

VACANT LAND

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

☒ No ☐ Yes—provide details below

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

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	Kevin and Jan Storer
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	Jan Anald Storer KS
Date 4/12/2014	

Table G	
Name of owner/s of the land	
☐ 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	
☐ By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

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

☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I

☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J

☐ In a tidal water area—complete Table K

☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

Table I
Name of water body, watercourse or aquifer

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

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

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

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

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

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

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

☐ No—go to question 12 ☑ Yes

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

☒ No

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

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

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

☒ No

☐ Yes—please provide details below

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

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

Description of attachment or title of attachment	Method of lodgement to assessment manager
PLANS.	

14. Applicant's declaration

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

Notes for completing this form

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

Applicant details

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

Question 1

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

Question 6

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

Question 11

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

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received 24/7/15 Reference numbers 2/89585

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

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

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.

40.2015.968.1.

Planning Report

Application for a Development Permit for a Material Change of Use for the purpose of a Dwelling on land described as

Lot 17 on SP235265 South Arm Drive, Wonga

July 2015

1.0 Application Details

Table 1 a summary of relevant details of the application.

Table 1.

Applicant	Kevin and Jan Storer
Registered Owner of Land	Kevin and Jan Storer
Contact	Scott Dillon GMA Certification Group Pty Ltd PO Box 831 PORT DOUGLAS Q 4877 Ph 07 4098 5150 Fax 07 4098 5180 Email scott.d@gmacert.com.au
Real Property Description	Lot 17 SP235265
Location	95-97 South Arm Drive, Wonga
Tenure	Free Hold
Total Area	4513m^2
Present Use	Vacant
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	Nil
Proposal	Development Permit for a Material Change of Use for a Dwelling
Local Government Authority	Douglas Shire Council
Planning Scheme	2008 Douglas Shire Planning Scheme
Planning Area	Rural Settlement
Overlays	Acid Sulfate Soils

2.0 Proposed Development

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

The attached plans illustrate:

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

3.0 Level of Assessment

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

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

- 'Code Assessable" – Material Change of Use for the purpose of a house within the Rural Settlement Locality.

4.0 Douglas Shire Planning Scheme Code Assessment

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

Table 3. Assessment Against the Douglas Shire Planning Scheme Codes

Rural Settlement Planning Area Code

Consistent and Inconsistent Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 The establishment of uses is consistent with the outcomes sought for the Rural Settlement Planning Area.	**A1.1** Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area.	The proposal is a consistent use according to the assessment table.

Site Coverage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 The built form is subservient to the natural environment or the rural character of the area.	**A2.1** The maximum Site Coverage for all Buildings (including Outbuildings) contained on an allotment is 450 m2. **A2.2** An Outbuilding used for purposes ancillary to a House has a maximum Site Coverage not greater than 20% of the total Site Coverage specified in A2.1 above.	Site cover of proposed dwelling is approximately 288sqm (6.5%).

Building Setbacks

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3 Buildings/structures are Setback to: • maintain the natural or rural character of the area; and • achieve separation from neighbouring Buildings and from Road Frontages.	**A3.1** Buildings/structures are Setback not less than: • 40 metres from the property boundary adjoining a State- Controlled Road; or • 25 metres from the property boundary adjoining the Cape Tribulation Road; or • 20 metres from the property boundary fronting any	The attached site plan illustrates setbacks of the proposed dwelling which comply with the Acceptable Solutions. The rainwater tanks are located less than six metres to the side boundary, however given the location of the residence on the adjoining allotment the tanks will

	other Road; and • 6 metres from the side and rear property boundaries of the Site.	have no effect.
P4 Buildings/structures are screened from any adjacent Road to maintain the natural or rural character of the area.	**A4.1** At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped 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 landscaped with Dense Planting.	The attached site plan illustrates existing vegetation between the road boundary and the dwelling.

Scenic Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Buildings/structures are designed to maintain the low-density rural settlement character of the area and sited to minimise impacts on the environment and Scenic Amenity values of the area.	**A5.1** White and shining metallic finishes are avoided on external surfaces in prominent view.	External colours include: Roof – Colorbond Surfmist Walls – Colorbond Dune
P6 Buildings/structures are sited to achieve the retention of native trees and protect existing Watercourses, riparian vegetation and wildlife corridors.	**A6.1** No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	N/A

Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	**A7.1** Building/structures are Erected on land with a maximum slope not exceeding 15%. OR Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage. OR Development proposed to be Erected on land with a	The land is level.

	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. AND 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. (Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)	
P8 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	**A8.1** A split level building form is utilised. **A8.2** A single plane concrete slab is not utilised. **A8.3** Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.	N/A
P9 Development on sloping land minimises any impact on the landscape character of the surrounding area.	**A9.1** Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	N/A
P10 Development on sloping sites ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	**A10.1** All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Stormwater to be managed on-site.

Rural Areas and Rural Settlement Locality Code

General Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Buildings and structures complement the Height of surrounding development and are subservient to the surrounding environment and are in keeping with the unique character of the Locality.	**A1.1** In all Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.	Building height complies. Height is 5000mm to pitching point and 6576mm in total.
P2 Development is connected to all urban services or to sustainable on site infrastructure.	**A2.1** Development is connected to available urban services by underground connections, wherever possible. AND/OR Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions. OR Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting. AND An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive. AND On-site sewerage facilities are provided in accordance with the On-site Sewerage Code and screened with Dense Planting.	Dwelling will be connected to available services
P3 Landscaping of development Sites complements the existing rural character of the Locality.	**A3.1** Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality AND A minimum of 60%of the total proposed species are endemic or native species.	Site plan indicating landscaping attached
P4 Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	**A4.1** All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Driveway will comply

Protecting Rural/Rural Settlement Amenity – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Industrial development in a rural area relies on or has a strong nexus with the primary rural activity undertaken on Site or in the surrounding area.	**A5.1** Any industrial development is limited to rural industrial activities which, by necessity, are related to primary industries in the surrounding area and require a rural location and where an urban location is inappropriate.	N/A
P6 Any community facilities or service infrastructure located in a rural area or rural settlement areas are sited to protect the general amenity and the visual amenity of the surrounding rural area/rural settlement area.	**A6.1** Community facilities are only sited in a rural area or a rural settlement area by necessity and where an urban location is inappropriate. **A6.2** Community facilities are screened from adjacent Roads by landscape buffers of Dense Planting a minimum of 5 metres in width. AND All side and rear boundaries are provided with Dense Planting for a minimum width of 1.5 metres.	N/A
P7 Rural settlement areas are visually unobtrusive in the rural landscape to protect the integrity of the rural areas as a dominant landscape element of high quality.	**A7.1** The old Rocky Point School Site is developed for residential purposes in accordance with the following: • reconfiguration is in accordance with the Rural Settlement Planning Area requirements specified in Table 1 of the Reconfiguring a Lot Code and all the relevant requirements of the Reconfiguring a Lot Code, taking account of the existing topography of the Site. AND The remnant vegetation on the western boundary of the Site is dedicated as public park.	N/A
P8 Areas at Rocky Point included in the Residential I Planning Area maintain the integrity of the dominant landscape qualities of the area and ensure safe Access onto Mossman-Daintree Road.	**A8.1** The minimum lot size in this area is 3500 m2. AND Any proposed reconfiguration of existing lots in this area only occurs utilising the Access driveway servicing the existing lot, by including reciprocal Access easements over the existing Access driveway for any additional lots. **A8.2** Any new lots are included in a Designated Development Area (DDA) identified on the proposal plan of reconfiguration and ultimately, on the registered survey plan. **A8.3** Development located within a Designated Development Area is sited where Clearing is limited to a maximum area of 800 m2 of the Site or 4% Site Coverage of the Site, whichever is the lesser. (The 800m2 area of Clearing does not include an access driveway.) OR, ALTERNATIVELY If a greater part of the Site is to be cleared, that part of a Site not cleared is to be included in a Conservation Covenant to protect the integrity of the natural environment.	N/A

	A8.4 Clearing is limited to the DDA and the DDA is sited on that part of the lot which is least constrained by slope, vegetation or Access constraints, and does not require extensive cut and fill and/or complex geotechnical solutions. **A8.5** The DDA is sited so that the development of a House does not obstruct the views from any adjacent existing Houses. AND Ensures the new House is not visually prominent from adjacent public viewing points, such as Mossman-Daintree Road and Rocky Point.	
P9 Development of Lot 32 on RP 850495, Vixies Road, Wonga Beach is connected to urban services.	**A9.1** Any future reconfiguration of Lot 32 on RP 850495 for Rural Settlement purposes only occurs in association with connection to reticulated sewerage and water supply servicing Wonga Beach.	N/A
P10 The development of part of Lots 10 and 11 on SP 132055 for residential purposes is undertaken to protect the environmental values of the site and the scenic amenity of the local area.	**A10.1** Residential development occurs on the more gently sloping part of the site, elevated above the steep bank adjacent to Mossman-Daintree Road. AND The area appropriate for residential development is determined on the basis of contour and vegetation surveys of the site. AND Only one access point from the site to the State-Controlled Road is permitted. AND At reconfiguration stage a broad vegetation screen is provided along the elevated frontage of the site to the Mossman-Daintree Road so that the residential development is screened from the road. AND The balance of the site is protected from clearing to maintain the forested mountain landscape and no further reconfiguration of the balance area occurs.	N/A

Protection of Scenic Amenity and Natural Values

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

Indigenous Interests

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

Land Use Code

House Code

General

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

Natural Hazards Code
Bushfire

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Development does not compromise the safety of people or property from bushfire.	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. AND Development complies with a Bushfire Management Plan prepared for the site.	The property is situated in a low risk bushfire hazard area.
P2 Development maintains the safety of people and property by: • avoiding areas of High or Medium Risk Hazard; or • mitigating the risk through: - lot design and the siting of Buildings; and - including firebreaks that provide adequate: * Setbacks between building/structures and hazardous vegetation, and * Access for fire fighting/other emergency vehicles; - providing adequate Road Access for fire fighting/other emergency vehicles and safe evacuation; and - providing an adequate and accessible water supply for fire-fighting purposes	A2.1 Development is located on a Site that is not subject to High or Medium Risk Hazard. OR For all development (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then: Buildings and structures on lots greater than 2500 m2: • are sited in locations of lowest hazard within the lot; and • achieve Setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree Height or 10 metres, whichever is the greater; and • 10 metres from any retained vegetation strips or small areas of vegetation; and • are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard. Building and structures on lots less than or equal to 2500 m2, maximize Setbacks from hazardous vegetation. AND For uses involving new or existing Buildings with a Gross Floor Area greater than 50 m2 each lot has: • a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litres a second at 200 kPa); or • an on Site water storage of not less than 5000 litres (eg. accessible dam or tank with fire brigade	N/A

	tank fittings, swimming pool). **A2.2** For development that will result in multiple Buildings or lots (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then: Residential lots are designed so that their size and shape allow for: • efficient emergency Access to Buildings for fire fighting appliances (eg. by avoiding long narrow lots with long Access drives to Buildings); and • Setbacks and Building siting in accordance with 2.1 (a) above. AND Firebreaks are provided by: • a perimeter Road that separates lots from areas of bushfire hazard and that Road has: - a minimum cleared width of 20 metres; and - a constructed Road width and all-weather standard complying with Council standards. OR • where it is not practicable to comply with fire break provisions above, maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire/maintenance trails: - have a minimum cleared width of 6 metres; and - have a formed width and gradient, and erosion control devices to Council standards; and - have vehicular Access at each end; and - provide passing bays and turning areas for fire fighting applicants; and - are either located on public land, or within an Access easement that is granted in favour of the Council and Queensland Fire Rescue Service (QFRS). AND • sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (eg. creek corridors and other retained vegetation) to allow burning of sections and Access for bushfire response. AND Roads are designed and constructed in accordance with applicable Council and State government	

	standards and: • have a maximum gradient of 12.5%; and • exclude cul-de-sac, except where a perimeter Road isolates the development from hazardous vegetation or the cul-de-sac are provided with an alternative Access linking the cul-de-sac to other through Roads.	
P3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	**A3.1** Development complies with a Bushfire Management Plan prepared for the site.	N/A

Landscaping Code

Landscape Design

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 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.	Additional landscaping is not proposed at this time

Landscape Character and Planting

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	**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 – Landscaping. **A2.3** Landscaping includes planting layers comprised	Additional landscaping is not proposed at this time.

	of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	
P3 Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and 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.	Any vegetation on-site will remain.
P4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	**A4.1** Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	Trees to be planted after occupation of the dwelling will comply with Plant Species Schedule
P5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	**A5.1** Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways. **A5.2** A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway. **A5.3** Landscape beds and trees are protected by garden edging, bollards or wheel stops. **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.	N/A

Screening

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 Fences along street Frontages are articulated with appropriate Landscaping.	**A6.1** Perimeter fencing to any street Frontage complies with the relevant Planning Area Code. **A6.2** Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	No additional fencing is proposed at this time.
P7 Landscaping within	**A7.1** One shade tree is provided for each private open	N/A

	Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	space or private Recreation Area. **A7.2** Tree species provide 30% shade over the area within 5 years. **A7.3** A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures. **A7.4** Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	
P8	Undesirable features are screened with Landscaping.	**A8.1** Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	Additional landscaping is not proposed at this time.
P9	The environmental values of the Site and adjacent land are enhanced.	**A9.1** Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	N/A

Streetscape and Site Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P10 Landscaping for residential development enhances the streetscape and the visual appearance of the development.	**A10.1** Dense Planting along the front of the Site incorporates: • 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. **A10.2** Dense Planting to the rear of the Site incorporates: • 1 shade tree for an average of every 75 m2, growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. **A10.3** Dense Planting to the side boundaries incorporates: • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground.	Existing vegetation in place at front of allotment. Additional landscaping is not proposed at this time. The owners will further develop landscaping over time.

P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.	**A11.1** Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates: • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. **A11.2** Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates: • 1 shade tree for an average of every 75 m2 growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. **A11.3** Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates: • trees planted for an average of every 10 metres where adjacent to a Building; • screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; • low shrubs, groundcovers and mulch to completely cover unsealed ground. **A11.4** A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.	Existing vegetation in place at front of allotment. Additional landscaping is not proposed at this time. The owners will further develop landscaping over time.

Maintenance and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 Landscaped areas are designed in order to be maintained in an efficient manner.	**A12.1** A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping. **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. **A12.3** Turf areas are accessible by standard lawn	Adequate maintenance will be carried out An irrigation system will be provided after occupation of the dwelling.

	maintenance equipment. **A12.4** Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited. **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.	
P13 Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.	**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. **A13.2** Overland flow paths are not to be restricted by Landscaping works. **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.	Adequate drainage will be provided

Safety

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P14 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.	N/A
P15 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	**A15.1** Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways. **A15.2** Hard surfaces are stable, non-slippery and useable in all weathers. **A15.3** Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map). **A15.4** Lighting for bicycle paths is provided in accordance with the relevant Australian Standards	N/A

Utilities and Services

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P16 The location and type of plant species does not adversely affect the function and accessibility	**A16.1** Plant species are selected and sited with consideration to the location of overhead and underground services.	N/A

of services and facilities and service areas.	**A16.2** All underground services are to be located under pathways and below the eaves of the Building. **A16.3** Irrigation control devices are located in the common Landscaping and Recreation Area. **A16.4** Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site. **A16.5** Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas. **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: • in an electric line shadow; or • within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary. **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.	

Vehicle Parking and Access Code

Vehicle Parking Numbers

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to: • the desired character of the area in which the Site is located; • the nature of the	**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.	There is adequate area on-site for vehicle parking.

particular use and its specific characteristics and scale; • the number of employees and the likely number of visitors to the Site; • the level of local accessibility; • the nature and frequency of any public transport serving the area; • whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building; • whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and • whether or not the use involves the retention of significant vegetation.		

Parking for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities.	**A2.1** For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows: • Medical, higher education, entertainment facilities and shopping centres – 2 spaces; • All other uses – 1 space. **A2.2** For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows: • Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required; • All other uses – 2% (to the closest whole number) of the total number of spaces required.	N/A

Motor Cycles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3 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: • 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.	**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.	N/A

Compact Vehicles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P4 A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering: • compact vehicles spaces are not available to non-compact vehicles; and, • it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and, • compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and, • the scale of parking spaces,	**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: • 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

likely users and the likely degree of familiarity with the availability of such spaces		

Bicycles Parking

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

Vehicular Access to the Site

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account: • the amount and type of vehicular traffic; • the type of use (eg long-stay, short-stay, regular, casual); • Frontage Road traffic conditions; • the nature and extent of future street or intersection improvements; • current and future on-street parking arrangements; • the capacity of the adjacent street system; and • the available sight distance.	**A6.1** The location of the Access points is in accordance with the provisions of the relevant Australian Standards. AND Where the Site has Frontage to more than one street, the Access is from the lowest order street. **A6.2** All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access. **A6.3** Only one Access point is to be provided to each Site unless stated otherwise in another Code.	One access point is proposed from South Am Drive.

Accessibility and Amenity for Users

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.	**A7.1** Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located, AND In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.	N/A
P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.	**A8.1** The layout of the parking area provides for the accessibility and amenity of the following: • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. **A8.2** Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.	N/A

Access Driveways

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P9 The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	**A9.1** Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	One access point is proposed from South Am Drive.
P10 The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	**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.	A gravel driveway is proposed at this time.

Access for People with Disabilities

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

Access for Pedestrians

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

Access for Cyclists

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

Dimensions of Parking Spaces

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P14 Parking spaces must have adequate areas and dimensions to meet user requirements.	**A14.1** Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards. AND Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard. AND Parking spaces for standard sized buses have the following minimum dimensions:	N/A

	• width: 4 metres • length: 20 metres • clear Height: 4 metres. AND Parking spaces for compact vehicles have the following minimum dimensions: • 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. 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. **A14.2** Parking spaces for bicycles meet the requirement of the relevant Australian Standard.	

On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they: • are at gradients suitable for intended vehicle use; • consider the shared movements of pedestrians and cyclists; • are effectively drained and surfaced; and • are available at all times they are required.	**A15.1** On-Site driveways, vehicle manoeuvring and loading/unloading areas: • are sealed in urban areas: AND upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code; • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and • drain adequately and in such a way that adjoining and downstream land is not adversely affected. **A15.2** Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.	Gravel driveway will be suitably graded and drained.

Vehicle Circulation, Queuing and Set Down Areas

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

General Codes

Filling and Excavation Code

Cut and fill is not proposed for the site, therefore this Code is not applicable.

Natural Areas and Scenic Amenity Code

Not applicable

Overlay Codes

Acid Sulfate Soils Code

The development will not result in excavation or filling of more than 100m^3 or 500m^3, respectively.

Cultural Heritage and Valuable Sites

Overlay is not applicable

4.0 Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of a dwelling on land describes as Lot 17 SP235265 South Arm Drive, Wonga.

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

In summary the report concludes:

- The proposal complies with the requirements for making a Development Application under the Sustainable Planning Act; &

- The proposal is consistent with the existing and future use of the property.

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)
New Dwelling	House	One		

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	☒ No	☐ Yes
New building work on the premises	☐ No	☒ Yes
The reuse of existing operational work on the premises	☒ No	☐ Yes
New operational work on the premises	☒ No	☐ 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		
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are **recommended** scales) which shows the following: • the location and site area of the land to which the application relates (*relevant land*) • 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.	☒ Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	☒ Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	☒ Confirmed	
Information that states: • 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).	☒ Confirmed ☐ Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	☐ Confirmed ☒ 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.	☐ Confirmed ☒ 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: • 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.	☒ 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)	☒ 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.	☒ Confirmed ☐ 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.	☐ Confirmed ☒ 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.	☐ Confirmed ☒ 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.

Department of State Development, Infrastructure and Planning
PO Box 15009 City East Qld 4002
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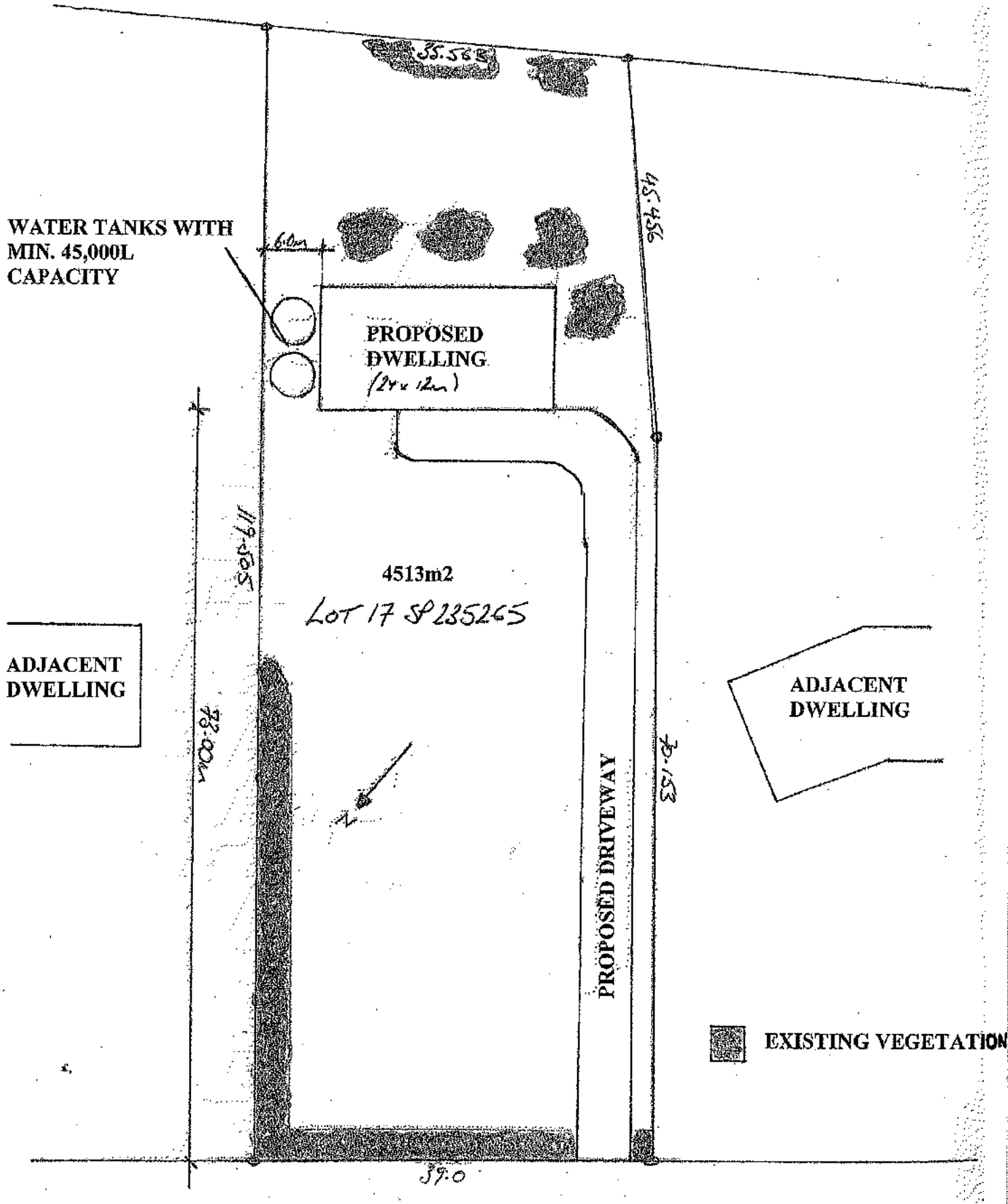
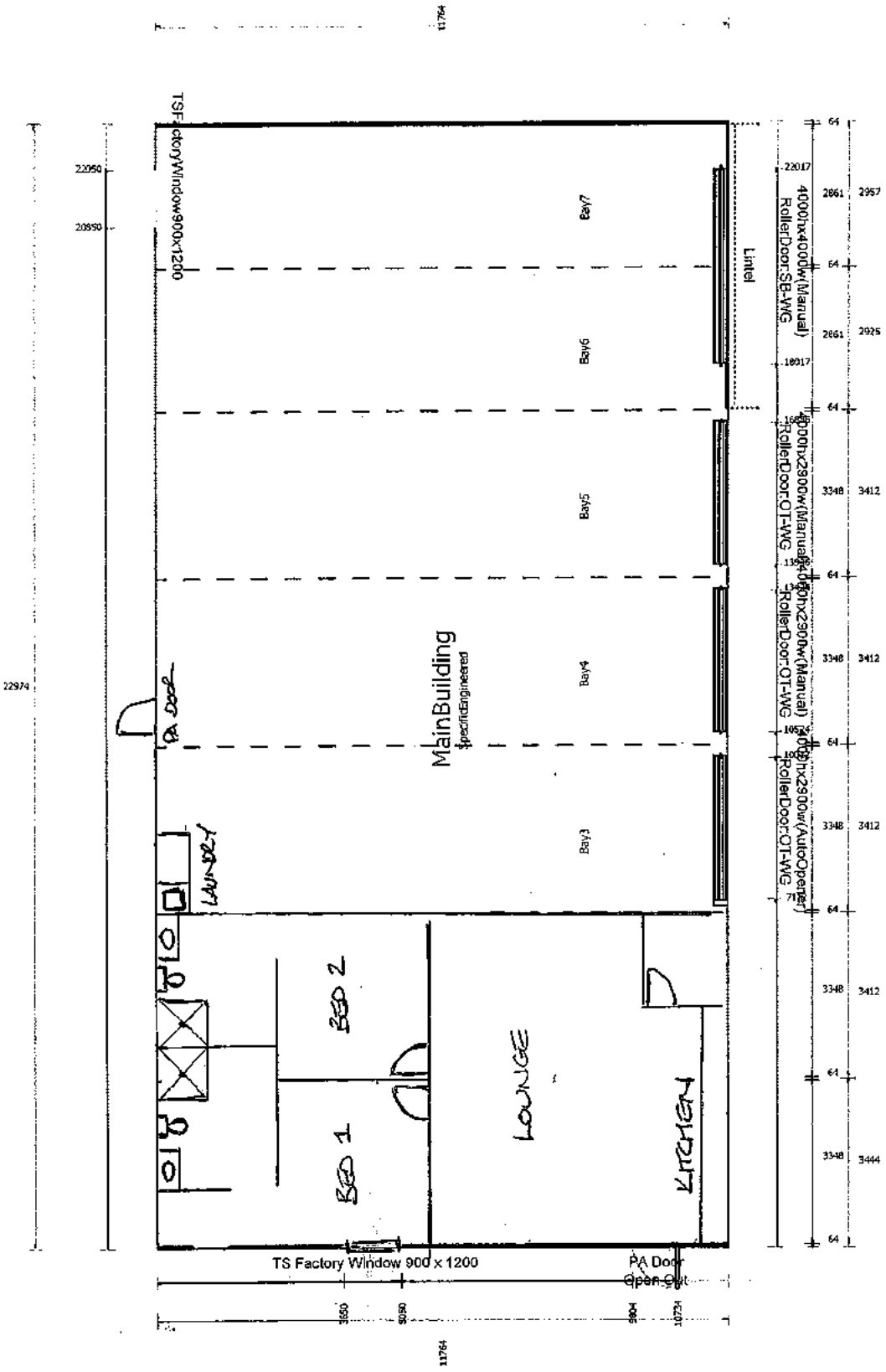


SITE PLAN - LOT 17 SP235265
95-97 SOUTH ARM DRIVE WONGA



Scale 1:124

* All Dimensions in mm. Colours shown are examples only.For exact colour samples see your local Totalspan AUS representative.

SC & GS Family Trust
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For: Mr Kevin Storer
95/97 South Arm Drive
Wonga Beach
WONGA BEACH, QLD
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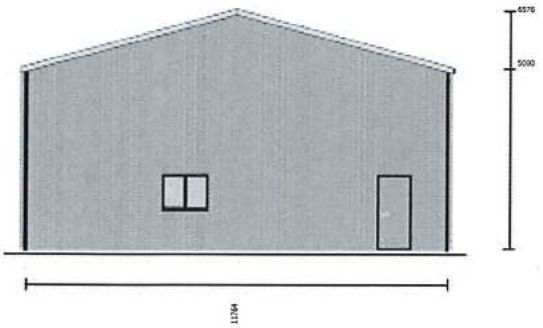
Portal Building
Project Number: 831-83135331.1
DP Number:

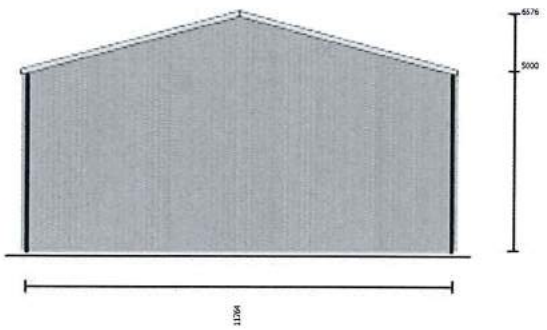
3/12/2014

TOTALSPAN STEEL BUILDINGS



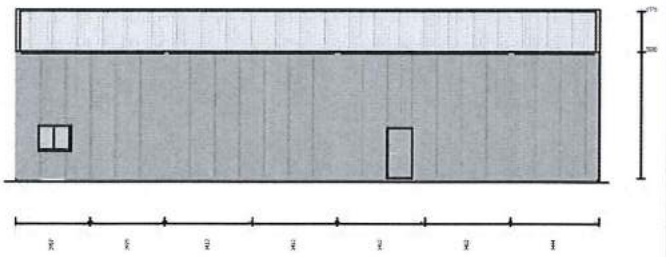
Scale 1:200

* All Dimensions in mm. Colours shown are examples only.For exact colour samples see your local Totalspan AUS representative.



Scale 1:200

* All Dimensions in mm. Colours shown are examples only.For exact colour samples see your local Totalspan AUS representative.



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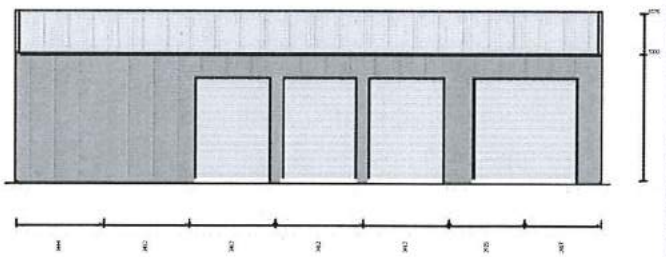
* All Dimensions in mm. Colours shown are examples only.For exact colour samples see your local Totalspan AUS representative.



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SC & GS Family Trust
610 Bruce High Way, Woree, CAIRNS, QLD, 4868, Australia
Phone: 07 4054 6122
Fax: 07 4054 6133
Email: cairns@totalspan.com.au

For: Mr Kevin Storer
95/97 South Arm Drive
Wonga Beach
WONGA BEACH, QLD
Australia, 4873

Portal Building
Project Number: 831-83135J1.1
DP Number:

3/12/2014

TOTALSPAN STEEL BUILDINGS

ABN-46 299 473 685
Raines Industries Pty Ltd T/As

Wastewater Consultants

QBCC Licence No. 1312947

Email. sales@wastewaterconsultants.com.au

46 Kennedy Highway,
Tolga. Qld. 4882
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Tolga. Qld. 4882
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Providing Approved
Sewage, Wastewater & Water Services

Site & Soil Assessment Reports ~
Land Application Designs ~
Subdivisional & Development
Assessment Reports ~
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Domestic & Commercial Septic
Disposal Systems.
Domestic Wastewater Aerated
Treatment Systems.
Commercial Wastewater Aerated
Treatment Systems.
Domestic & Commercial Advanced
Secondary Systems.
Secondary Systems.

Trench Systems or Trench Beds.
Evapo-Transpiration Trench Beds.
Recycling (CNL) Irrigation Networks

Domestic & Commercial Servicing &
Reporting.
Replacement New & Reconditioned
Compressors & Pumps.
Concrete & Polymer Septic Tanks &
Grease Traps.
Rain Water or Storage Water Tanks.
Chemical Storage or Dosing Tanks.

Submersible Borehole Pumps.
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Pumps.
Submersible Cutter / Macerator
Pumps.

Water Analysis Services &
Testing.
Filtration Systems & Replacement
Filters.
Chlorinator, RO and UV Filter
Systems.

WASTEWATER DISPOSAL ASSESSMENT REPORT FOR A NEW RESIDENCE – AT:-

LOT 17 SOUTH ARM DRIVE WONGA BEACH

Report No. WC20766
SITE ASSESSMENT DATE: 24th October 2007

Prepared For: Kevin Storer
95 – 97 South Arm Drive
Mossman. Qld 4873

22nd July 2015

ON-SITE SEWAGE DISPOSAL
SITE AND SOIL EVALUATION REPORT
WC20766

Douglas Shire Council
Mossman Qld 4873

Attn: Douglas Shire Council
Re: Proposed wastewater treatment System.

This report is to determine and satisfy disposal of all on-site sewage & sullage waste for Lot 17 on plan number RP235265 South Arm Drive, Wonga Beach.

On initial visiting and inspection of this property back in 2007 it was noted a proposed subdivision was to be carried out by splitting the existing property into two allotments. It was assumed at the time that a 4-bedroom dwelling was to be constructed on the new allotment known as lot 17. However the new proposal is now based on a 2-bedroom dwelling and combined shed.

With inspection on site it was noted that the property slightly falls north to south it was also observed a potable borehole is positioned on this allotment and a small dam at the neighbouring property that may limit and influence positioning of the land application disposal area on this site. It was also noted that this site maybe influenced by tidal movement and therefore we have assumed the assumed LAA land application disposal area would indicate the ground water should not rise above 1.2 metres of natural ground levels, although it should be also noted the level of groundwater is affected by other various factors, including the rise and fall of tides, seasons, climate conditions and soil permeability and therefore may vary at different times.

It's proposed so as to satisfy the current regulations with on-site domestic wastewater and previous discussions with "DSC" Douglas Shire Council satisfying the recommended setback and separation distances as to AS1547-2012 shall be achieved on this allotment, therefore after assessing the soils and possible site impacts it is recommended that the minimum of secondary treatment is utilised to satisfy this proposal utilising either absorption trench beds or sub-surface drip irrigation networks..

Based on soil permeability, associated health risks it is recommended a 10EP approved secondary wastewater treatment system (AWTS) with the minimum of 12m2 of absorption trench beds (10M x 1.2M) satisfying all setback and separation distances with AS1547-2012 and shall further prove satisfactory for this application.

When installing the absorption trench beds it is recommended to utilise 350mm trench dome or arch and construct as to the detailed and shown designs ensuring a minimum of (1) inspection port is installed at the opposite end as to AS1547-2012 within the trench bed as detailed.

Approvals for all installation works are to be sought from the DSC Douglas Shire Council prior commencement of any installation works, plumbing and drainage permits will be required prior any plumbing or drainage works being carried out on this site with inspections of the new required drainage pipe work required prior to backfilling.

Appropriate cover is required to be established at the selected land application area such as turf or grass for either of the proposed land application disposal areas.

A: SITE EVALUATOR

Author: Brett Trebley

B: DESK TOP EVALUATION

Location Details:

Locality Address: **Lot 17 South Arm Drive, Wonga Beach**

Contact Details:

Plan Details: **SP 144723** Lot No. **17**

Local Govt: **DSC** Parish: **Whyanbeel** County: **Solander**

Site Plan Details: **Proposed Wastewater Disposal System**

Soil Type from Soil Maps, etc: **N/A.**

Climate *(BOM * ESTIMATED PORT DOUGLAS)*

Annual Rainfall: ***2400mm*** Annual Evaporation: ***2200mm***
This site may experience heavier seasonal rainfall during December-March

Intended Water Supply Source:

- ☐ **Reticulated Town Water Supply**
- ☐ **Reticulated Bore/Well**
- ☐ On-Site Rainwater
- ☐ Dam

Local Experience With Existing On-Site Disposal Systems In Area:

Type:

- Primary
- **Secondary**
- **Advanced Secondary**

If known number of systems in locality: **5 +**

- **Satisfactory**
- Failed
- Problems evident

C: SITE ASSESSMENT

Topography

Slope: **LAA Level < 2%**

Ground Cover: **Grassed**

Geology: **N/A**

Drainage Patterns Contours: **Flow Over Land**

Available Clearances:

Boundaries: **> 2 Metres**

Non-Potable Bores, Wells and Watercourses: **30 Metres**

Buildings: **> 2 Metres**

Embankments: **N/A**

Stand of Trees, Shrubs: **Existing**

Other _____

Site History (Previous Land Use) **Unknown**

Environmental Issues: **N/A**

Site Stability: **Good**

Drainage Control

Depth of seasonal water table: (assumed greater than)

Winter: > **1.2M** Summer: > **1.2M**

Need for groundwater cut-off drains? **No**

Need for surface water collection / cut-off drains? **No**

Availability of Reserve / Setback Areas

Reserve area available for disposal: **N/A**

Assessment Photographs attached: **Yes**

D: SOIL INVESTIGATION

Method Of Tests:

- ❑ **Test Hole / Pit**
- ❑ **Soil Texture**
- ❑ **Ribbon Test**
- ❑ Falling Water
- ❑ **Site Exposure**
- ❑ Other (Soil Test Report)

Individual Soil Report:

By:_____**Report No.**_____

Soil Category:

Description (TICK ONE ONLY)

- ❑ 1. Gravels and Sands
- ❑ **2. Sandy Loams**
- ❑ 3. Loams
- ❑ 4. Clay Loams
- ❑ 5. Light Clays
- ❑ 6. Medium to Heavy Clays

Reason for placing in Stated Soil Category: **On-Site Soil Test, Texture & Ribbon Test.**

Reason for Design Load Rate (DLR) & (DIR) recommendation: **Based on minimum of secondary treatment with an adopted "LTAR" long term Acceptance Rate / DLR of 50mm/day with a K'sat rating assumed at 1.4m – 3.0m/day as to AS1547-2012.**

Need for groundwater protection: **No**

Type of disposal system best suited to site for Land Application:

- ❑ PRIMARY
- ❑ **SECONDARY**
- ❑ ADVANCED SECONDARY OR EQUIVALENT

Evaluator's preliminary assessment of Land Application Area and best suited disposal option for site: **Secondary AWTS & a minimum of 12m2 of absorption trench beds.**

Estimated Daily Flow: **Based on proposed 2-bedroom dwelling = maximum 6 people x 150L/P/Day = 600 Litres**

Design Consideration: **2-bedroom dwelling, allowed with *"standard reduction fixtures"*. No allowance for expansion or additional bedrooms allowed with this design.**

Any specific environmental constraints? **No**

Any specific public health constraints? **No**

If Yes see attached or reason:_____

Results of consultation or observations with any other interested parties: Neighbours, Local Council, Environmental agencies and or groups, etc:

- ❑ **Neighbours**
- ❑ Local Council
- ❑ Environmental Agencies and Groups
- ❑ Not Applicable
- ❑ Report Attached

DISPOSAL SYSTEM for EFFLUENT from DOMESTIC PREMISES AS 1547-2012 SIZING of DISPOSAL AREA

REDUCTION FIXTURES REQUIRED: **Yes**

TYPE OF FLOW FIXTURES

	RETICULATED SUPPLY	ON-SITE RAIN WATER
❑ Normal Fixtures	180L/P/Day	140L/P/Day
❑ **Standard Reduction**	**150L/P/Day**	115L/P/Day
❑ Full Reduction	110L/P/Day	80L/P/Day

❑ Other / Type and Reason_____

Notes: These above flows are minimum rates unless actual flows from past experience can be demonstrated.
Standard water-reduction fixtures included the combined use of reduced flush 6/3 litre water closets, shower-flow restrictors, aerator faucets (taps) and water-conserving automatic washing machines.
Full water-reduction fixtures include the combined use of 3/2 litre water closets, 9 litre minute shower-flow restrictors, 6 litre minute aerator faucets, five star front load washing machines and flow /pressure control valves on all water-use outlets.

ADOPTED DISPOSAL CONCLUSIONS:

1) ABSORPTION TRENCH BED: **12m2**

2) EVAPO-TRANSPIRATION: AREA m2 REQUIRED: **N/A**

3) IRRIGATION AREA: AREA m2 REQUIRED: **N/A**

EVALUATORS CONCLUSION:

As with the assessed sandy loam soils, potable borehole and neighbouring dam at this property, a *SECONDARY AERATED WASTEWATER TREATMENT SYSTEM (AWTS)* will prove satisfactory for installation and disposal of all treated effluent.

Therefore it's our recommendation a ***10EP approved secondary AWTS with the minimum 12m2 of absorption trench beds*** shall be installed as to our designs and in the selected land application area.

Therefore this option is able to treat and dispose of all effluent and sullage waste generated on site in accordance with the requirements of the On-Site Sewerage Code, Plumbing and Drainage Act 2002 (Division 4), Standard Plumbing and Drainage Regulation 2003 (Part 2 -8B), (QPW) Queensland Plumbing and Wastewater Code, AS/NZS 1547:2000, On-Site Facilities Guidelines - Effluent Quality (Jan 2004), Vertical and Horizontal Separation Distance (June 2002) and (DLGPS) Department of Local Government, Planning, Sport & Recreation.

RECOMMENDED DISPOSAL TYPE CALCULATIONS:

2a) ABSORPTION AREA

B) Absorption Trench Bed

Aw = q / LTAR

Aw = Wetted area in square metres
q = Daily flow in litres
LTAR = Long term acceptance rate in litres per day

Aw = 600 litres per day / 50

Aw = 12m2 of wetted area required

b) LENGTH OF TRENCH

L = Aw / b

L = Trench length in metres
Aw = Wetted area in square metres
B = trench width in metres

L = 12 / 1.2

L = 10 metres long x 1.2 metres wide x 600mm deep absorption trench beds as to our designs.

NOTE: Bed must be constructed level, inspection port required on the 350mm trench arches as to AS/NZS1547-2012.

Preferred Wastewater Treatment Unit Options:

Three levels of effluent quality are identified and defined based on the level of treatment, primary, secondary and advanced secondary. The following highlighted parameters are the minimum required for this proposal and are as per the guidelines for effluent.

Parameter	Primary Effluent (g/m3)	Secondary Effluent (g/m3)	Advanced Secondary Effluent (g/m3)
Biological Oxygen Demand	120 – 240	20	10
Total Suspended Solids	65 – 180	30	10
Thermo – Tolerant Organisms (org/100mg)	N/A	200	10
Suitable Treatment System	Septic Tank + Outlet Filter	Aerated Treatment System (AWTS)	Aerated Treatment System and or Nutrient Removal

Pollution Exclusion and Disclaimer:

Wastewater Consultants and its employees shall not be liable or responsible in respect of any claims for damage or damages to property or personal injury including costs and expenses incurred in preventing, removing, nullifying or clean up caused by arising directly or indirectly out of actual alleged or threatened discharge, dispersal, release or escape of waste materials, toxic chemicals, liquids or gases, smoke, fumes, soot, vapour's, acids, alkalis, or any other irritants, contaminants or pollutants into or upon any property, land, atmosphere or any water course or body of water including groundwater. Wastewater Consultants carries all required insurances, however is exempt from private indemnity insurance, as by QBCC Queensland Building & Construction Commission.

On-Site Sewage Code Requirements:

Table 1 from the NRM code recommends the following horizontal separation distances for land application areas. Where indicated the table may also represent actual separation distances assumed and or measured on-site.

Feature	Recommended Horizontal Separation Distance	Measured Distance
Footings of Buildings	Boundaries of land application areas should be positioned at least 2.0M down slope, 4.0M upslope from the footing or where the site is flat, 2.0M from any point of the building footing.	2 M
Property Boundaries. Pedestrian Paths and Walkways, Recreation Areas.	Boundaries of land application areas should be positioned at least 2.0M down slope, 4.0M upslope from the feature in column one or where the site is flat, 2.0M from any point of the feature.	2 M
Retaining Wall Footings	Boundaries of land application areas should be positioned at least 2.0M down slope, 4.0M upslope from the retaining wal footings or where the site is flat, 2.0M from any point of retaining wall footings.	N/A
Inground Swimming Pools	Boundaries of land application areas should be positioned at least 6.0M down slope, 6.0M upslope from the swimming pool or where the site is flat, 6.0M from any point of the pool	N/A
Inground Potable Water tanks	Primary effluent – 15M from the boundary of the land application area. Secondary effluent – 6M from the boundary of the land application area.	N/A

Note:
The separation distances are recommended only. The local government may upon considering the public health and environmental risks reduce or increase the distances given in table 1.

Recommended horizontal and vertical separation and setback distances Appendix R Table R1 need to be used in conjunction with Table R2 from *AS/NZS1547-2012*, R2 Application discusses minimum and maximum constraints for various properties and sites and in some cases the local government will have policy or guidelines that will override the R1 & R2 guideline distances suggested.

Table 3 from NRM Code recommends the following horizontal separation distances for sub-surface land application areas.

Feature	Recommended Separation Distances	Measured Distance
Top of bank of permanent water course; Top of bank of intermittent water course; Top of bank of a lake, top water level of a surface water source used for agriculture, aquaculture or stock purposes; Easement boundary of unlined open stormwater drainage channel or drain.	Primary effluent: 50M (Horizontal) Secondary effluent: 30M (Horizontal) Advanced secondary effluent: 10M (Horizontal)	< 30 M
Bore or a dam used or likely to be used for human and or domestic consumption	Primary effluent: 50M (Horizontal) Secondary effluent: 30M (Horizontal) Advanced secondary effluent: 10M (Horizontal)	> 30 M
Unsaturated soil depth to a permanent water table	Primary effluent: 1.2M (Vertical) Secondary effluent: 0.6M (Vertical) Advanced secondary effluent: 0.3M (Vertical)	0.6 M
Note: The separation distances are recommended and the local government may upon considering the public health and environmental risks reduce or increase the given in table 3		

In accordance with table 3 of the On-site sewage facilities – guidelines for Vertical and Horizontal separation distance, the Vertical separation requirement for the minimum selection of secondary treated effluent is 0.6M. The groundwater is not expected to rise within approximately 1.0 metres of natural ground surface on the proposed allotment.

Therefore by adopting the selected disposal methods all horizontal and vertical separation distances as recommended in the NRM guidelines can be achieved for on these proposed allotments.

ON-SITE ASSESSMENT PHOTOS

LOOKING OVER PROPERTY, POSSIBLE LAND APPLICATION AREA LOCATION, NEIGHBOURING DAM, POTABLE BOREHOLE AND ONE OF THREE SOIL TESTS AND SOIL SAMPLES TAKEN ON SITE.

NOTICE TO LAND OWNER

Your sanitary drainage installation consists of a septic tank and or an on-site aerated wastewater treatment system and land application disposal system. To ensure the operational effectiveness of this installation the following advice should be adhered to.

OPERATION AND MAINTENANCE:

On-site sewerage systems and the associated land application facilities are complex systems that are prone to failure if operated and maintained incorrectly. All on-site sewerage facilities require a high degree of user dedication in terms of operation and maintenance to ensure that the design performance of the facility is achieved for the expected life of the facility.

All on-site sewerage facilities or components of the facility have an infinite life. For instance, septic tanks may have and expected life of 25 years, whilst the associated land application facility may have an expected life of 5 to 15 years depending on the nature of the specific site.

OPERATION & MAINTENANCE PROCEDURES

Operation and maintenance procedures are undertaken to a regular schedule appropriate to the nature and type of treatment and land application facility and in accordance with any manufacturers instructions and continuity of operation and maintenance is achieved throughout changes of ownership and /or changes in use or development of the site.

Practice water conservation and avoid exceeding the hydraulic capacity of the facility.
Minimise the input of cleaning agents, detergents, disinfectants, bleaches, alkalis, oil petrol, acids, degreasers, Photography chemicals, cosmetics, lotions, pesticides and herbicides into the facility.
Do not place materials such as disposal nappies, female sanitary products, paper towels, cigarette butts, bones and coffee grounds into the facility.
Be observant regarding signs of unsatisfactory performance, including unusual odours, leaks from the facility or choking.
Be familiar with safety procedures and any supplied maintenance and operation manuals.
Establish a time pattern of desludging – pump-outs.

SEPTIC TANKS

It is recommended that septic tanks be inspected at two yearly intervals. The inspection should include an assessment of the sludge and scum levels and checking of the outlet and inlet square junctions for blockages.

Septic tanks should be desludged when:

- The scum layer is within 100mm of the bottom of the inlet square junction or the sludge layer is within 200mm from the bottom of the inlet.
- The sludge occupies the basic allowance of the septic tank; or
- The sludge scum occupy two-thirds the volume of the tank (or first stage of a two stage system)

The desludging procedure should ensure that 400-500mm of liquid is retained in the tank and that the tank is immediately refilled with water to the outlet level.

ON-SITE WASTEWATER TREATMENT SYSTEMS

It is recommended and mandatory that most common secondary wastewater systems be serviced and maintained regularly at 3 monthly intervals by a licenced and approved service provider or agent.

Contact the service agent following observation of unsatisfactory performance or breakdown.
Keep the area in the vicinity of the on-site sewerage facility tidy to facilitate ease of operation and maintenance.
Protect facility components from structural damage, such as from vehicles.
Where appropriate, or required by a condition of approval, enter into an annual service contract with an approved service provider or agent. The owner and any subsequent owners of all activities undertaken on the secondary wastewater system and disposal facility should keep all the records of the services and maintenance records.

LAND APPLICATION SYSTEMS

Regular visual checking of correct system operation by households, and an annual inspection by service contractors should be undertaken. Signs of system failure include:

- Surface ponding and run-off of treated effluent;
- Degrading of soil structure (Sheet or Rill erosion, surface crusts, hard surface);
- Poor vegetation growth; and
- Unusual odours

SUITABLE VEGETATION FOR WET SOILS
(Informative)

C1 SCOPE This Appendix sets out suitable vegetation for growing in wet soils e.g. through covered-surface disposal LAA, note: evapotranspiration beds require a finer selection and shallow rooted plants should only be selected, sub-surface irrigation networks shall only have turf or grass as listed check with local authorities prior selecting plants and grasses and for regional growing conditions.

C2 TYPES OF VEGETATION

(a) CLIMBERS

Bignonias
Clerodendrons
Hardengergia
Hibbertia Scandens
Jasmin
Kennedia
Lonicera Japonica
Pandorea Jasminoides
Passiflora Coccinea
Pyrostegia Ignea
Tecomanthe Venusta
Thunbergia Mysorensis

(b) GRASSES

Buffalo

(c) GROUND COVER

Acanthus Mollis
Acorus Grass
Alternantheras
Coleus
Cuphea
Hemigraphis
Liriope Muscari
Mini Bamboos
Ophiopogon
Russellia
Torenia

(d) PERENNIALS

Canna X Generalis
Chrysanthemum Maximum
Gingers
Heliconia
Salvia X Superba
Viola Hederace

(e) SHRUBS

Abelia X Grandiflora
Auriculate
Barlerias
Beacke
Brunsfelsia
Calliandras
Citrinus
Callistemo
Caphea Ignea
Compact Lillypilly
Clerodendron
Correa Alba
Crotons
Callistemon
Euonymus
False Crotons
Gardenias
'Grandiflorum
Golden Myrtle
Golden Penda cutting
Hebe Speciosa
Japonicu
Jasminum Mesnyi
Jasminum Officinale '
Jaminum Polyanthum
Justica
Leptospermum Flavescens
Melalouca
PhyllanthusJustica
Plumbago Auriculate
Pyracantha Fortuneana

Thunbergia Alata
Westringia Fruticosa

(f) TREES

Angophora Costata
Ashoka
Banksia Integrifolia
Callistemon Salignus
Callistemon Viminalis
Casuarina Glauca
Casuarina Stricta
Eucalyptus Botryoides
Eucalyptus Robusta
Eucalyptus Robusta
Golden Penda seedling
Gustavia
Hakea Salicifolia
Leptospermum Laevigatum
Lillypilly
Leptospermum Petersonii
Melaleuca Armillaris – Sandy Soil
Melaluca Linariifolia – Clay Soil
Melaleuca Quinquenervia – Sandy Soil
Melaleuca Styphelioides – Clay Soil
Michelia Champaca
Native Gardenia
Nyssa Sylvatica
Photinea X Frasieri 'Robusta'
Saraca
Tristaniopsis Laurina

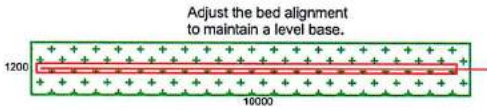
This report is based on the on-site assessment and conditions assessed and encountered on this site. Kevin Storer provided the proposed site positioning and all site location details including number of proposed bedrooms for the new dwelling. Should any aspect of this report change or differ from these indicated including soil types, Wastewater Consultants shall be contacted along with "DSC" prior any further proceedings if the conditions vary, as amendments to this design may be required. No allowances for additional bedrooms or numbers of permanent people have been allowed for expansion with this design and evaluation report.

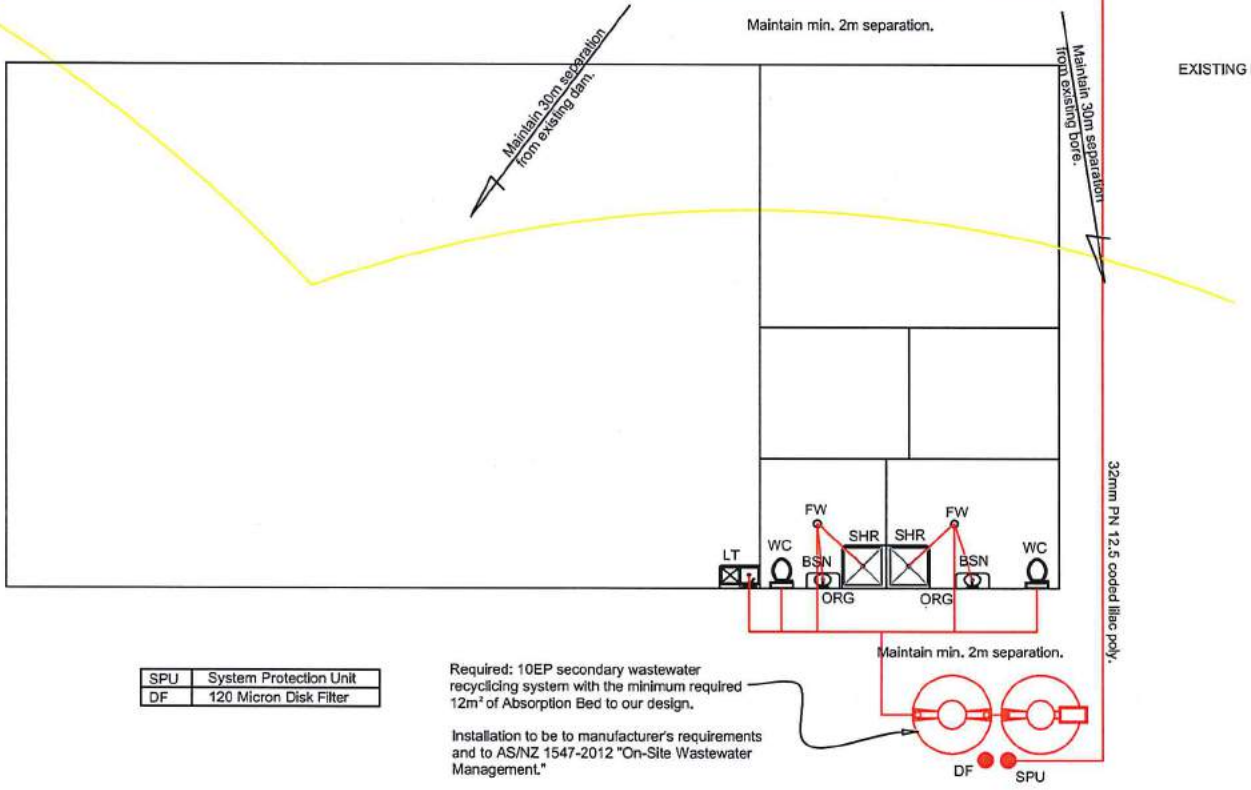
SITE INVESTORGATORS:

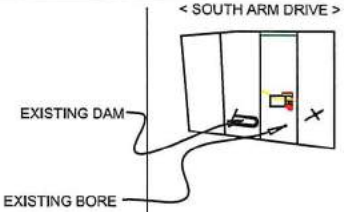
Wastewater Consultants
Brett Trebley & Kevin Boutell

Signature:  Date: 22.07.2015

NOTE:
NO LIVESTOCK OR VEHICULAR TRAFFIC
ALLOWED ON LAND APPLICATION AREA.



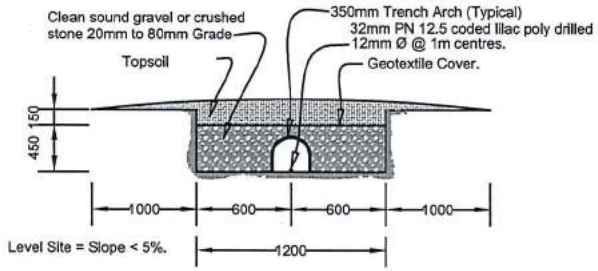




SPU	System Protection Unit
DF	120 Micron Disk Filter

Required: 10EP secondary wastewater recycling system with the minimum required 12m² of Absorption Bed to our design.

Installation to be to manufacturer's requirements and to AS/NZ 1547-2012 "On-Site Wastewater Management."



ABSORPTION TRENCH SECTIONAL ELEVATION

NOTE:
Refer to report for Disposal Details.

As Constructed drawings are to be supplied to DSC on completion of any variations with this design.

NOTE:
Tank invert height levels to be comfirmed by plumber prior to installation of system.

All Plumbing and Draining to comply with AS3500

Real Property Description
Lot 17 on SP 235265
Parish of WHYANBEEL
County of SOLANDER
Site Area: 0.5 ha

Rev.	Date	Ammendment	By

Raines Industries Pty Ltd
ABN 46 259 473 685
Wastewater Consultants
Everything Water
BSA Licence No.1032472

46 Kennedy Highway,
TOLGA. Qld. 4882
(PO Box 747, TOLGA. Qld. 4882)
Phone: (07) 40955211
Fax: (07) 40955349

WASTEWATER DISPOSAL ASSESSMENT
For KEVIN STORER.
At 95-97 South Arm Drive, Wonga Beach.

Date: 23/07/15
Scale: To Fit Page

Drawing Title	Drawn	Stage	Report No.	Sheet No.	Rev.
SECONDARY SYSTEM SITE PLAN	KB	1	WC 20766	01 Page 1 of 2	