

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.2 effective 3 August 2015)

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.

DOUGLAS SHIRE COUNCIL	
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File Name	MCUC101/2016
Document No.	
30 MAR 2016	
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Information	

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.

## 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)

Mrs Terri Lee Spaapen

For companies, contact name

Postal address

PO Box 7344

Suburb CAIRNS

State QLD

Postcode 4870

Country Australia

Contact phone number

0400 032 305

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

40.2016.1401.1

Email address (non-mandatory requirement)

spaps@me.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.)

Material change of use for erection of a shed.

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

☐ Impact assessment    ☒ Code assessment
**Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)**

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

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

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

☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☐ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Permit for erection of shed.

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)	-	Lot 1	<del>Thornton Peak Drive</del>	4873	L1	RP 737266	Douglas Shire
ii)			OLD FOREST CREEK ROAD				
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)	All relevant codes have been addressed within the attached.		
ii)			
iii)			

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

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

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

87.27m2 (Proposed Site) / 161,874m2 (Property total area).

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

**Table G**

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

**Table H**

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

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

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

**Table I**

Name of water body, watercourse or aquifer
Watercourse (Category 3) classified by DNRM running along southern boundary of property (L1, RP 737266).

**Table J**

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

**Table K**

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

**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)**

Description of attachment or title of attachment	Method of lodgement to assessment manager
Site Plan	Hard copy
Floor Plan	Hard copy
Elevation Plan	Hard copy
Copy of Title (showing Easement)	Hard copy
Planning Code Requirements (Addressing all relevant planning codes)	Hard copy

**14. Applicant's declaration**

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

**Notes for completing this form**

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

**Applicant details**

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

**Question 1**

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

**Question 6**

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

**Question 7**

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

**Question 11**

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

**Question 12**

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

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

**OFFICE USE ONLY**

Date received

Reference numbers

**NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER**

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)**

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

# IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.1 effective 3 August 2015)

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.

## 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)
Shed for equipment storage (non-commercial agricultural use).	House	87.27m2	n/a	n/a

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

☒ No ☐ Yes—provide details below

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



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

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

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
<b>All applications</b>		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application relates (relevant land)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>any road frontages of the relevant land, including the name of the road</li> <li>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)</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>the location and use of buildings on land adjoining the relevant land</li> <li>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</li> <li>for any new building on the relevant land, the location of refuse storage</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the location of any proposed landscaping on the relevant land</li> <li>the location of any stormwater detention on the relevant land.</li> </ul>	<input checked="" type="checkbox"/> Confirmed	Electronic & Paper
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	Electronic & Paper
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	Electronic & Paper
<p>Information that states:</p> <ul style="list-style-type: none"> <li>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)</li> <li>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).</li> </ul>	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Electronic & Paper

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

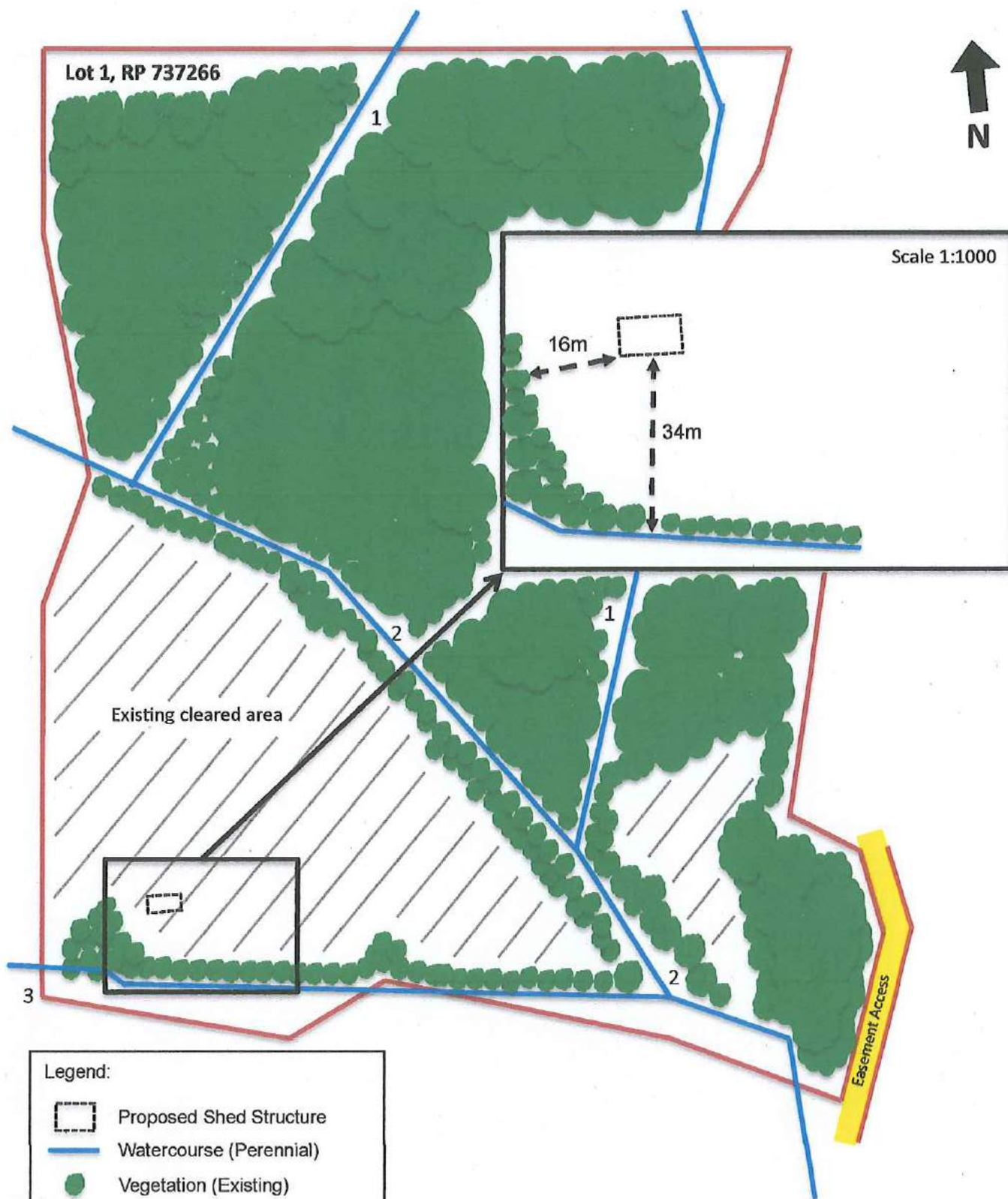
**Privacy**—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

#### OFFICE USE ONLY

Date received

Reference numbers

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



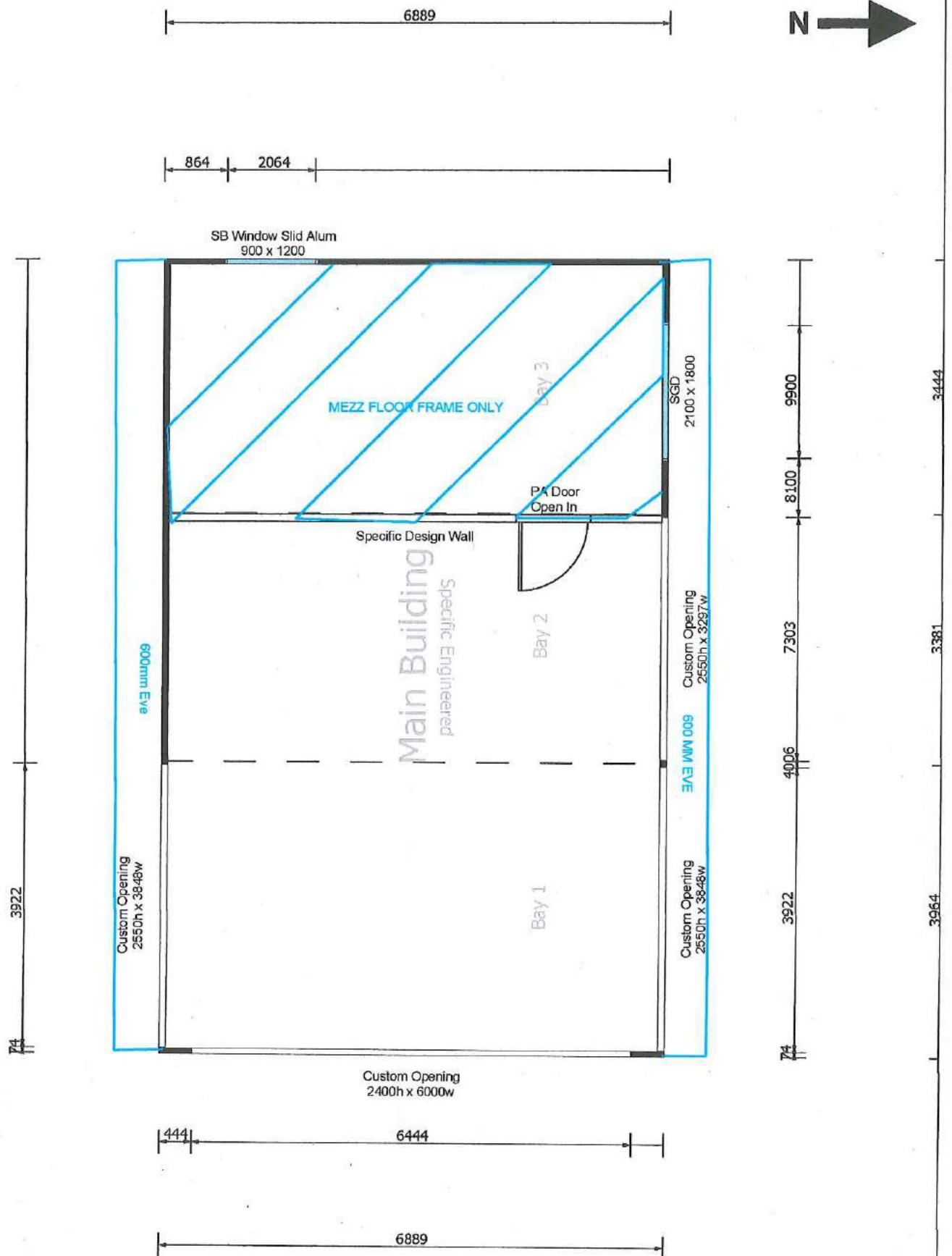
## SITE PLAN

Scale 1:2500

**PROPOSED SHED**  
**Lot 1 Thornton Peak Drive**  
**FOREST CREEK QLD 4873**

**Mrs Terri Lee Spaapen**  
**PO Box 7344**  
**CAIRNS QLD 4870**

OLD FOREST CREEK RD



Scale 1:71.9

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

## Floor Plan

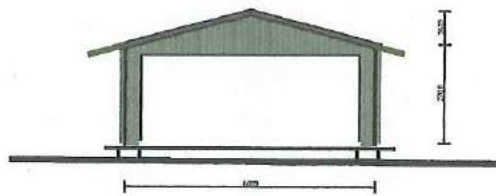
Gross floor area 74.33m<sup>2</sup>.  
Gross roof area 87.27m<sup>2</sup>.  
Use for entire structure area (open & enclosed) is non-commercial storage of equipment.

For: Mrs Terri Lee Spaapen  
Lot 1 Thornton Peak Drive  
FOREST CREEK, QLD  
Australia, 4873  
(L1, RP 737266)

Portal Building  
Project Number: 1034-1034961J1.4  
DP Number:

1/03/2016

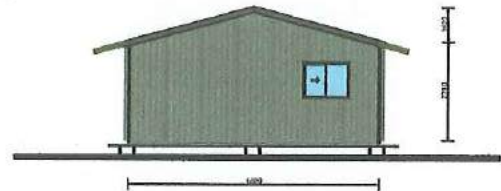




East Elevation

Scale 1:200

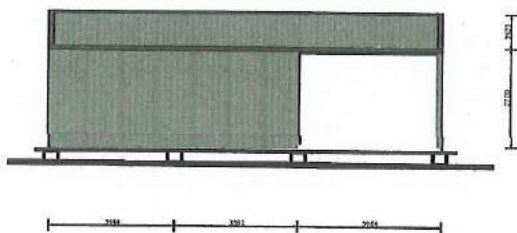
\* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan AUS representative



West Elevation

Scale 1:200

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

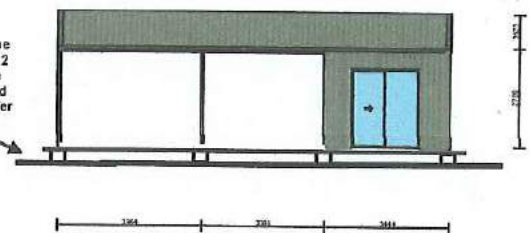


South Elevation

Scale 1:200

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

Negligible slope of site area (<2 degrees) to be accommodated by adjusting pier heights.



North Elevation

Scale 1:200

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

## Elevation Plan

For: Mrs Terri Lee Spaapen  
Lot 1 Thornton Peak Drive  
FOREST CREEK, QLD  
Australia, 4873  
(L1, RP 737266)

Portal Building  
Project Number: 1034-1034961J1.4  
DP Number:

1/03/2016





## **ATTACHMENT – CODE REQUIREMENTS (DOUGLAS SHIRE)**

**Property Location:** OLD FOREST CREEK RD  
**Lot/Registered Plan:** Lot 1 Thornton Peak Drive, FOREST CREEK, QLD 4873  
L1, RP 737266

### **SUMMARY**

The proposed shed structure is a non-livable shed that will house equipment for agricultural purposes of a non-commercial nature. The property has no existing structures. The chosen site is on flat land and has been distanced from the nearest watercourse (category 3) and natural vegetation per the planning code. Site has also been chosen to reduce vehicular driveway access whilst allowing access to both cleared areas of the property.

Chosen colours for all external and visible surfaces are non-reflective Colorbond colours 'Pale Eucalypt' and 'Woodlands Grey' to blend in with the surrounding rainforest vegetation, per the planning code. The design of the shed maximizes air flow and natural light with most of the structure open on at least one side and the remainder of the structure which is enclosed has both a window and sliding screen door.

The structure is single storey and only requires excavation for the footings and piers. The enclosed section is raised on a mezzanine floor, again to increase airflow as well as reduce the use of concrete and required excavation on site. The structure has been engineered to meet cyclonic region TC2 rating.

Though not required (given the total roof surface of 87.27m<sup>2</sup>), the water runoff from the roof will be discharged into a 1,500L water storage tank adjacent to the structure from gutters and two downpipes.

Total floor storage area of the proposed shed structure is 74.33m<sup>2</sup>. Maximum height of the structure (including roof height & pier elevation) is 3,923mm from ground.

The structure will not have a power system, toilet or require internal plumbing.

All required diagrams, plans and information are attached and referenced below (where applicable).

Please refer below for a detailed explanation of various applicable planning code solutions (third column) addressing all relevant planning performance criteria.

## **CODES FOR LOCALITIES - Settlement Areas North of the Daintree River Locality Code**

**Applicability – 'Material Change of Use' Application**

### **Elements of the Code**

***General Requirements – All Development in this Locality***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>SOLUTION/S</b>
<b>P1</b> The Height of Buildings and structures is subservient to the surrounding environment and is in keeping with the unique character of the Locality.	<b>A1.1</b> In the Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.	<b>S1</b> Building is single storey. Total height of building to highest point of roof is 3.923m. Gutter height is 3m at highest point.
<b>P2</b> Development is connected to sustainable on Site infrastructure services.	<p><b>A2.1</b> Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and sited so as to be visually unobtrusive.</p> <p>Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects.</p> <p><b>A2.2</b> On any roof exceeding 100 m<sup>2</sup>, gutters are installed and the flow diverted to a storage tank.</p> <p><b>A2.3</b> An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.</p> <p>(Information that the Council may request to demonstrate compliance with the</p>	<p><b>S2.1</b> Water storage is provided by a 1,500L tank to be located adjacent to south facing side of proposed shed structure.</p> <p><b>S2.2</b> Total roof area is 77m<sup>2</sup>. Regardless gutters &amp; downpipes will be installed and water diverted to water storage tank above mentioned.</p> <p><b>S2.3</b> No power supply will be connected to proposed shed structure. If installed in future it will not be visible from any road as property is completely surrounded by vegetation and road frontage.</p>

	Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	
<b>P3</b> Onsite wastewater does not adversely impact on the environmental quality of the water and soil resources or the amenity of residents, through the implementation of best environmental practice.	<b>No Acceptable Solution.</b>  (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).	<b>S3</b> Not applicable. No wastewater will be generated or discharged from proposed shed structure with the exception of the roof waste water runoff addressed above.
<b>P4</b> The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	<b>A4.1</b> If groundwater is to be used development is limited to one bore per site and the bore is: <ul style="list-style-type: none"><li>• Not located within 100 metres of a septic disposal trench (on the Site or adjoining Sites); and</li><li>• not located within 100 metres of another bore.</li></ul> <b>A4.2</b> Surface water is to be used for domestic purposes only.	<b>S4.1</b> Not applicable. Water sourced from roof catchment only and stored in water tank.  <b>S4.2</b> Not applicable.
<b>P5</b> Development does not adversely on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and the natural values of the Locality <sup>5</sup> .	<b>No Acceptable Solution.</b>  (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).	<b>S5</b> Proposed shed structure is 15m from existing vegetation, located in existing cleared vegetation area and is 34m from highest bank of nearest watercourse per planning code.
<b>P6</b> Development is subservient to the surrounding natural environment in scale and intensity and is designed to be energy efficient and functional in a humid tropical rainforest environment.	<b>A6.1</b> The exterior finishes and colours of Buildings are non-reflective and complement the colours of the surrounding vegetation and viewshed.  <b>A6.2</b> Buildings must be designed such that natural light is maximized and the need for internal lighting during	<b>S6.1</b> Exterior colours are non-reflective and have been chosen to complement the natural vegetation. Colours chosen are Colorbond's 'Pale Eucalypt' and 'Woodlands Grey'.  <b>S6.2</b> Two thirds of the proposed shed structure is open on at least one side or all sides,



	<p>daylight hours is minimized.</p> <p><b>A6.3</b> The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p> <p><b>A6.4</b> The noise of generators is controlled by design or the generator is enclosed in a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p> <p><b>A6.5</b> Any fuel storage associated with an on site generator and storage of 20 Litres or more of fuel is enclosed in a building and banded.</p>	<p>allowing maximum natural light whilst remaining shaded from direct sunlight.</p> <p>Further, the one third of the proposed shed structure enclosed has one window and one glass sliding door for light exposure during daylight hours.</p> <p><b>S6.3</b> Not applicable.</p> <p><b>S6.4</b> Not applicable. No generator required &amp; property is not in residential area.</p> <p><b>S6.5</b> Fuel storage will be housed within enclosed section of proposed shed structure.</p>
<b>P7</b> Landscaping of development Sites ensures the native landscape character of the Locality is dominant.	<p><b>A7.1</b> Landscaping utilises only native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping.</p> <p style="text-align: center;">AND</p> <p>All of the existing Landscaping to be retained and all of the proposed Landscaping is 100% endemic or native species and the details are provided on a Landscape Plan</p>	<p><b>S7.1</b> Not applicable. This MCU application refers only to the erection of proposed shed structure in previously cleared land area of property.</p>
<b>P8</b> Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.	<p><b>A8.1</b> Site Access driveways and existing or proposed Roads comply with the relevant requirements of Planning Scheme Policy No 6 – FNQROC Development Manual and are maintained as low speed gravel Roads to maintain the scenic drive experience and to discourage the use of Roads by through-traffic.</p>	<p><b>S8.1</b> Site access is via an easement and private road within property, therefore no through-traffic is permitted.</p>

<p><b>P8</b> Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.</p>	<p><b>A8.1</b> Site Access driveways and existing or proposed Roads comply with the relevant requirements of Planning Scheme Policy No 6 – FNQROC Development Manual and are maintained as low speed gravel Roads to maintain the scenic drive experience and to discourage the use of Roads by through-traffic.</p> <p style="text-align: center;"><b>AND</b></p> <p>Where existing Roads/tracks are 4 wheel drive only, upgrading to facilitate conventional vehicles and an increase in through-traffic does not occur.</p>	<p><b>S8.1</b> Site access is via an easement and private road within property, therefore no through-traffic is permitted.</p>
<p><b>P9</b> The onsite impacts on natural flow regimes and erosion and sedimentation are minimised.</p>	<p><b>A9.1</b> Excavation and Fill is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p> <p><b>A9.2</b> All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation or other permanent stabilization has occurred.</p> <p><b>A9.3</b> There is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p><b>A9.4</b> On Site drainage and stormwater management:</p> <p>P1 maintains natural flow regimes;  P2 minimises impervious surfaces;  P3 avoids concentration of flows, but where there is any</p>	<p><b>S9.1</b> Only excavation required is for footings and piers for proposed shed structure (refer attached engineering specifications for footings).</p> <p><b>S9.2</b> Minimum exposed surface of 74.33m<sup>2</sup> during construction will be covered to reduce grass regrowth and control direct rainfall exposure. Once completed the entire above mentioned site area will be covered with structure.</p> <p><b>S9.3</b> No tree roots near structure as is located within cleared area of property. Trenching not required.</p> <p><b>S9.4</b> Storm water will be diverted into water storage tank via gutter system above mentioned.</p>

**General Requirements – House**

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>SOLUTION/S</b>
<b>P11</b> Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site <sup>6</sup> .	<p><b>A11.1</b> The elements of development and Access to the site are included in a Designated Development Area (DDA).</p> <p><b>A11.2</b> Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.</p> <p><b>A11.3</b> Any new Clearing is limited to a maximum area of 700 m<sup>2</sup> and is sited clear of the High Bank of any Watercourse.</p>	<b>S11.1,2,3</b> Proposed shed structure to be located in existing cleared area of property. No loss of vegetation or habitat or new clearing is required.
<b>P12</b> All existing native vegetation on a House Site, other than that required and approved to be cleared to provide for the construction of a House and Access thereto, is protected to ensure the environmental integrity of the Locality.	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<b>S12</b> Not applicable, Refer above S11.1,2,3.
<b>P13</b> Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts minimised.	<p><b>A13.1</b> Fences are limited in extent to the confines of the cleared area around the House and any associated gates are self closing.</p> <p><b>A13.2</b> External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or have timers.</p>	<b>S13.1,2</b> Not applicable.
<b>P14</b> House Sites have efficient and safe vehicle Access and	<b>A14.1</b> Vehicle Access is limited to one access per lot	<b>S14.1,2,3</b> Not applicable. Use only of existing cleared area and

manoeuvring areas on Site and to the Site to an acceptable standard for the Locality.	<p>and sited in an approved location clear of significant vegetation, any Watercourse or steep slopes.</p> <p><b>A14.2</b> Vehicular Access, with a maximum width of 4 metres, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75 mm of road base on a compacted soil surface.</p> <p><b>A14.3</b> Vehicular Access is constructed prior to the construction of the House.</p>	access way is required.
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**General Requirements – Tourist and Commercial/Community Development**

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>SOLUTION/S</b>
<b>P15</b> Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the site.	<p><b>A15.1</b> The elements of development and Access to the site are included in a Designated Development Area (DDA).</p> <p><b>A15.2</b> Development is sited in an existing cleared area.</p> <p align="center"><b>AND</b></p> <p>Where the existing cleared area is greater than that required for the use, the balance of the clearing is revegetated and rehabilitated.</p> <p align="center"><b>OR</b></p> <p>Where no clearing exists, development is sited in an area approved for clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.</p> <p><b>A15.3</b> Any new clearing is limited to a maximum area of</p>	<b>S15.1,2,3</b> No loss or removal of vegetation is required. Proposed shed structure to be located within 'existing cleared area'. Remainder of existing cleared area will remain, un-regenerated for future approved uses of agriculture and/or horticulture.

	<p>700 m<sup>2</sup> and is sited clear of the High Bank of any Watercourse.</p> <p>(The 700 m<sup>2</sup> of new clearing does not include an access driveway).</p>	
<p><b>P16</b> Development is sited so that it is not clearly visible from any public Road or public viewing point.</p>	<p><b>A16.1</b> Any Tourist or other development is effectively screened from view either by existing native vegetation located within the Setback area/s or by the planting of additional native trees identified on an approved Landscape Plan prepared by a suitably qualified professional and lodged at Development Application stage.</p> <p><b>A16.2</b> Any Commercial development, which relies on passing trade, is partially screened from the Road Frontage by filtered views using native vegetation located within the Setback area/s or by the planting of additional native trees identified on an approved Landscape Plan prepared by a suitably qualified professional and lodged at Development Application stage.</p>	<p><b>S16.1,2</b> Not applicable. Property and proposed development site not visible from any road or public view point.</p>
<p><b>P17</b> Native fauna, their habitat and corridors are protected from development or the impact of the operations of the development.</p>	<p><b>A17.1</b> No fences or barriers are Erected within 10 metres of an area identified as a fauna habitat or corridor and no perimeter fences or barriers are Erected around the development Site.</p>	<p><b>S17</b> Not applicable. No removal or disruption to native fauna or habitat is required.</p>
<p><b>P18</b> Development Sites have efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.</p>	<p><b>A18.1</b> Vehicular Access with a maximum width of 6 metres is sited in an approved location, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors, is clear of significant vegetation, any Watercourse or steep slopes and is constructed and maintained to a standard commensurate with the use.</p>	<p><b>S18.1,2</b> Existing cleared area and vehicular access (including proposed shed structure site location) provides ample vehicular access and maneuvering area.</p>

	<b>A18.2</b> Vehicular Access is constructed prior to the construction of the development.	
<b>P19</b> The establishment of a Caretaker's Residence reduces traffic impacts in the Locality.	<b>A19.1</b> A Caretaker's Residence only establishes in association with an operational Commercial / Community activity located on the same Site.	<b>S19</b> Not applicable.

**NOTE:** Lot 1 is located within a non-specific locality within North of the Daintree river area, therefore no specific locality requirements apply –

**END OF LOCALITY CONSIDERATIONS.**

## **CODES FOR PLANNING AREAS - Rural Planning Area Code**

**Applicability – 'Material Change of Use' Application**

### **Elements of the Code**

#### ***Consistent and Inconsistent Uses***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>SOLUTION/S</b>
<b>P1</b> The establishment of uses is consistent with the outcomes sought for the Rural Planning Area.	<b>A1.1</b> Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Planning Area.	<b>S1</b> 'House' use identified as 'C' – Code assessable within Rural planning Area, therefore acceptable.

#### ***Good Quality Agricultural Land***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>SOLUTION/S</b>
<b>P2</b> GQAL is only used for agricultural uses and primary production purposes.	<b>A2.1</b> Agricultural land is used for agricultural uses in accordance with the classifications of the Agricultural Land Classes Identified in the Shire and the requirements of State Planning Policy 1/92 – Development and the Conservation of Agricultural Land.	<b>S2</b> Not applicable to application for erection of shed.

#### ***Buffering Incompatible Land Uses***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>SOLUTION/S</b>
<b>P3</b> A buffer is provided to separate agricultural activities that create odour, excessive	<b>A3.1</b> A buffer is provided in accordance with the requirements of State Planning	<b>S3</b> Not applicable to application for erection of shed.

noise or use agricultural chemicals, (including Aquaculture and Intensive Animal Husbandry), from residential development.	Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).	
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### ***Building/Structure Setbacks and Screening***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>SOLUTION/S</b>
<b>P4</b> Buildings/structures are Setback to: <ul style="list-style-type: none"> <li>• Maintain the rural character of the area; and</li> <li>• Achieve separation from neighboring buildings and from road frontages.</li> </ul>	<b>A4.1</b> Buildings/structures are Setback not less than: <ul style="list-style-type: none"> <li>• 40 meters from the property boundary adjoining a state-controlled road; or</li> <li>• 25 meters from the property boundary adjoining the Cape Tribulation Road; or</li> <li>• 20 meters from the property boundary fronting any other road; and</li> <li>• 6 meters from the side and rear property boundaries of the site.</li> </ul>	<b>S4</b> (See Attachment – Site Plan). <ul style="list-style-type: none"> <li>• Site location is not adjacent to any state-controlled road.</li> <li>• Site location is not adjoining Cape Tribulation road.</li> <li>• Site does not border or share boundary with any other road (access via easement – (See Attachment – Title Plan).</li> <li>• Proposed location of shed is more than 6 meters from property boundary (See Attachment – Site Plan).</li> </ul>
<b>P5</b> Rural activities north of the Daintree River are screened to protect the Scenic Amenity of the area.	<b>A5.1</b> A 10 meter setback on rural land adjacent to any road frontage north of the Daintree River including Dense Planting of the setback area.	<b>S5</b> Not applicable as no adjacent road frontage (access via easement only) and not applicable to the proposed erection of shed.

### ***Rural Character***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>SOLUTION/S</b>
<b>P6</b> Buildings/structures are designed to maintain the rural character of the area.	<b>A6.1</b> White and shining metallic finishes are avoided on external surfaces of buildings located in prominent view.	<b>S6</b> Proposed external walls, roof & fittings are in Colorbond colours 'Pale Eucalypt' and 'Woodlands Grey' ONLY. Both of which are acceptable and meet A6.1. Further, proposed shed is NOT in prominent view of road, neighbors or neighboring properties.

**Protecting and Enhancing Native Vegetation and Adjacent Environmentally Sensitive Area**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION/S
<b>P7</b> Native vegetation existing along Watercourses and in or adjacent to areas of environmental value are protected.	No acceptable solution  (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Report and Information the Council May Request, for code and impact assessable development).	<b>S7</b> All native vegetation is to remain as proposed shed structure site is within existing cleared area of property.  Site also meets distances requirement from perennial watercourse of 15m being 34m from nearest watercourse.  <b>See Attachment – Site Plan.</b>

**Sloping Sites**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION/S
<b>P8</b> Buildings/structures are designed and sited to be responsive to the constraints of sloping sites.	<b>A8.1</b> Buildings/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 maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign-off 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	<b>S8</b> Slope of site for proposed shed structure does not exceed 15%; therefore not applicable.  <b>See Attachment – Elevation Plan.</b>



	<p>engineer at building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	
<p><b>P9</b> The building style and construction methods used for development on sloping sites are responsive to the site constraints.</p>	<p><b>A9.1</b> A split level building form is utilized.</p> <p><b>A9.2</b> A single plane concrete slab is not utilized.</p> <p><b>A9.3</b> Any voids between the floor of the building and ground level, or between outdoor decks and ground level, are screened from view by using lattice/batten screening and/or landscaping.</p>	<p><b>S9.1</b> Not applicable. Minor slope is accounted for with pier footings structure and raised mezzanine floor of structure.</p> <p><b>S9.2</b> Not applicable. No concrete slab required.</p> <p><b>S9.3</b> Minor void beneath raised section of proposed shed structure will be covered by existing grass.</p>
<p><b>P10</b> Development on sloping sites minimizes any impact on the landscape character of the surrounding area.</p>	<p><b>A10.1</b> Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.</p>	<p><b>S10</b> Site is not sloping and shed structure height is well below surrounding tree level.</p>
<p><b>P11</b> 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.</p>	<p><b>A11.1</b> All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.</p>	<p><b>S11</b> All roof storm water runoff will discharge into lawful point; water storage tank immediately adjacent to proposed shed structure.</p>

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION/S
<p><b>P12</b> A house sited on hillside land is sited in an existing cleared area, or in an area approved for clearing.</p>	<p><b>A12.1</b> A house is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The clearing is limited to a maximum area of 800m2 and is sited clear of the high bank of any watercourse.</p>	<p><b>S12.1</b> Land is located in North of Daintree locality (Forest Creek).</p> <p>Site for proposed shed structure is located within existing cleared area as shown by overlays provided by Department of Natural Resources and Mines – Vegetation Management.</p>

	<p align="center"><b>EXCEPT</b></p> <p>In the World Heritage Areas and Environs Locality and the settlement Areas North of the Daintree River Locality where the maximum clearing is limited to 700m<sup>2</sup>. (The 800m<sup>2</sup>/700m<sup>2</sup> area of clearing does not include an access driveway).</p> <p><b>A12.2</b> The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>	<p><b>See Attachment – Site Plan.</b></p> <p><b>S12.2</b> Not applicable.</p>
<b>P13</b> A house sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	<b>A13.1</b> A house is effectively screened from view by existing native trees in designated setback area/s, or by the planting of additional native trees endemic to the local area.	<b>S13</b> Not applicable. Site is not situated on hillside land.
<b>P14</b> The exterior finishes of a House complements the surrounding natural environment.	<p><b>A14.1</b> The exterior finishes and colours of building/s are non-reflective and complement the colours of the surrounding vegetation and viewshed.</p> <p align="center"><b>AND</b></p> <p>For self assessable development the exterior colours of Buildings/structures are chosen from the following list of Colorbond colours:</p> <ul style="list-style-type: none"> <li>• Jasper</li> <li>• Sandbank</li> <li>• Paperbark</li> <li>• Dune</li> <li>• Windspray</li> <li>• Woodlands Grey</li> <li>• Bushland</li> <li>• Pale Eucalypt</li> <li>• Wilderness</li> <li>• Cottage Green</li> <li>• Plantation</li> <li>• Blue Ridge and</li> <li>• Ironstone.</li> </ul>	<p><b>S14</b> Chosen colours for all walls and roof are 'Pale Eucalypt' and for fittings 'Woodlands Grey'.</p> <p>Both blend into natural environment and acceptable per A14.1.</p>
<b>P15</b> A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	<b>A15.1</b> The development incorporates building design features and architectural elements details in Planning	<b>S15</b> The shed design includes large open area with sealed roof and a small, enclosed area for extra

	Scheme Policy No 2 – Building Design and Architectural Elements.	<p>weather protection.</p> <p>All areas have airflow and/or openings.</p> <p>No power or energy use is required.</p>
<b>P16</b> Any filling and excavation work does not create a detrimental impact on slope stability, erosion potential or Visual Amenity of the Site or the surrounding area.	<b>A16.1</b> The height of cut and/or fill, whether retained or not, does not exceed 2 meters in height.	<b>S16</b> No excavation work is required apart from footings (per specification) dug and filled, leaving no detrimental impact on the site or surrounding area.
<b>P17</b> The bulk and scale of a House is not visually obtrusive and does not compromise the Visual Amenity of the site and the surrounding area.	<b>A17.1</b> The Gross Floor Area of the House does not exceed 250m <sup>2</sup> .	<b>S17</b> The total area of the proposed shed structure and therefore development site is 87.27m <sup>2</sup> (includes eave overhang).

## CODES FOR LAND USES – ‘House’ Code

Applicability – ‘Material Change of Use’ Application

### Elements of the Code

#### *General*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION/S
<b>P1</b> Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings.	<p><b>A1.1</b> A lot contains no more than one House.</p> <p><b>A1.2</b> Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House.</p>	<p><b>S1</b> Proposal is for an outbuilding or ‘shed’ for equipment storage and NOT to reside in.</p> <p>This ancillary outbuilding will be 87.27m<sup>2</sup> of a 16.39 ha vacant lot of which 10 acres (approx) is cleared.</p>
<b>P2</b> The House is used for residential purposes.	<b>A2.1</b> The House is used by one Household.	<b>S2</b> Not a house, therefore not applicable.
<b>P3</b> Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape.	<p><b>A3.1</b> A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem.</p> <p><b>A3.2</b> At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.</p>	<p><b>S3.1</b> ‘Shed’ has capacity for 2 car bays, both contained within and will eliminate any dominance of car.</p> <p><b>S3.2</b> Not applicable. No street frontage on the proposed site.</p>

## GENERAL CODES – Natural Areas and Scenic Amenity Code

Applicability – 'Material Change of Use' Application

### Elements of the Code

#### *Development in Areas of Natural Scenic Amenity Value*

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION/S
<p><b>P1</b> Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.</p>	<p><b>A1.1</b> Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p><b>A1.2</b> Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p><b>S1.1</b> Noted.</p> <p><b>S1.2</b> Noted.</p>
<p><b>P2</b> Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.</p>	<p><b>A2.1</b> Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> <li>• adjacent to existing development;</li> <li>• within an existing cleared area;</li> <li>• within a disturbed area with little potential for rehabilitation;</li> <li>• within an area close to an Access Road;</li> <li>• removed from an identified area of important habitat.</li> </ul>	<p><b>S2.1</b> Proposed shed structure to be located within existing cleared area as depicted on attached – Site Plan.</p> <p><b>S2.2</b> Not applicable. Site is not visible from outside the property boundary.</p> <p><b>S2.3</b> Not applicable. No boundaries to be erected.</p> <p><b>S2.4</b> Not applicable. Proposed shed structure does not include any of these infrastructure features.</p> <p><b>S2.5</b> Not applicable. No</p>

	<p><b>A2.2</b> Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p> <p><b>A2.3</b> No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p> <p><b>A2.4</b> Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p><b>A2.5</b> Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> <p><b>A2.6</b> Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p><b>A2.7</b> Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p> <p style="text-align: center;"><b>AND</b></p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p> <p><b>A2.8</b> There is no fragmentation or alienation of any Remnant Vegetation.</p>	<p>Internal roads associated with development proposal.</p> <p><b>S2.6</b> Not applicable. No roads or infrastructure applicable to this proposal.</p> <p><b>S2.7</b> Not applicable. Proposed shed structure is not located within set-back area nor accessible or visible from any public road.</p> <p><b>S2.8</b> Not applicable. No change to existing remnant vegetation.</p> <p><b>S2.9</b> Noted.</p>
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	<b>A2.9</b> Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.	
<b>P3</b> Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.	<b>No Acceptable Solution.</b>  (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	<b>S3</b> Proposed shed structure and ground excavation and footing work has been chosen to minimize the impact and reduce the requirement for use of excavation and concrete so as to minimize the impact on the environment (including any aquatic environment).
<b>P4</b> Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.	<b>A4.1</b> For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.  <b>A4.2</b> Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.  <b>A4.3</b> The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective	<b>S4.1</b> Not applicable. No change to existing vegetation or watercourse to occur with proposal. This property is zoned rural.  <b>S4.2</b> Not applicable. Refer S4.1.  <b>S4.3</b> Proposed shed structure is to be 34m from nearest and highest bank of watercourse, which, as identified by DNRM (Department of Natural Resources and Mines) is classed as a category 3 'minor perennial watercourse', therefore exceeding code requirement of 10m.  <b>S4.4</b> Not applicable. No native vegetation is to be removed with this proposal. Site area is covered in only noxious grasses.

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

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>SOLUTION/S</b>
<b>P5</b> Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.	<p><b>A5.1</b> Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p> <p><b>A5.2</b> The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.</p>	<p><b>S5.1</b> Not applicable.</p> <p><b>S5.2</b> Not applicable.</p>

#### ***Retaining and Protecting Highly Visible Areas***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>SOLUTION/S</b>
<b>P6</b> Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.	<p><b>A6.1</b> Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.</p> <p><b>A6.2</b> Any development remains unobtrusive and sited below the tree line and ridge line.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p><b>S6.1</b> Not applicable. Slope is under 15% and does NOT include any remnant vegetation.</p> <p><b>S6.2</b> Proposed shed structure site is located below all tree lines of the property, which also border the entire property meaning visibility from outside the property boundary is nil.</p>