

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.

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)

Greg Skyring Design and Drafting Pty Ltd

For companies, contact name

Greg Skyring

Postal address

11 Noli Close

Suburb Mossman

State QLD

Postcode

4873

Country Australia

Contact phone number

07 40982061

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

40.2016.1524.1

R/N 143059.

Email address (non-mandatory requirement)

greg

@skyringdesign.com.au

Applicant's reference number (non-mandatory requirement)

1. What is the nature of the development proposed and what type of approval is being sought?**Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)**

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

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

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

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

A proposed extension to an existing house requires dispensation for a reduced road setback

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)		64	Silver Ash Road, Cow Bay	4873	510	RP742056	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)	Conservation	Eastern Management Area - Rainforest Residential Precinct	Refer to attached report
ii)			
iii)			

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

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

3. Total area of the premises on which the development is proposed (indicate square metres)9995m²**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

House and garage

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

Table H

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

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

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

Table I

Name of water body, watercourse or aquifer

Table J

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

Table K

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

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

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

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

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

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

☒ No—go to question 12 ☐ Yes

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

☐ No
☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L

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

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

☒ No
☐ Yes—please provide details below

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

13. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Forms 1 & 5, Owners consent	Hard copy
Planning Report (Greg Skyring Design and Drafting Pty Ltd)	Hard copy
Architectural Plans (Plan No 505-16 Sheets 1 to 3, Greg Skyring Design and Drafting Pty Ltd) dated 14.06.16	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. 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 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

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
		297.35	14/06/16		

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.

R/N 143059

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)
Proposed dispensation to road boundary, and extension to exist house	House and outbuilding	Exist 147m ² Proposed 189m ²		

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

☒ No ☐ Yes—provide details below

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

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

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

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) any existing or proposed easements on the relevant land and their function the location and use of buildings on land adjoining the relevant land all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked for any new building on the relevant land, the location of refuse storage the location of any proposed retaining walls on the relevant land and their height the location of any proposed landscaping on the relevant land the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	Hard Copy
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	Hard Copy
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	Hard Copy
<p>Information that states:</p> <ul style="list-style-type: none"> the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Hard Copy

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

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

OFFICE USE ONLY

Date received

Reference numbers

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

The Manager,
Planning Services,
Douglas Shire Council,
PO Box 723,
Mossman QLD 4873

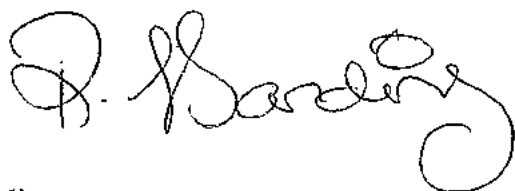
8th June 2016

Dear Sir/Madam,

**RE: DEVELOPMENT APPLICATION for a MATERIAL CHANGE OF USE for an
Extension to an Existing House, and Boundary Dispensation, on land described as Lot 510
RP742056, 64 Silver Ash Road, Cow Bay**

As owner of the above property, I give permission for Greg Skyring of Greg Skyring Design and Drafting Pty Ltd to make and submit a development application as described above on my behalf.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'R. Harding'. The signature is fluid and cursive, with a large loop at the end of the last name.

R. Harding

The Manager,
Planning Services,
Cairns Regional Council,
PO Box 723,
Mossman QLD 4873

13th June 2016

Dear Sir/Madam,

**RE: DEVELOPMENT PERMIT for a MATERIAL CHANGE OF USE for a boundary
dispensation and an extension to an existing House, on land described as Lot 510 on RP742056,
64 Silver Ash Road, COW BAY**

Please find attached IDAS Forms 1 and 5 duly completed and plans showing details of the proposed building extension.

The dispensation for a reduced road boundary clearance is Code Assessable under the 2008 Douglas Shire Planning Scheme. The proposed extension to an existing dwelling house is also included.

No records were available from Council for the original house structure, but plans of an extension in 2006 were found.

The following report provides supporting information to show compliance or otherwise with the planning area and codes within.

1.0 General Details

Applicant and Contact

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

Ph 07 40982061
Fax 07 40982061
Email greg@skyringdesign.com.au

Registered Owner of Land

Rhonda Harding

Real Property Description

Lot 510 RP742056

Location

64 Silver Ash Road, COW BAY

1.0 – General Details continued

Tenure	Freehold
Land Area	9995m ²
Present Use	house, garage and shed/carport
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	None
Local Government Authority	Douglas Shire Council
Planning Scheme	2006 Douglas Shire Planning Scheme
Planning Area	Conservation – Rainforest Residential Precinct
Applicable Codes	Settlement Areas North of the Daintree River Code, Conservation Planning Area Code, House Code, Natural Areas and Scenic Amenity Code.

Refer to the end of this report for a summary of applicable codes not triggered or relevant.

2.0 Assessment Against the Douglas Shire Planning Scheme Codes

SETTLEMENT AREAS NORTH OF THE DAINTREE RIVER LOCALITY CODE

Elements of the Code

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 The Height of Buildings and structures is subservient to the surrounding environment and is in keeping with the unique character of the Locality.	A1.1 In the Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.	The existing house and shed are single storey and no greater than 4.5m in overall height
P2 Development is connected to sustainable on Site infrastructure services.	A2.1 Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and sited so as to be	The property is currently provided with 4,000 litre water storage available in water tanks supplied from available roof areas, and a bore. An additional tank is to be installed to collect runoff from the new roof section, including the appropriate fire fighting fittings.

	<p>visually unobtrusive. Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects.</p> <p>A2.2 On any roof exceeding 100 m², gutters are installed and the flow diverted to a storage tank.</p> <p>A2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road. (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>	<p>Complies</p> <p>Solar power with battery storage and generator backup is provided</p>
P3 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.	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).	A waste water disposal report is not required as the number of bedrooms is not being increased
P4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	<p>A4.1 If groundwater is to be used development is limited to one bore per site and the bore is: - not located within 100m of a septic disposal trench (on the site or adjoining sites: and -not located within 100 m of another bore</p> <p>A4.2 Surface water is to be used for domestic purposes only.</p>	Complies
P5 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and the natural values	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	Complies

of the Locality5.	Council May Request, for code and impact assessable development).	
P6 Development is subservient to the surrounding natural environment in scale and intensity and is designed to be energy efficient and functional in a humid tropical rainforest environment.	<p>A6.1 The exterior finishes and colours of Buildings are non-reflective and complement the colours of the surrounding vegetation and viewshed.</p> <p>A6.2 Buildings must be designed such that natural light is maximized and the need for internal lighting during daylight hours is minimized.</p> <p>A6.3 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p> <p>A6.4 The noise of generators is controlled by design or the generator is enclosed in a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p> <p>A6.5 Any fuel storage associated with an on site generator and storage of 20 Litres or more of fuel is enclosed in a building and banded.</p>	<p>Wall colour is similar to the approved Paperbark Colorbond shade. Roof colour is similar to the approved Cottage Green Colorbond shade, but faded.</p> <p>Large windows and doors complement the existing house and are specified for use in the proposed extension</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
P7 Landscaping of development Sites ensures the native landscape character of the Locality is dominant.	<p>A7.1 Landscaping utilises only native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping. AND 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>	N/A

<p>P8 Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.</p>	<p>A8.1 Site Access driveways and existing or proposed Roads comply with the relevant requirements of Planning Scheme Policy No 6 – FNQROC Development Manual and are maintained as low speed gravel Roads to maintain the scenic drive experience and to discourage the use of Roads by through-traffic. AND 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>The driveway within the property is a max 3m wide with a light gravel overlay and appropriate drainage management.</p>
<p>P9 The onsite impacts on natural flow regimes and erosion and sedimentation are minimised</p>	<p>A9.1 Excavation and Fill is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p> <p>A9.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation or other permanent stabilization has occurred.</p> <p>A9.3 There is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p>A9.4 On Site drainage and stormwater management: P1 maintains natural flow regimes; P2 minimises impervious surfaces; P3 avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (eg: rock rip rap, gravel beds, diffusers etc).</p>	<p>There is no necessity within this proposed development to alter the existing land form</p>
<p>P10 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.</p>	<p>A10.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.</p>	<p>N/A</p>

CONSERVATION PLANNING AREA CODE

Elements of the Code

Consistent and Inconsistent Uses – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 The establishment of uses is consistent with the outcomes sought for the Conservation Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Tables are not established in the: <ul style="list-style-type: none">• Conservation Planning Area. OR <ul style="list-style-type: none">• In the four Precincts included in the Conservation Planning Area in the Settlement Areas North of the Daintree River Locality	Complies

Site Coverage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 The Site Coverage of all Buildings does not have an adverse effect on the conservation or Scenic Amenity values of the Site and Buildings are subservient to the natural environment.	A2.1 Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued. Any Clearing is limited to a maximum area of 700 m ² and is sited clear of the High Bank of any Watercourse. (The 700 m ² area of new Clearing does not include an access driveway.)	Locating the proposed extension to the front of the existing house requires no further clearing of vegetation. Extending from the rear of the building will require removal of vegetation. The existing site was established prior to the current planning scheme and most likely the 1996 planning scheme. The current cleared area around the house is about 1000m ² including the driveway.

Building/Structure Setbacks

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3 Buildings/structures are Setback from the boundaries of the Site so they are screened from view from the boundaries of adjoining properties and adjoining Roads and so that the Scenic Amenity values of the area are not adversely affected.	A3.1 Buildings are Setback not less than: <ul style="list-style-type: none"> • a minimum of 40 metres from the Frontage of a State-Controlled Road; or • a minimum of 25 metres from Cape Tribulation Road Frontage; or • 20 metres from the Frontage to any other Road; and • 10 metres from the side and rear boundaries. 	<p>The extension will be approximately 4.4m from the boundary to the fascia line.</p> <p>A dispensation to accept this reduced distance is requested.</p> <p>It should also be noted that the existing vegetation separating the road from the house is quite dense and it is extremely difficult to glimpse the house from the road and vice versa.</p>
P4 Buildings/structures are Setback from Watercourses and other sensitive areas to ensure the environmental values of the area are not adversely affected.	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).	Complies

Residential Density

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Residential density of any development is very low to ensure that the conservation and Scenic Amenity values of the Site and the surrounding area are not adversely affected	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).	Complies

Landscaping

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 Landscaping incorporates endemic/native vegetation, is informal in character and complementary to the existing natural environment, provides screening and enhances the visual appearance of the development ³⁴ .	<p>A6.1 For any development, the balance area of the Site not built upon must be landscaped/revegetated, predominantly with native vegetation and in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 -- Landscaping.</p> <p>A6.2 Landscaping must be informal in character.</p> <p>A6.3 At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped/revegetated so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is landscaped with Dense Planting.</p>	Complies

Environmental Values – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7 Development does not adversely impact on the natural environment, natural vegetation or Watercourses.	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).	Complies
P8 Development is complementary to the surrounding environment.	<p>A8.1 Development harmonises with the surrounding environment, for example, through suspended, light weight construction on sloping Sites, which requires minimal excavation and fill. A8.2 A Development is subservient to the natural landscape in scale and in the use of exterior colours and finishes. A8.3 Any driveway or car park is constructed and maintained to:</p> <ul style="list-style-type: none"> • minimise 	Complies

	erosion, particularly in the wet season; and • minimise cut and fill; • follow the natural contours of the Site; and • minimise vegetation Clearing.	
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Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P8. Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p>A8.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a 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.)</p>	N/A

P9 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	<p>A9.1 A split level building form is utilised.</p> <p>A9.2 A single plane concrete slab is not utilised.</p> <p>A9.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	N/A
P10 Development on sloping sites minimises any impact on the landscape character of the surrounding area.	A10.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	N/A
P11 Development on sloping sites ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A11.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	N/A

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.	<p>A12.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800 m² and is sited clear of the High Bank of any Watercourse. EXCEPT In the World Heritage Areas and Environs Locality and the Settlement Areas North of the Daintree River Locality where the maximum clearing is limited to 700m². (The 800m²/700m² area of Clearing does not include an access driveway.) A12.2 The approved area for the Clearing of</p>	N/A

	the House is not cleared until a Building Permit is issued.	
P13 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A13.1 A House is effectively screened from view by existing native trees in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	N/A
P14 The exterior finishes of a House complements the surrounding natural environment.	A14.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed. AND For self assessable development the exterior colours of Buildings/structures are chosen from the following list of Colourbond Colours: Jasper Sandbank Paperbark Dune Windspray Woodland Grey Bushland Pale Eucalypt Wilderness Cottage Green Plantation Blue Ridge and Ironstone.	Proposed colours are to match the existing house: Walls - paperbark Roof - cottage green
P15 A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A15.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	Complies
P16 Any filling and excavation work does not create a detrimental impact on slope stability, erosion potential or Visual Amenity of the Site or the surrounding area.	A16.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.	N/A
P17 The bulk and scale of a House is not visually obtrusive and does not compromise the Visual Amenity of the site and the surrounding area.	A17.1 The Gross Floor Area of the House does not exceed 250m ² .	Total GFA of this proposed development is 189m ²

General Requirements – House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P11 Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site6.	<p>A11.1 The elements of development and Access to the site are included in a Designated Development Area (DDA).</p> <p>A11.2 Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.</p> <p>A11.3 Any new Clearing is limited to a maximum area of 700 m2 and is sited clear of the High Bank of any Watercourse. (The 700m2 area of new Clearing does not include an access driveway).</p>	The existing house is a consistent use in accordance with the assessment table, and is located in an existing clearing.
P12 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.	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).	Complies
P13 Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts minimised.	<p>A13.1 Fences are limited in extent to the confines of the cleared area around the House and any associated gates are self closing.</p> <p>A13.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or have timers</p>	Complies
P14 House Sites have efficient and safe vehicle Access and maneuvering areas on	A14.1 Vehicle Access is limited to one access per lot and sited in an approved location clear of	Complies

Site and to the Site to an acceptable standard for the Locality.	significant vegetation, any Watercourse or steep slopes. A14.2 Vehicular Access, with a maximum width of 4 metres, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75 mm of road base on a compacted soil surface. A14.3 Vehicular Access is constructed prior to the construction of the House.	A 3m wide graveled driveway exists and is considered adequate for traffic flow within the property.
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NOTE: No further Performance Criteria in this code are relevant to this application

LAND USE CODE

House Code

General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings	A1.1 A lot contains no more than one House. A1.2 Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House.	One house is present. The existing sheds are not relevant with regard to the proposed dispensation and extension
P2 The House is used for residential purposes.	A2.1 The House is used by one Household.	One family will be in residence
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.	3 vehicle parks are available within the existing garage and carport; further opportunities are available for visitor parking on the property.

NATURAL AREAS AND SCENIC AMENITY CODE

Development in Areas of Natural and Scenic Amenity Value

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 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>A1.1 Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p>A1.2 Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	All infrastructure relating to this development is existing. No changes are planned.
P2 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>A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> - adjacent to existing development; - within an existing cleared area; - within a disturbed area with little potential for rehabilitation; - within an area close to an Access Road; - removed from an identified area of important habitat. <p>A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p> <p>A2.3 No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p>

	identified on a Site Plan drawn to scale.	
	A2.4 Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.	Complies
	A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.	Complies
	A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.	Complies
	A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below; AND 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.	Complies
	A2.8 There is no fragmentation or alienation of any Remnant Vegetation.	Complies
	A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected	Complies

Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P4 Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.</p>	<p>A4.1 For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.</p>	N/A
	<p>A4.2 Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p>	N/A
	<p>A4.3 The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 30 metres • Category 2 – Perennial Watercourse – 20 metres • Category 3 – Minor Perennial – 10 metres, AND buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above. <p>OR</p>	N/A

	<p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 10 metres P1 Category 2 – Perennial Watercourse – 5 metres - Category 3 – Minor Perennial – 2.5 metres, AND <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p> <p>A4.4 Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>	Complies
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Use of Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P5 Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.	<p>A5.1 Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p> <p>A5.2 The location of low key, 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>N/A</p> <p>N/A</p>

Retaining and Protecting Highly Visible Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 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.	A6.1 Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.	N/A
	A6.2 Any development remains unobtrusive and sited below the tree line and ridge line. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	N/A

Overlay Codes - Not Triggered

Acid Sulfate Soils

Site elevation is approximately 10m, but no earthworks are required other than proof rolling in preparation for construction of foundations.

Cultural Heritage and Valuable Sites

Not identified on Overlay

Natural Hazards

House location is identified on overlay as low risk

General Codes – Not Triggered

Filling and Excavation

No filling or excavation is required.

Landscaping

No alteration to the existing remnant vegetation and other landscaping is required.

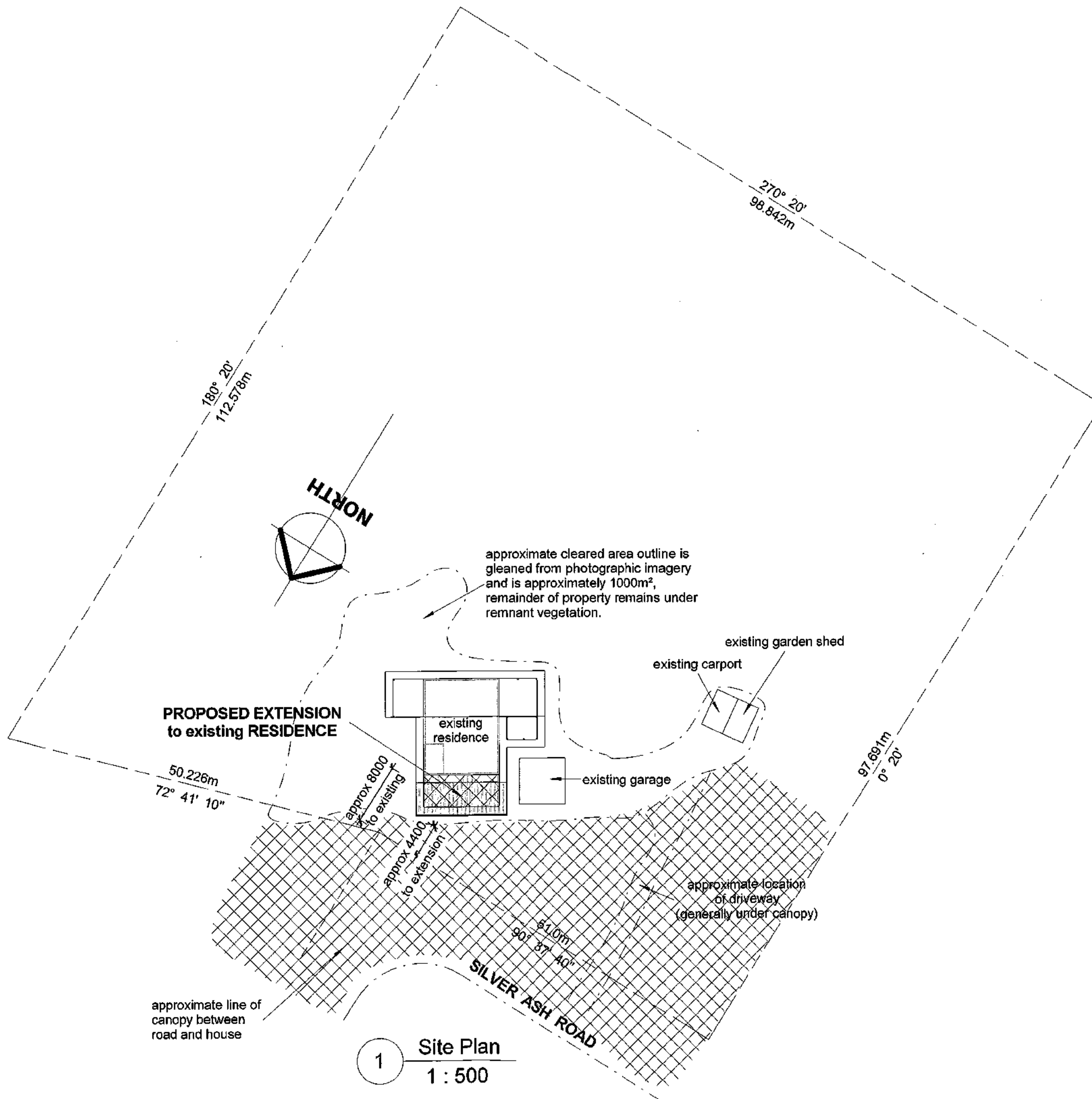
Vehicle Parking and Access

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

Conclusion

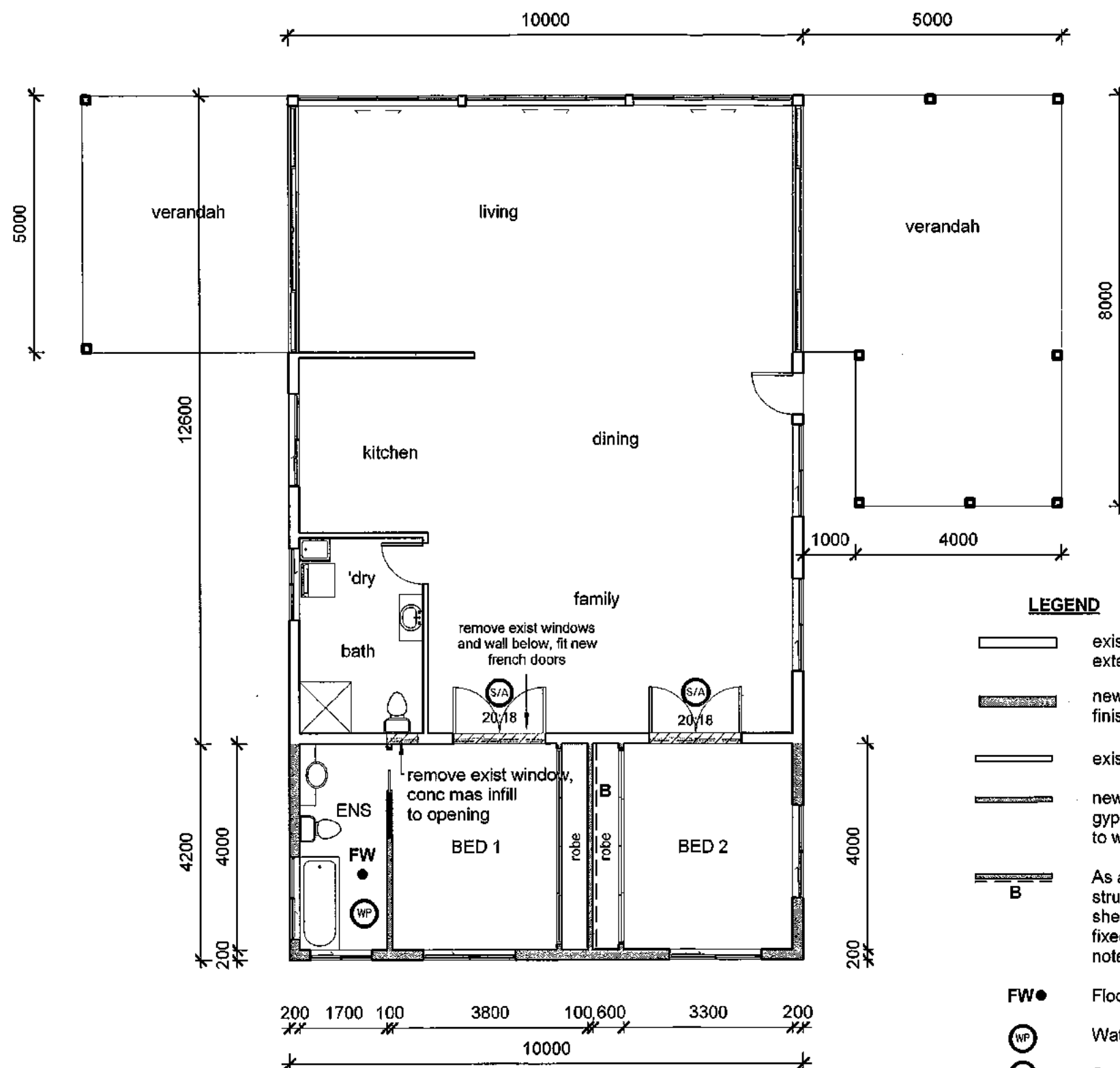
This application seeks a Development Permit for Material Change of Use for the purpose of granting a dispensation for a reduced road boundary clearance and for an extension to a dwelling house on land described as Lot 510 on RP742056, 64 Silver Ash Road, Cow Bay.

The proposed development is considered generally consistent with the relevant Planning Scheme Codes and the surrounding locality. The report includes supporting information intended to address any concerns of Council as the assessing authority.



Sheet List	
Sheet Number	Sheet Name
1 of 3	Site Plan, Sheet List
2 of 3	Floor and Area Plans
3 of 3	Elevations

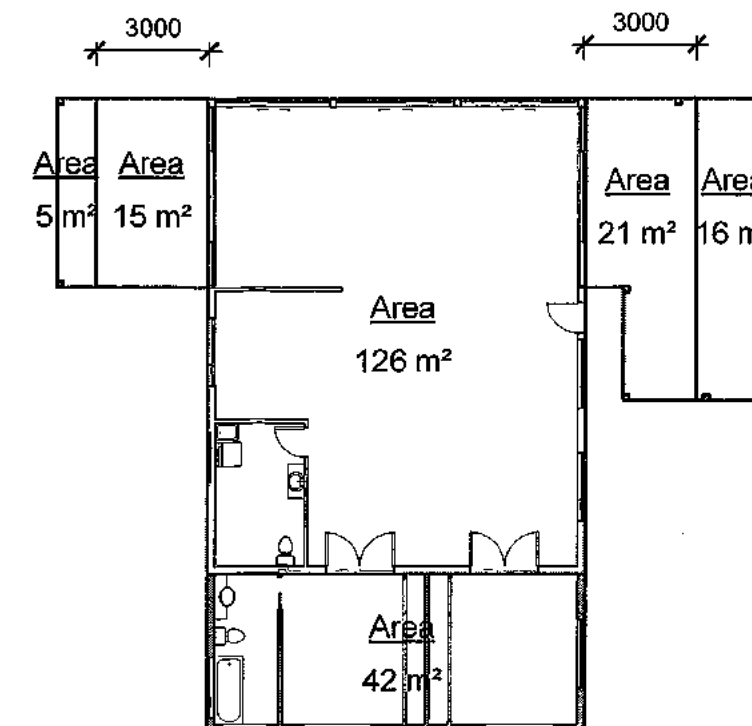
REV	DATE	DESCRIPTION
GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. Lic Under QBSA Act 1991 - No 1040371 11 Noll Close, Mossman Q. 4873 Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au		
PROJECT Proposed Residence, 64 Silver Ash Road, L510 RP742056, COW BAY		
PLAN TITLE Site Plan, Sheet List		
CLIENT R. Harding		
SCALES 1 : 500	WIND CLASS C2	PLAN NO 505-16 REV.
		SHEET NO 1 of 3



1 Floor Plan
1 : 100

LEGEND

- exist 200 Concrete Masonry external walls, iron joint finished
- new 200 conc mas external walls, finish to match existing
- exist stud framed internal walls
- new stud framed internal walls, gyprock lined generally, villaboard to wet areas.
- As above with 6mm F14 structural ply lining or equivalent sheeting extra to one face, nail fixed for bracing (see bracing notes).
- B
- FW● Floor Waste (optional)
- WP Waterproof wet area to AS3740.
- S/A Smoke alarms to AS3786.
- 150 x 150 HWD verandah posts
- bath existing area use (lower case)
- ENS new area use (upper case)



2 Area Plan
1 : 200

FLOOR AREAS

exist living	126m²
exist verandahs	57m²
Exist GFA	147m²
TOTAL AREA	183m²

SITE COVER - HOUSE

existing	1.8%
proposed	2.3%

new extension	42m²
New GFA	189m²
TOTAL AREA	225m²

GREG SKYRING
Design and DRAFTING Pty. Ltd.

Lic Under QBSA Act 1991 - No 1040371

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PROJECT

Proposed Residence,
64 Silver Ash Road,
L510 RP742056,
COW BAY

CLIENT

R. Harding

WIND CLASS

C2

PLAN NUMBER

505-16

SHEET

2 of 3

SCALES

As indicated

PLAN TITLE

Floor and Area Plans

DATE OF ISSUE

14.06.16

REV

