

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application 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*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Mary Martin and Paul Martin
Contact name <i>(only applicable for companies)</i>	C/- Kristy Gilvear, Gilvear Planning
Postal address <i>(P.O. Box or street address)</i>	PO Box 228
Suburb	Babinda
State	QLD
Postcode	4861
Country	Australia
Contact number	0448 897 991
Email address <i>(non-mandatory)</i>	kristy@gilvearplanning.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	J000518

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application <input checked="" type="checkbox"/> No – proceed to 3)



PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

Street address **AND** lot on plan (all lots must be listed), **or**

Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		94	Nicole Drive	Cape Tribulation
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	18	RP738897	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (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)

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

Additional premises are relevant to this development application and their details have been attached in a schedule to this application

Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?
<i>Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.</i>
<input type="checkbox"/> Yes – All easement locations, types and dimensions are included in plans submitted with this development application <input checked="" type="checkbox"/> No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i> <input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input checked="" type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i> <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment? <input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i> Extension to an existing dwelling house made assessable under the Planning Scheme
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i> <input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i> <input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i> <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment? <input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)</i> Home Based Business (Bed and Breakfast)
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i> <input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application <input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Extension of an existing dwelling house	House	1	+150sqm
Bed and Breakfast accommodation	Home Based Business	1	+150sqm
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment
12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? <i>(e.g. pedestrian access)</i>	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: <input style="width: 200px;" type="text"/>		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*

<input type="checkbox"/> Yes – specify number of new lots: <input style="width: 100px;" type="text"/>
<input type="checkbox"/> No

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes – a copy of the decision notice is attached to this development application

Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **chief executive of the Planning Regulation 2017:**

Clearing native vegetation

Contaminated land *(unexploded ordnance)*

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane’s port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – the yellow local government/private certifier’s copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

No

Note: Application for an environmental authority can be found by searching “EM941” at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

No

Note: See www.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

Yes – this development application is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

Note: See www.qld.gov.au for further information.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

Note: The environmental offset section of the Queensland Government’s website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes

No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development <input checked="" type="checkbox"/> No <i>Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.</i>	
<u>Marine activities</u>	
23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?	
<input type="checkbox"/> Yes – an associated resource allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i> <input checked="" type="checkbox"/> No <i>Note: See guidance materials at www.daf.qld.gov.au for further information.</i>	
<u>Quarry materials from a watercourse or lake</u>	
23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the <i>Water Act 2000</i> ?	
<input type="checkbox"/> Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development <input checked="" type="checkbox"/> No <i>Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.</i>	
<u>Quarry materials from land under tidal waters</u>	
23.10) Does this development application involve the removal of quarry materials from land under tidal water under the <i>Coastal Protection and Management Act 1995</i> ?	
<input type="checkbox"/> Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development <input checked="" type="checkbox"/> No <i>Note: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.</i>	
<u>Referable dams</u>	
23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the <i>Water Supply (Safety and Reliability) Act 2008</i> (the Water Supply Act)?	
<input type="checkbox"/> Yes – the ‘Notice Accepting a Failure Impact Assessment’ from the chief executive administering the Water Supply Act is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See guidance materials at www.dews.qld.gov.au for further information.</i>	
<u>Tidal work or development within a coastal management district</u>	
23.12) Does this development application involve tidal work or development in a coastal management district?	
<input type="checkbox"/> Yes – the following is included with this development application: <ul style="list-style-type: none"> <input type="checkbox"/> Evidence the proposal meets the code for assessable development that is prescribed tidal work (<i>only required if application involves prescribed tidal work</i>) <input type="checkbox"/> A certificate of title <input checked="" type="checkbox"/> No <i>Note: See guidance materials at www.ehp.qld.gov.au for further information.</i>	
<u>Queensland and local heritage places</u>	
23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government’s Local Heritage Register ?	
<input type="checkbox"/> Yes – details of the heritage place are provided in the table below <input checked="" type="checkbox"/> No <i>Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.</i>	
Name of the heritage place:	Place ID:
<u>Brothels</u>	
23.14) Does this development application involve a material change of use for a brothel?	
<input type="checkbox"/> Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the <i>Prostitution Regulation 2014</i> <input checked="" type="checkbox"/> No	

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- No

PART 8 – CHECKLIST AND APPLICANT DECLARATION**24) Development application checklist**

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

 Yes**Note:** See the *Planning Regulation 2017* for referral requirementsIf building work is associated with the proposed development, Parts 4 to 6 of *Form 2 – Building work details* have been completed and attached to this development application Yes Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see *DA Forms Guide: Planning Report Template*. Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see *DA Forms Guide: Relevant plans*. Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))

 Yes Not applicable**25) Applicant declaration** By making this development application, I declare that all information in this development application is true and correct Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001***Note:** It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.



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GENUINE | VERSATILE | DEDICATED

Planning Report

Building Work other than Minor Building Work not associated with a Material Change of Use (Dwelling House – Extension) and Material Change of Use for Home Based Business – Bed & Breakfast, 94 Nicole Drive, Cape Tribulation, Lot 18 on RP738897

Prepared for Mary Martin & Paul Martin

DOUGLAS SHIRE COUNCIL

Our Reference J000518

Site 94 Nicole Drive, Cape Tribulation

Date 2 November 2017

Important Note

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This Report has been prepared for Mary Martin and Paul Martin for the sole purpose of making a Application for Building Works (Dwelling House – Extension) and a Development Permit for Material Change of Use (Home Based Business - Bed & Breakfast) on land at 94 Nicole Drive, Cape Tribulation (Lot 18 on RP738897). This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilized for any other purpose, use, matter or application.

Gilvear Planning has made certain assumptions in the preparation of this report, including:

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;
- b) That information obtained as a result of a search of a government register or database is complete and accurate.

Gilvear Planning is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

While every effort has been made to ensure accuracy, Gilvear Planning does not accept any responsibility in relation to any financial or business decisions made by parties other than those for whom the original report was prepared for and/or provided to. If a party other than the Client uses or relies upon facts, circumstances and / or content of this Report without consent of Gilvear Planning, Gilvear Planning disclaims all risk and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified Gilvear Planning from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

Signed on behalf of

Gilvear Planning Pty Ltd



Kristy Gilvear

DIRECTOR

2 November 2017

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1.0 Introduction

This report has been prepared on behalf of Mary Martin and Paul Martin (the ‘applicant’) in support of a Development Application to Douglas Shire Council, seeking approval for Building Works other than Minor Building Works not associated with a Material Change of Use and a Development Permit for the Material Change of Use for the purpose of Home Based Business (Bed & Breakfast), on land at 94 Nicole Drive, Cape Tribulation, described as Lot 18 on RP738897 (‘the subject site’).

The site is located at 94 Nicole Drive, Cape Tribulation and is described as Lot 18 on RP738897. The site is an irregular shaped allotment with an area of 3.164ha and frontages to Nicole Drive of approximately 15.5 metres.

The site is improved by an existing single storey dwelling house, which is proposed to be extended as an expanded house with the extensions to be used for the purpose of a Home Based Business – Bed and Breakfast.

The area containing the site is characterised by larger residential allotments of 2 – 5 hectares, set in a rainforest environment, and developed with dwelling houses. On a wider perspective, to the west the site adjoins the Daintree National Park and to the east, approximately 1.5 kilometers, is the coast.

Nicole Drive at the site frontage is a formed gravel road.

It is proposed to retain the existing dwelling and extend it by providing three one bedroom non-self contained standalone buildings (bungalows) within existing cleared areas within proximity of the house. The bungalows are then proposed to be used for the purpose of a Home Based Business (Bed & Breakfast).

The proposal is able to satisfy the relevant Development Assessment benchmarks and is considered to be a suitable use of the site. The development is consistent in terms of nature of land use, intensity, bulk, form, height and scale to existing development in the locality and would not adversely affect the established amenity.

The application is submitted for approval, subject to reasonable and relevant conditions.

2.0 Summary

PROPOSAL SUMMARY

Address:	94 Nicole Drive, Cape Tribulation
Real Property Description:	Lot 43 on C22513
Site Area/Frontage:	Area: 3.164ha/15.54m
Owners:	Mary Martin and Paul Martin
Easements & Encumbrances:	Nil
Proposal:	Building work other than Minor Building Work not associated with a Material Change of Use and Development Permit for Material Change of Use for Home Based Business (Bed & Breakfast)
Approvals Sought:	Development Permit
Level of Assessment:	Code Assessment
Zone:	Conservation (Rainforest Residential Precinct)
Overlays (Precincts):	Natural Hazards – Bushfire (Low Risk)
Local Area Plan (Precincts):	N/A
Regional Plan Designation:	Regional Landscape and Rural Production Area
State Interests – State Planning Policy:	<p>Economic Growth</p> <ul style="list-style-type: none"> – Agricultural land classification (Class A and B, in part) • Environment and Heritage <ul style="list-style-type: none"> – MSES (Wildlife Habitat) – MSES (Regulated Vegetation Cat. B, in part) • Cultural Heritage <ul style="list-style-type: none"> – National Heritage Place, in part.
State Interests – SARA Mapping:	<p>Native Vegetation Clearing</p> <ul style="list-style-type: none"> – Category B on the regulated vegetation management map, in part. – Category X on the regulated vegetation management map, in part.

- Remnant vegetation, in part.

Vegetation management coastal and non-coastal bioregions and sub-regions

- Coastal Bioregions and subregions

Referral Agencies: Nil

**State Development
Assessment Provisions:** N/A

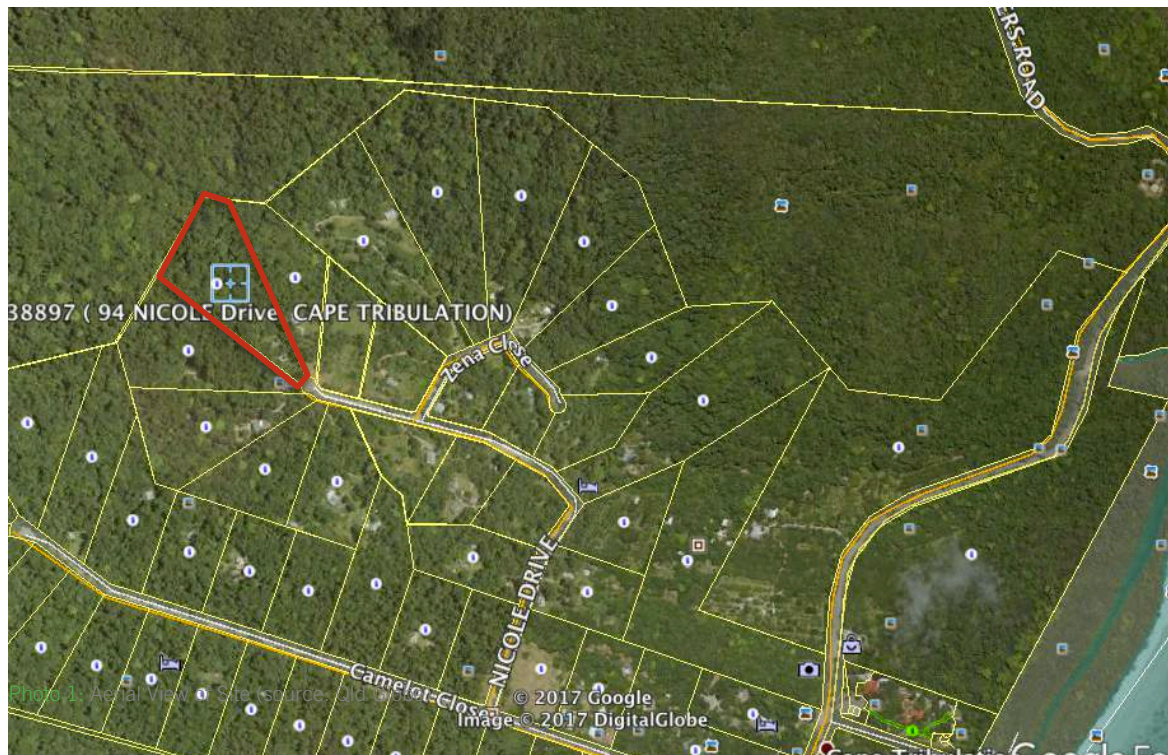
3.0 Site Description

The subject site is a single irregularly shaped allotment located at 94 Nicole Drive, Port Douglas and described as lot 18 on RP738897. The site contains an area of 3.164 ha and has frontage to Nicole Drive of approximately 15.5 metres.

The site is improved by a single storey dwelling located towards the Nicole Drive frontage of the site and within an established cleared area. Access to the site is via a gravel driveway from Nicole Drive which is a formed gravel road at the site frontage.

That part of the site nearest Nicole Drive has been historically cleared of vegetation, some of which has since been replanted and has matured. The balance of the site, from approximately 100 metres from the site frontage to the northern (rear) boundary, is heavily vegetated with remnant mature vegetation. It is not proposed to undertake any development activity in this area. The topography of the site slopes from the site frontage (south) up to the rear (north), with steeper slopes being in the northern vegetated part of the site.

Development in the locality containing the site is characterised by dwelling houses on larger allotment of 2-5 hectares set in a rainforest setting and surrounded by established and remnant vegetation. To the north the site adjoins the Daintree National Park and to the east, approximately 1.5 kilometres distant, is the coast.



4.0 Proposal

It is proposed to develop the site by extending the dwelling house to incorporate three standalone non-self contained bedrooms (bungalows) to facilitate the use of the house for the purpose of a Home Based Business (Bed & Breakfast).

The existing dwelling would remain in its existing configuration; however three additional buildings, each with an area of 50m², including 14m², would be erected to the rear of the existing house. Each additional building would comprise a bedroom and ensuite bathroom, with a small wet bar area and a private patio. None of the buildings would be self-contained. Access to the new rooms would be from via the existing site access and the existing dwelling.

The buildings would have external finishes of Colorbond cladding and grey glass.

Two of the new buildings would be located 5 metres behind the existing dwelling house with the other new building located a further 5 metres and to the north of the existing dwelling house and 10 metres from the side boundary. The buildings would be located in the area of the site not identified as containing remnant vegetation and within existing cleared areas to minimise any requirement to clear vegetation.

The proposed new buildings, non-self contained standalone bedrooms, are proposed to be used for the purpose of a Home Based Business (Bed & Breakfast), when not in use in association with primary residential dwelling purposes.

Car parking for the dwelling house and the Home Based business would be located adjacent the existing car parking associated with the dwelling house in an informal setting to maintain the natural amenity of the site and area.

Proposal plans, including preliminary servicing plans are included in [Attachment 1](#).

Key Features of the proposal are summarised in the following table:

ELEMENT / PROVISION	PROPOSAL
Site Area:	3.164 hectares ²
Frontage:	Approximately 215.5 metres.
Site Cover:	< 5%
Height (m/storey)	Approximately 3 metres.
Setbacks	
- Front	Approx. 38 metres.
- Side	Min. 10 metres.
- Rear	Approx. 200 metres
Access:	Nicole Drive
Parking	3 Additional spaces for the Bed and Breakfast Accommodation

5.0 Statutory Planning Considerations

This section provides an overview of the legislative context of the application under the provision of the *Planning Act 2016*.

5.1 Planning Act 2016 (PA)

5.1.1 Confirmation of Development

The proposed development is not prohibited. This has been established by considering all relevant instruments, which can provide prohibitions under the *Planning Act 2016* including:

- Schedule 10 of the *Planning Regulation 2017*; and
- Relevant categorising instruments.

5.1.2 Assessable Development

The development proposed by this application is made assessable under the Douglas Shire Planning Scheme, which is a categorising instrument for the purposes of Section 43(1) of the *Planning Act 2016*.

5.1.3 Assessment Manager

The Assessment Manager is the Douglas Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*.

5.1.4 Level of Assessment

The table below summarises the assessable development subject to this application and the relevant level of assessment for each aspect of development.

ASPECT OF DEVELOPMENT	REFERENCE	LEVEL OF ASSESSMENT
Building work other than Minor Building Work not associated with a Material Change of Use	Settlement Areas north of the Daintree River Locality – Table 1	Code Assessable
Home Based Business	Settlement Areas north of the Daintree River Locality – Table 1	Code Assessable

5.1.5 Statutory Considerations for Assessable Development

As the development is subject to Code Assessment the relevant considerations of the Assessment Manager in making the decision pursuant to section 60 *Planning Act 2016*, are outlined in 45(3) and s30 & 31 of the *Planning Regulations 2017*. These are discussed further in section 6.0 and within the Code Compliance contained in **Attachment 2**.

5.1.6 Referral Triggers

There are no referral agencies triggered for this application pursuant to Schedule 10 of the *Planning Regulation 2017*.

5.1.7 State Resource

The proposal does not involve any State Resources.

5.1.8 Regional Plan

The subject site is within the Regional Landscape and Rural Production Area of the Far North Queensland Regional Plan. However, the site has already been developed for the purpose of a dwelling house and the proposed development is simply an extension of that dwelling house and the ancillary use of the dwelling house for the purpose of Bed and Breakfast accommodation. The principle of the primary use of the site has already been established and it is not necessary to provide a detailed assessment of the proposed development against the requirements of the Regional Plan in this instance.

5.1.9 State Planning Policy

The site is subject to the following State Interests of the State Planning Policy:

- Economic Growth
 - Agricultural land classification (Class A and B, in part)
- Environment and Heritage
 - MSES (Wildlife Habitat)
 - MSES (Regulated Vegetation Cat. B, in part)
- Cultural Heritage
 - National Heritage Place, in part.

The SPP mapping identifies the Environment and Heritage and Cultural Heritage designations as relating to that part of the site to the north and containing the remnant vegetation. These designations do not include that part of the site that contains the existing dwelling house or are intended to contain the proposed development.

The Agricultural Land classification relates to that part of the site that has been previously cleared and which contains the area of the existing and proposed development. It is considered that this area has already been alienated from productive rural use by the existing development on this site and in the locality. The proposed development would not result in any further alienation of productive rural land.

On the basis of the above, it is not considered necessary to provide a detailed assessment of the proposed development against the State Planning Policy.

5.1.10 State Development Assessment Provisions

As there are no State Agency referrals, there are no relevant State Development Assessment Provisions applying to the proposal.

6.0 Local Planning Considerations

6.1 Douglas Shire Planning Scheme

Within the Douglas Shire Planning Scheme, the site is identified within the Settlement Areas North of the Daintree Locality, within the Conservation (Rainforest Residential Precinct) and is affected by the Natural Hazards Overlay (Low Risk Bushfire Hazard).

The following table outlines the relevant codes, the applicability of the relevant Code and a summary of the compliance with assessment benchmarks.

APPLICABLE CODES	APPLICABILITY	COMPLIANCE SUMMARY
Settlement Areas North of the Daintree River Locality Code	Applies	Complies with the relevant Performance Criteria and Acceptable Solutions.
Conservation (Rainforest Residential) Area Code	Applies.	Complies with the relevant Performance Criteria and Acceptable Solutions.
Natural Hazards Overlay Code	Not applicable	The site is located within an area of Low Bushfire Risk
House Code	Applies	Complies with the relevant Performance Criteria and Acceptable Solutions.
Home Based Business Code		Complies with the relevant Performance Criteria and Acceptable Solutions.
SECONDARY CODES		
Landscaping Code	Applies.	Complies with the relevant Performance Criteria and Acceptable Solutions.
Natural Areas and Scenic Amenity Code	Applies.	Complies with the relevant Performance Criteria and Acceptable Solutions.
Vehicular Parking and Access Code	Applies	Complies with the relevant Performance Criteria and Acceptable Solutions

A detailed assessment of the proposal against the applicable codes is contained in [Attachment 2](#), and demonstrates that the development complies or is capable of complying with the relevant assessment criteria. Below is a summary or statement of compliance with respect to the various codes.

6.1.1 Statement of Compliance

6.1.1.1 SETTLEMENT AREAS NORTH OF THE DAINTREE RIVER LOCALITY CODE

The proposed development is for low-key Bed and Breakfast Accommodation associated with an existing dwelling house. Existing infrastructure is provided on the site or can be provided, including on-site effluent disposal to accommodate the use. An onsite effluent disposal report, prepared by Earth Test, is attached as [Attachment 3](#).

The proposed development would involve the provision of an additional three buildings on the site within close proximity of the existing dwelling and screened from views external to the site by existing vegetation. The buildings would be located in a previously disturbed and cleared area and would not impact on any of the undisturbed remnant vegetation.

The proposed development is able to satisfy the requirements of this code.

6.1.1.2 CONSERVATION PLANNING AREA CODE

The proposed development would be a low-key Bed and Breakfast and would comprise three additional buildings that would be located to the rear of the existing dwelling and screened from views external to the site by existing vegetation. The external finishes would be non-reflective and of colours that complement the natural environment.

The buildings would be located on existing disturbed and cleared areas to minimise disturbance to the remnant vegetation and to protect the conservation amenity of the area.

The proposed development is able to satisfy the requirements of this code.

6.1.1.3 HOUSE CODE

The proposed development would reflect an expanded single dwelling to be used by a single household with three additional and separate non-self contained buildings being used for bed and breakfast accommodation.

The proposed development would be located in existing disturbed and cleared areas and would not impact on the natural environment and site can accommodate the necessary car parking and servicing and is considered to be consistent with the amenity of the locality.

The proposed development is able to satisfy the requirements of this code.

6.1.1.4 HOME BASED BUSINESS CODE (BED AND BREAKFAST)

The proposed use would operate from buildings that exist on the site or would be provided in the site in areas that have previously been disturbed or cleared to avoid adverse impacts on areas of environmental significance.

The proposed new buildings would be of small scale and located behind the existing dwelling and vegetation to reduce visibility from vantage points external to the site.

The minor scale of the development would have a corresponding minor increase in traffic generation; however, any increase in traffic generation can be adequately accommodated within the existing road network.

The proposal is considered to represent an ancillary use to the primary use of the site as a dwelling house. The operation of three bedrooms for the purpose of Bed and Breakfast accommodation is supported by the code and the use can operate without impact on the amenity of the locality.

The proposed development is able to satisfy the requirements of this code.

6.1.1.5 SECONDARY CODES

LANDSCAPING CODE

The site is heavily landscaped and it is proposed to locate the new buildings in existing cleared areas to retain as much of the existing landscaping as possible to maintain the existing landscape character.

The proposed new buildings would be located in cleared areas to the rear of the existing buildings and screened from view by existing landscaping and vegetation.

The proposed development is able to satisfy the requirements of this code.

NATURAL AREAS AND AMENITY CODE

The Proposed new buildings would be located in an area that has previously been disturbed and cleared. The undisturbed remnant vegetation on the site would be maintained as part of this development to protect natural and ecological processes. In addition, the proposed new buildings would be located in close proximity to and to the rear of the existing dwelling on the site and would be screened from view by the existing development and retained vegetation.

The proposed development would not adversely affect the natural areas or the amenity of the area and the proposed development is able to satisfy the requirements of this code.

VEHICLE PARKING AND ACCESS CODE

The proposed development would be accessed via the existing gravel access of Nicole Drive with on-site car parking for the guests of the three Bed and Breakfast rooms being accommodated in an informal setting adjacent the existing on-site car parking associated with the dwelling house. The layout of the car parking is proposed to be informal to retain the natural setting and amenity of the site and to avoid the unnecessary removal of vegetation. Car parking would be provided to meet the needs of the visitors to this minor development.

7.0 Summary and Conclusions

This report has been prepared on behalf of Mary Martin and Paul Martin (the 'applicant') in support of a Development Application to Douglas Shire Council, seeking approval for Building Works other than Minor Building Works not associated with a Material Change of Use and a Development Permit for the Material Change of Use for the purpose of Home Based Business (Bed & Breakfast), on land at 94 Nicole Drive, Cape Tribulation, described as Lot 18 on RP738897 ('the subject site').

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The area containing the site is characterised by larger residential allotments of 2 – 5 hectares, set in a rainforest environment, and developed with dwelling houses. On a wider perspective, to the west the site adjoins the Daintree National Park and to the east, approximately 1.5 kilometers, is the coast.

Nicole Drive at the site frontage is a formed gravel road.

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The proposal is able to satisfy the relevant Development Assessment benchmarks and is considered to be a suitable use of the site. The development is consistent in terms of nature of land use, intensity, bulk, form, height and scale to existing development in the locality and would not adversely affect the established amenity.

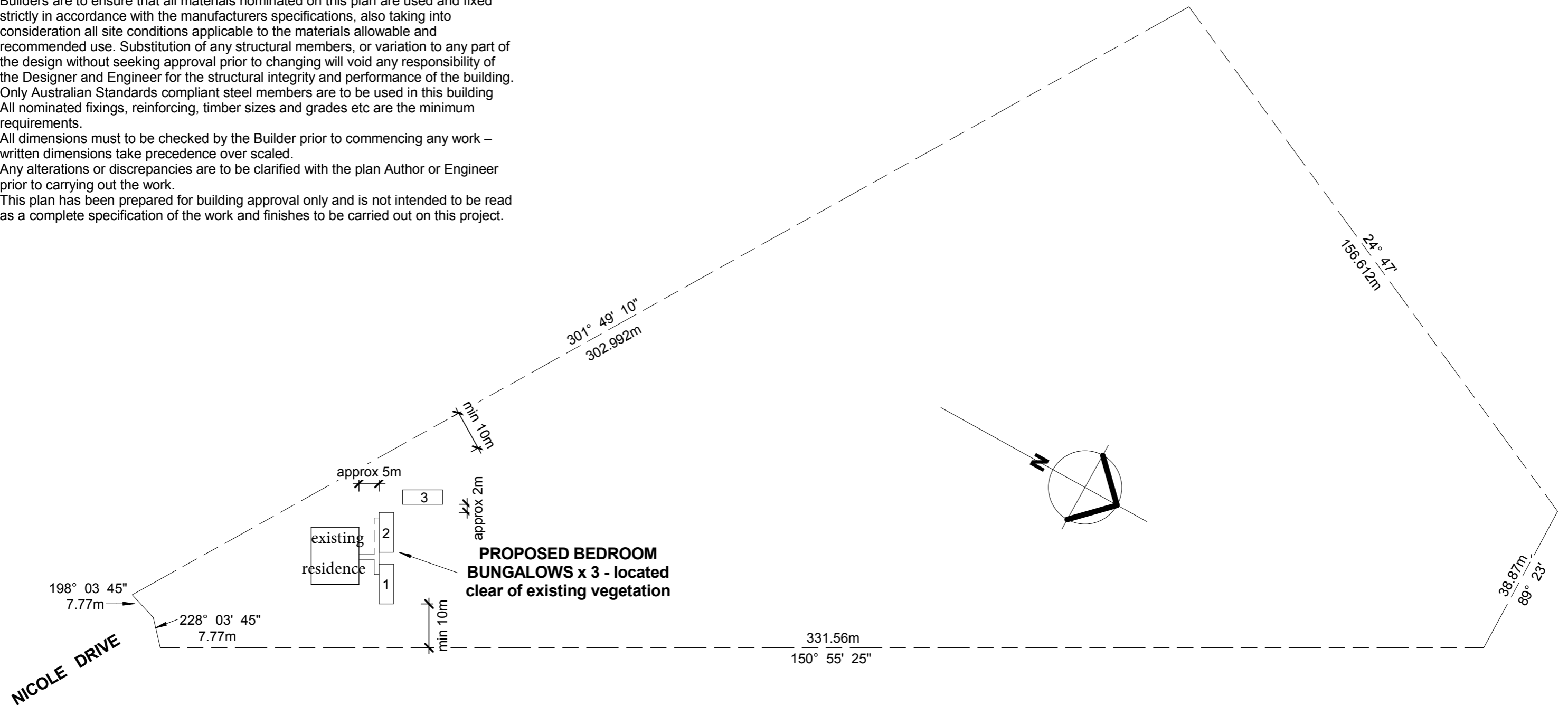
The application is submitted for approval, subject to reasonable and relevant conditions.

Attachment 1

PROPOSAL PLANS

GENERAL

All construction is to comply with **C2** building standards, Building Code of Australia, all relevant legislation, and Council By-Laws.
 Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building.
 Only Australian Standards compliant steel members are to be used in this building
 All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements.
 All dimensions must be checked by the Builder prior to commencing any work – written dimensions take precedence over scaled.
 Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work.
 This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.



1 Site Plan
1 : 1000

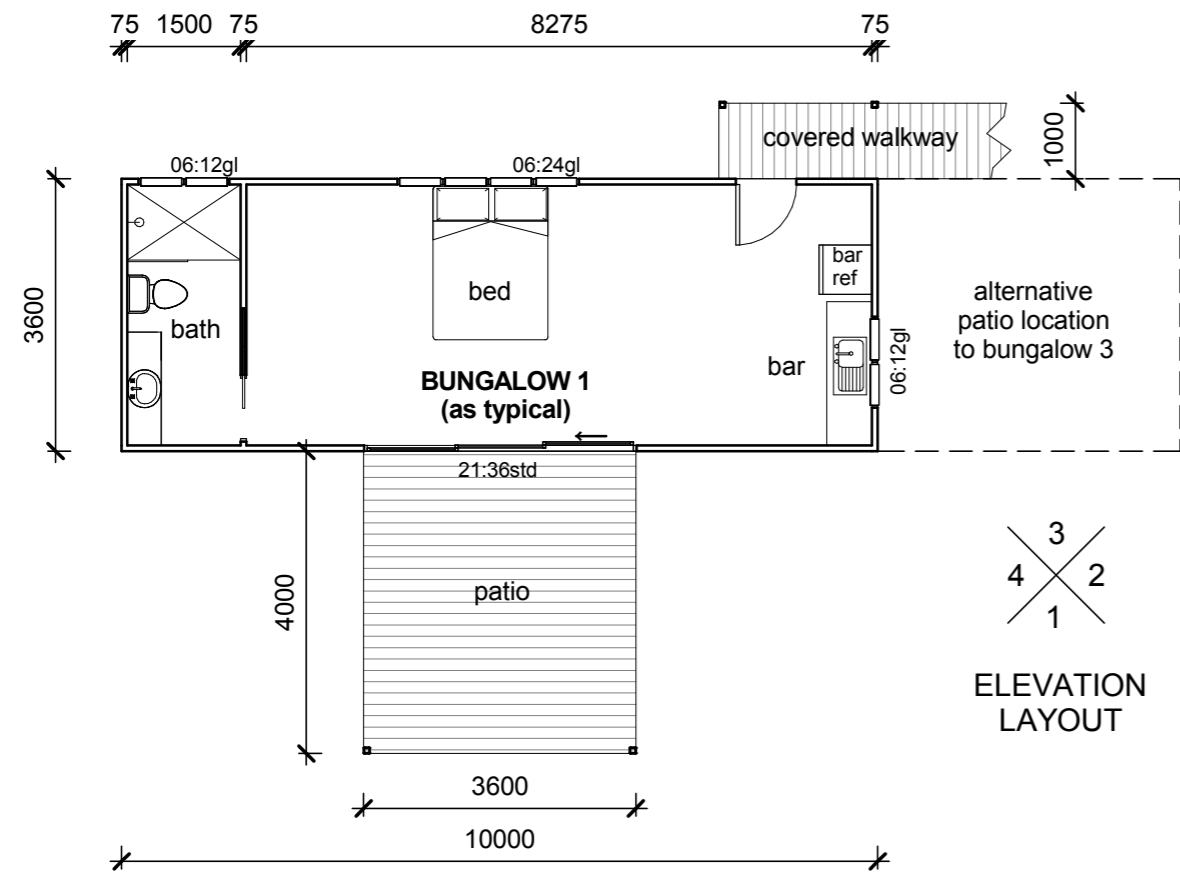
GREG SKYRING
Design and DRAFTING Pty. Ltd.
 Lic Under QBSA Act 1991 - No 1040371
 11 Noli Close,
 Mossman Q. 4873
 Phone/Fax: (07) 40982061
 Mobile: 0419212652
 Email: greg@skyringdesign.com.au

PROJECT
 Proposed Bedroom Bungaloes,
 94 Nicole Drive,
 L18 RP738897,
 CAPE TRIBULATION

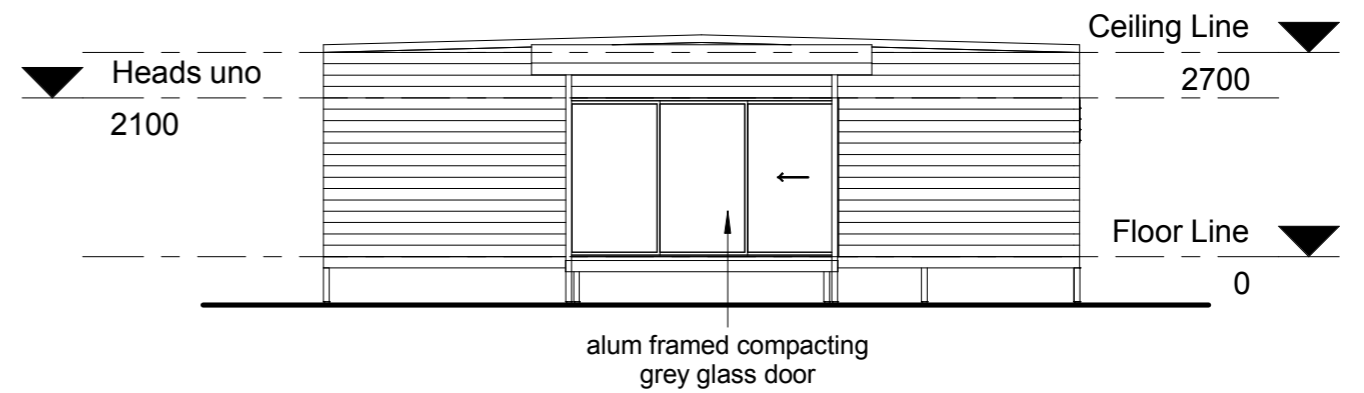
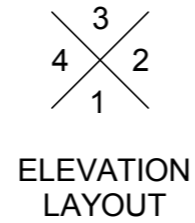
CLIENT
 M. & P.Martin

SCALES
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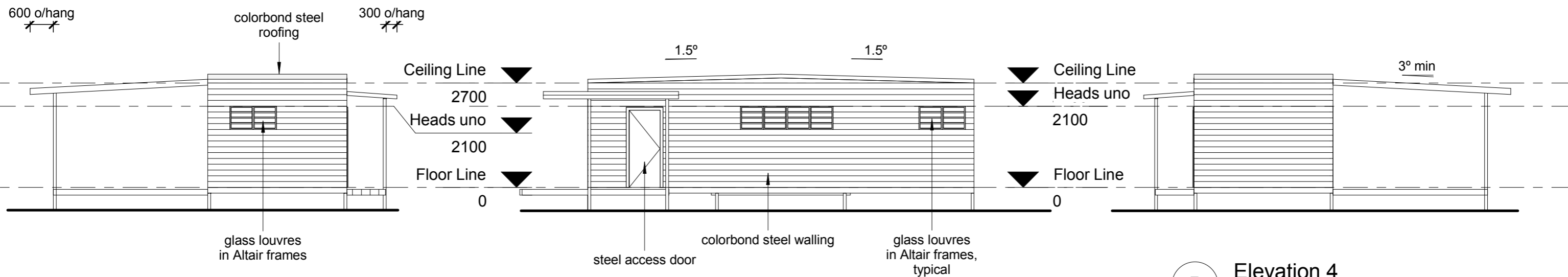
WIND CLASS C2	PLAN NUMBER 409-17	SHEET 1 of 2
PLAN TITLE Site Plan	DATE OF ISSUE 23.10.17	REV B



1 Floor Plan
1 : 100



2 Elevation 1
1 : 100



3 Elevation 2
1 : 100

4 Elevation 3
1 : 100

5 Elevation 4
1 : 100

Attachment 2

CODE COMPLIANCE

Settlement Areas North of the Daintree River Locality Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:

Purpose Statement: to facilitate the achievement of the following outcomes for the Settlement Areas North of the Daintree River Locality.	Comment
Protect the values of the WTWHA by ensuring that adjacent settlement areas are limited in extent and have a character and identity, which are complementary to those values.	The proposed development would not alter the extent of built impact on the natural character of the area and is of a scale that would complement the values of the area.
Ensure that all development remains low key and sustainable and within the development limits imposed by the Daintree River ferry crossing and the vehicular capacity of the Alexandra Range crossing and the local Road network.	The proposed development is an extension to an existing dwelling house and its use for a low-key Bed & Breakfast.
Provide adequate services and facilities for settlement areas and an appropriate level of economic opportunity for local residents.	The proposed development is considered to be acting on an economic opportunity in the area.
Ensure that all development is designed and operated to achieve an environmentally sustainable outcome by taking into account the specific values of the area and/or Management Area and Precinct in which it is located and the site's constraints and opportunities.	The proposed development is low key and is not anticipated to have a greater environmental impact than the existing development of the site.
Ensure that all development is sensitive and sympathetic to its remote location in an area of unique Biodiversity and Scenic Amenity value.	The proposed development is low key and is not anticipated to have a greater environmental impact than the existing development of the site.
Ensure the natural forested landscape character of the locality is protected and enhanced.	The proposed development works are intended to occur within existing cleared and disturbed areas of the site and removed from the areas that are identified as being of environmental significance.

An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

Performance Criteria	Acceptable Solutions	Comment / Compliance
General Requirements		
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 proposed additions would have an overall height of three metres.
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 visually unobtrusive. Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects.	The proposal is for an extension to an existing dwelling. That dwelling is provided with the necessary infrastructure services to service the use.
	A2.2 On any roof exceeding 100m ² , gutters are installed and the flow diverted to a storage tank.	The proposed additional building/s would not have a roof individually exceeding 100m ² .
	A2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and	The proposal is for an extension to an existing dwelling. That dwelling is

Performance Criteria	Acceptable Solutions	Comment / Compliance
	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).	provided with the necessary infrastructure services to service the use.
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.	A3.1 No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	A Wastewater Management System Report has been prepared by Earth Test, which provides an onsite wastewater management system that can accommodate the increase in effluent as a result of the proposed development. This report is attached to the Planning application as Attachment 3.
P4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	<p>A4.1 A4.1 If groundwater is to be used development is limited to one bore per site and the bore is: • Not located within 100 metres of a septic disposal trench (on the Site or adjoining Sites); and • not located within 100 metres of another bore.</p> <p>A4.2 Surface water is to be used for domestic purposes only</p>	<p>The proposal is for an extension to an existing dwelling. That dwelling is provided with the necessary infrastructure services to service the use.</p> <p>The proposal is for an extension to an existing dwelling. That dwelling is provided with the necessary infrastructure services to service the use.</p>
P5 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.	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).	The proposed development works are intended to occur within existing cleared and disturbed areas of the site and removed from the areas that are identified as being of environmental significance.
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</p>	<p>The proposed new buildings would be low key and sited behind an existing dwelling and existing vegetation. It would be screened from views external to the site and would be finished with non-reflective materials and natural colours to complement the natural environment.</p> <p>The proposed new buildings would be provided with a private patio that is accessed by large glass doors to provide natural light internally and glass louvres would be provided above working areas, such as the wet bar.</p> <p>The proposed new buildings would be provided with a private patio that is accessed by large glass doors. Eaves would be provided above the secondary entrance and building materials would complement the local architectural style.</p> <p>The proposal is for an extension to an existing dwelling. That dwelling is</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>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>provided with the necessary infrastructure services to service the use.</p> <p>The proposal is for an extension to an existing dwelling. That dwelling is provided with the necessary infrastructure services to service the use.</p>
<p>P7 Landscaping of development Sites ensures the native landscape character of the Locality is dominant.</p>	<p>A7.1 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>	<p>The site contains existing landscaping and no additional landscaping is considered necessary.</p>
<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>It is proposed to maintain the existing driveway in its current formation.</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:</p> <p>P1 maintains natural flow regimes;</p> <p>P2 minimises impervious surfaces;</p> <p>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</p>	<p>N/A no excavation or filling is proposed.</p> <p>Erosion and sediment control measures would be employed during construction.</p> <p>The proposed buildings are intended to be located on elevated footings and in cleared locations away from existing vegetation to avoid damage to trees and roots.</p> <p>The construction of the proposed building on elevated stumps will maintain the existing natural flow regimes and maximize permeability.</p>

Performance Criteria		Acceptable Solutions		Comment / Compliance
			etc).	
P10	The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	A10.1	Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	N/A – there are no ILUAS relevant to the subject site.
General Requirements - House				
P11	Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site.	A11.1	The elements of development and Access to the site are included in a Designated Development Area (DDA).	The proposed development works are intended to occur within existing cleared and disturbed areas of the site and removed from the areas that are identified as being of environmental significance.
		A11.2	Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.	
		A11.3	Any new Clearing is limited to a maximum area of 700 m ² and is sited clear of the High Bank of any Watercourse. (The 700m ² area of new Clearing does not include an access driveway).	
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).	The proposed development works are intended to occur within existing cleared and disturbed areas of the site and removed from the areas that are identified as being of environmental significance.
P13	Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts minimised.	A13.1	Fences are limited in extent to the confines of the cleared area around the House and any associated gates are self closing.	N/A no external light or fencing is proposed as part of this application.
		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	
P14	House Sites have efficient and safe vehicle Access and manoeuvring areas on Site and to the Site to an acceptable standard for the Locality.	A14.1	Vehicle Access is limited to one access per lot and sited in an approved location clear of significant vegetation, any Watercourse or steep slopes.	It is proposed to maintain the existing driveway in its current formation
		A14.2	Vehicular Access, with a maximum width of 4 metres, follows the contours of the Site, avoids large	

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75 mm of road base on a compacted soil surface.</p> <p>A14.3 A14.3 Vehicular Access is constructed prior to the construction of the House.</p>	
Specific Provisions for the Settlement Area of Daintree Lowlands		
Northern Management Area – Cape Tribulation to Thornton Beach		
Rainforest Residential Precinct		
<p>P24 Land included in the Rainforest Residential Precinct is only developed for a House and Bed and Breakfast Accommodation where it can be demonstrated that the scale of the Bed and Breakfast Accommodation can establish on the site and not detrimentally impact on the environmental or scenic values of the Site and the surrounding area.</p>	<p>A24.1 Development in the Rainforest Residential Precinct is limited to one House per lot.</p> <p>A24.2 Establishment of Bed and Breakfast Accommodation only occurs on land in the Rainforest Residential Precinct on which a House has been approved and constructed. AND Is limited to existing cleared areas on the land confirmed by Council's Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site. EXCEPT THAT Bed and Breakfast can establish within an existing House where there is no existing cleared area to facilitate development in separate building/s.</p> <p>A24.3 Bed and Breakfast Accommodation only establishes in accordance with the following criteria:</p> <p>a) a maximum of 4 bedrooms (8 Bed Spaces) where a site has a minimum area of 4 hectares;</p> <p>b) a maximum of 3 bedrooms (6 Bed Spaces) where a site has a minimum area of 3 hectares;</p> <p>c) a maximum of 2 bedrooms (4 Bed Spaces) where a site has a minimum area of 2 hectares; and</p> <p>d) a maximum of 1 bedroom (2</p>	<p>N/A The proposed development does not involve another dwelling house in the site.</p> <p>The proposed development works and bed and breakfast use are intended to occur on a site with an established dwelling, within existing cleared and disturbed areas of the site and removed from the areas that are identified as being of environmental</p> <p>The proposed Bed & Breakfast would comprise three bedrooms (6 bed spaces) on a site of 3.164 hectares.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>Bed Spaces) where a site has a minimum area of 1 hectare.</p> <p>A24.4 Development on any site in the Rainforest Residential Precinct with frontage to the Esplanade is setback from the Esplanade 250 metres, EXCEPT THAT Lots 2 and 3 on RP 726706 have a minimum development setback from the Esplanade of 100 metres. UNLESS An existing clearing exists on site and is confirmed by Council's Environmental Officer as a preferred location for development, in order to protect the integrity of existing vegetation on the site.</p>	<p>N/A the site does not have frontage to the esplanade.</p>

Conservation Planning Area Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:

Purpose Statement: to facilitate the achievement of the following outcomes for the Conversation Planning Area:	Comment
Protect biological diversity, ecological integrity and Scenic Amenity	The proposed development works are intended to occur within existing cleared and disturbed areas of the site and removed from the areas that are identified as being of environmental significance.
Ensure that any recreational or other uses of areas within the Planning Area that are in the control of the Crown or the Council, such as Reserves, National Parks and the Wet Tropics World Heritage Area or areas adjacent to these areas, are consistent with the management plans of the controlling authority so that the conservation and scenic values of these areas are not adversely affected	N/A
Ensure that any use of land in private ownership in the Planning Area does not affect the environmental, habitat, conservation or scenic values of that land or surrounding area	The proposed development works are intended to occur within existing cleared and disturbed areas of the site and removed from the areas that are identified as being of environmental significance.
Ensure that any low intensity facilities based on an appreciation of the natural environment or nature based recreation only establish when there is a demonstrated need and provided they will have minimal impact on the environmental and Scenic Amenity values of the Site or the surrounding area.	<p>The proposed development works are intended to occur within existing cleared and disturbed areas of the site and removed from the areas that are identified as being of environmental significance.</p> <p>The Bed & Breakfast Use is intended to provide accommodation for visitors that wish to appreciate the environmental and scenic values of the surrounding area.</p>

An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

Performance Criteria	Acceptable Solutions	Comment / Compliance
Consistent and Inconsistent Uses		
P1 The establishment of uses is consistent with the outcomes sought for the Conservation Planning Area.	<p>A1.1 Uses identified as inconsistent uses in the Assessment Tables are not established in the:</p> <p style="text-align: center;">Conservation Planning Area.</p> <p style="text-align: center;">OR</p> <p style="text-align: center;">In the four Precincts included in the Conservation Planning Area in the Settlement Areas North of the Daintree River Locality</p>	The proposed use is not identified as an inconsistent use.
Site Coverage (Other than a House)		
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 ² m ² and is sited clear of the High Bank of any Watercourse.	The proposed development works are intended to occur within existing cleared and disturbed areas of the site and removed from the areas that are identified as being of environmental significance.

		(The 700 m ² area of new Clearing does not include an access driveway.)	
Building Setbacks (Other than a House)			
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. 	The proposed new buildings would be setback behind the existing dwelling and a minimum of 10 metres from the side boundaries.
P4	Buildings/structures are Setback from Watercourses and other sensitive areas to ensure the environmental values of the area are not adversely affected.	A4.1 No Acceptable Solution	N/A
Residential Density			
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.	A5.1 No Acceptable Solution.	The proposal would meet the acceptable residential density for the site identified in the locality code.
Landscaping			
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	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.	The site is already heavily vegetated and the proposed development works are intended to occur within existing cleared and disturbed areas of the site and removed from the areas that are identified as being of environmental significance. No additional landscaping is considered necessary.
		A6.2 Landscaping must be informal in character.	As above
		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.	As above
Environmental Values - General			

P7	Development does not adversely impact on the natural environment, natural vegetation or Watercourses.	No Acceptable Solution.	The proposed development works are intended to occur within existing cleared and disturbed areas of the site and removed from the areas that are identified as being of environmental significance.	
P8	Development is complementary to the surrounding environment.	A8.1	Development harmonises with the surrounding environment, for example, through suspended, light weight construction on sloping Sites, which requires minimal excavation and fill.	The proposed buildings would be of single storey construction and beneath the canopy of the existing trees, require no excavation or fill and screened from the road by the existing house and existing vegetation.
		A8.2	A Development is subservient to the natural landscape in scale and in the use of exterior colours and finishes.	The proposed development would be a low-key Bed and Breakfast and would comprise three additional buildings that would be located to the rear of the existing dwelling and screened from views external to the site by existing vegetation. The external finishes would be non-reflective and of colours that complement the natural environment.
		A8.3	Any driveway or car park is constructed and maintained to: <ul style="list-style-type: none"> • minimise erosion, particularly in the wet season; and • minimise cut and fill; • follow the natural contours of the Site; and • minimise vegetation Clearing. 	It is proposed to maintain the existing driveway access to the site. Car parking would be provided in an informal setting within proximity of the existing car parking. It would not require cut and fill or vegetation removal.
Sloping Sites				
P9	Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	A9.1	Building/structures are Erected on land with a maximum slope not exceeding 15%. OR Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage. OR Development proposed to be Erected on land with a 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	The buildings would be erected on an area with a slope of less than 15%.

		maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.	
P10	The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	A10.1 A split level building form is utilised.	N/A
		A10.2 A single plane concrete slab is not utilised.	N/A
		A10.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.	N/A
P11	Development on sloping land minimises any impact on the landscape character of the surrounding area.	A11.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	N/A
P12	Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A12.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	The proposed development would not adversely affect existing stormwater flows.

House Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:

Purpose Statement: To ensure that:	Comment
Houses and ancillary facilities are compatible with and complementary to surrounding development.	The proposed development would represent and expanded dwelling with separate non-self contained bedrooms for use as Bed and Breakfast. The proposed development is considered consistent with the surrounding development.
Houses do not adversely impact on the natural environment.	The proposed development would be located in existing disturbed and cleared areas and would not impact on the natural environment.
The location of Houses is appropriate and separated from incompatible noise and hazards.	There are no identified incompatible uses in the vicinity of the site.
Houses contribute to the creation of a sense of place within residential areas or their local environment.	The proposed development is considered consistent with the prevailing form of development in the locality.

An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

Performance Criteria	Acceptable Solutions	Comment / Compliance
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.	The subject site would contain no more than a single 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.	The total site coverage on the site would not exceed 10% of the site area.
P2 The House is used for residential purposes.	A2.1 The House is used by one Household.	The expanded dwelling house would not comprise more than one self-contained dwelling and would only be used by one household.
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.	The existing car parking arrangements for the dwelling house would be retained with the site having sufficient area to accommodate additional car parking as required.
	A3.2 At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	All existing and proposed car parking would be setback more than 6 metres from the Main Street frontage.

Home Based Business Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:

Purpose Statement: To ensure that:	Comment
The amenity of the area in which the Home Based Business is intended to operate is protected from any adverse impacts.	The proposed use would operate from buildings that exist on the site or would be provided in the site in areas that have previously been disturbed or cleared to avoid adverse impacts on areas of environmental significance. The proposed new buildings would be of small scale and located behind the existing dwelling and vegetation to reduce visibility from vantage points external to the site.
The operation of the business is secondary to the residential use, whether or not the residential use is carried out in a residential area.	The predominant use of the site would remain a dwelling house with the Home Based Business (Bed & Breakfast) a secondary and ancillary use.
The traffic, both pedestrian and vehicular, generated by the use can be accommodated within the local Road network without adverse impacts on the network.	The minor scale of the development would have a corresponding minor increase in traffic generation; however, any increase in traffic generation can be adequately accommodated within the existing road network.

An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

Performance Criteria	Acceptable Solutions	Comment / Compliance
Consistent and Inconsistent Uses		
P1 The Home Based Business is compatible with adjacent uses and is small scale and secondary to the primary residential use.	A1.1 The Home Based Business is conducted by residents of the House and no more than 2 persons, who are not residents of the House, employed in association with the business.	The Home Based business would be conducted by residents of the house.
	A1.2 The Home Based Business is located within the House and is limited to a designated area of the House, which is less than one third of the entire roofed area of the House. OR If the Home Based Business (other than Bed & Breakfast, Forest Stay and Host Farm Accommodation) is located separate to the House, it is located in only one Building, which has a maximum area of 30m ² ; and is located within 20 metres of the House.	The proposed home based business is intended to be operated from an expanded house with separate buildings containing non-self contained bedrooms. Notwithstanding the separate buildings the proposal is still recognized by the planning scheme as a single house.
P2 The Home Based Business provides adequate car parking on Site for the traffic generated by the use in association with car parking for the residents.	A2.1 Car parking is located to provide easy Access to the premises from which the Home Based Business will operate.	Given the minor scale of the development it is proposed that access to the site be maintained from the existing driveway from Nicole Drive and that any additional parking requirements are provided in an informal setting adjacent the existing car parking to maintain the amenity of the site. The site has sufficient area to accommodate the car parking required.
P3 Any new Building/s to be Erected in association with a Home Based Business complement existing Buildings	A3.1 Buildings are small scale and low key and are designed to be in character with the predominant built character and streetscape of	The proposed builds would be low-key and would be located within existing cleared and disturbed areas. The existing building colours would be non-reflective

	on Site and create no significant visual impacts from adjoining public Roads.		the area. AND The exterior building materials and colours are consistent with any existing Buildings on Site and complement the surrounding natural landscape.	natural colours to blend in with the natural environment.
P4	The Home Based Business does not adversely affect the amenity of the locality containing the Site.	A4.1	The Home Based Business does not produce any odour, dust, vibration or electrical interference, which is detectable at the boundary of the Site.	The home based business would not result in any impacts on the local amenity different to that of a dwelling house use.
		A4.2	A4.2 The Home Based Business does not produce any noise, which exceeds the background noise level plus 5dB(A) (8.00 am to 6.00 pm).	The proposed development is able to comply with this requirement.
		A4.3	No more than one commercial vehicle, not exceeding 4.49 tonnes gross vehicle mass is associated with the Home Based Business and is garaged/parked on the Site.	No commercial vehicles are proposed to be associated with the home-based business.
		A4.4	No vehicle or machinery is fuelled, serviced or repaired on the Site.	No fueling or servicing of vehicles would occur on the site.
		A4.5	No sign other than a sign not exceeding 0.3 m ² and having only the name and occupation of the operator/operation is displayed.	Any sign would satisfy the acceptable solution.
		A4.6	The Home Based Business (other than Bed and Breakfast, Forest Stay and Host Farm Accommodation) is conducted between the hours of 8.00 am to 6.00 pm Monday to Friday and 8.00 am to 6.00 pm Saturday. The Home Based Business is not conducted at all on Sundays or on Public Holidays	Not Applicable
Bed and Breakfast Accommodation – Additional Provisions				
P5	In the case of Bed and Breakfast Accommodation, the accommodation remains ancillary to the primary residential use.	A5.1	In Urban Areas no more than 2 bedrooms (a maximum of 4 Bed Spaces) and optional ensuites within a House are used for Bed and Breakfast Accommodation for the travelling public.	Not Applicable
		A5.2	In Urban Areas no kitchen or cooking facilities, with the exception of those located within the existing House on the Site, are provided in association with the Bed and Breakfast Accommodation.	Not Applicable
		A5.3	In Other Areas, no more than 4 bedrooms (a maximum of 8 Bed Spaces) and optional ensuites are used for Bed and Breakfast Accommodation for the travelling public.	The Bed and Breakfast Accommodation would use only three bedrooms and a maximum of six bed spaces.
		A5.4	In Other Areas, Bed and Breakfast Accommodation can be located in a maximum of 4 separate Building/s to the existing House, provided that each Building is a maximum of 50m ² (inclusive of verandahs, patios etc) and located within 20 metres of the existing House and on the same lot.	The Bed and Breakfast Accommodation would be accommodated in three separate buildings each having a floor area of 50m ² .
		A5.5	In Other Areas, no kitchen or cooking facilities, with the exception of those located within the existing House on the Site, are provided in association with the Bed and Breakfast Accommodation.	No kitchen or cooking facilities would be provided in the Bed and breakfast rooms.

	A5.6 In the Settlement Areas North of the Daintree River Locality the maximum number of bedrooms, (Bed Spaces), is as set out in the Locality Code and with all other relevant provisions for Other Areas set out above, in A5.4 and A5.5, being applicable	The proposed Bed and Breakfast accommodation complies with this code.
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Natural Areas & Scenic Amenity Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:

Purpose Statement	Comment
Maintain and improve landscape integrity and Scenic Amenity values.	The Proposed new buildings would be located in an area that has previously been disturbed and cleared. The undisturbed remnant vegetation on the site would be maintained as part of this development.
Retain areas in their natural state and protect them from inappropriate, visually obtrusive development.	The Proposed new buildings would be located in an area that has previously been disturbed and cleared. The undisturbed remnant vegetation on the site would be maintained as part of this development.
Protect areas as valuable natural, environmental and scenic areas which are an asset to the Shire	The Proposed new buildings would be located in an area that has previously been disturbed and cleared. The undisturbed remnant vegetation on the site would be maintained as part of this development
Maintain areas for their combination of landscape elements which create the dominant landscape character of the Shire	The Proposed new buildings would be located in an area that has previously been disturbed and cleared. The undisturbed remnant vegetation on the site would be maintained as part of this development
Protect fauna habitat and linkages	The Proposed new buildings would be located in an area that has previously been disturbed and cleared. The undisturbed remnant vegetation on the site would be maintained as part of this development
Maintain and improve the ecosystem functions of aquatic systems	Not Applicable
Maintain essential ecological processes	The Proposed new buildings would be located in an area that has previously been disturbed and cleared. The undisturbed remnant vegetation on the site would be maintained as part of this development to protect ecological processes.
Protect Biodiversity	The Proposed new buildings would be located in an area that has previously been disturbed and cleared. The undisturbed remnant vegetation on the site would be maintained as part of this development to protect biodiversity.
Protect the unique environmental values of the Shire, which are of International significance.	The Proposed new buildings would be located in an area that has previously been disturbed and cleared. The undisturbed remnant vegetation on the site would be maintained as part of this development.

An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

Performance Criteria	Acceptable Solutions	Comment / Compliance
Development in Areas of Natural & Scenic Amenity Value		
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	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.	The Proposed new buildings, infrastructure and car parking would be located in an area that has previously been disturbed and cleared. The undisturbed remnant vegetation on the site would be maintained as part of this development.

Performance Criteria	Acceptable Solutions	Comment / Compliance
inappropriate development.	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.	No new roads are proposed as part of this application.
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.	A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example: <ul style="list-style-type: none"> • adjacent to existing development; • within an existing cleared area; • within a disturbed area with little potential for rehabilitation; • within an area close to an Access Road; • removed from an identified area of important habitat. 	The Proposed new buildings would be located in an area that has previously been disturbed and cleared and adjacent the existing development. The undisturbed remnant vegetation on the site would be maintained as part of this development and the development would be screened from view by the existing retained vegetation.
	A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.	The proposed new buildings would be located in close proximity to and to the rear of the existing dwelling on the site and would be screened from view by the existing development and retained vegetation.
	A2.3 No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.	No fences are proposed as part of this development.
	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.	No infrastructure services are available to service the development. On-site infrastructure required to service the development would be located in the existing cleared and disturbed areas.
	A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.	No internal roads are proposed as part of the development.
	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 minimized.	No roads are proposed as part of this development.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	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.	The proposed development, including any required infrastructure would be setback a minimum of 10 metres from any watercourse.
	A2.8 There is no fragmentation or alienation of any Remnant Vegetation.	The proposed buildings and infrastructure would be located in existing cleared a disturbed areas and would not fragment any remnant vegetation.
	A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.	The existing undisturbed areas of the site that contain the remnant vegetation would remain undisturbed as part of this application.
P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.	No Acceptable Solution.	No excavation or fill is proposed.
Setback Areas/Riparian Corridors		
P4 Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.	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.	Not Applicable.
	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.	Not Applicable.
	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: <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 	The proposed development, including infrastructure would be setback a minimum of 10 metres from a minor watercourse on the site.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>30 metres</p> <ul style="list-style-type: none"> • 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 style="text-align: center;">OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 10 metres • Category 2 – Perennial Watercourse – 5 metres • Category 3 – Minor Perennial – 2.5 metres, <p style="text-align: center;">AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p>	
	A4.4 Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.	It is not proposed to undertake any development or activity within the riparian corridor as part of this development.
Use of Setback Areas/Riparian Corridors		
P5 Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.	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.	The use of any riparian corridor would be low key informal and passive recreation.
	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,	Any activity within the riparian corridor would be minimal and would not affect the important values and characteristics of the corridor.

Performance Criteria		Acceptable Solutions	Comment / Compliance
		does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.	
Retaining & Protecting Highly Visible Areas			
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.	Not applicable.
		A6.2 Any development remains unobtrusive and sited below the tree line and ridge line.	Not applicable

Landscaping Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:


Purpose Statement	Comment
Ensure that new Landscaping incorporates plants which encourage Biodiversity	The site is heavily landscaped and it is proposed to locate the new buildings in existing cleared areas. Any landscaping required would be minor in nature.
Maintain and strengthen the tropical and native landscape character of the Shire through high quality landscape works	The proposed new buildings are to be located in existing cleared areas to retain as much existing landscaping as possible and to maintain the existing landscape character.
Ensure that Landscaping enhances the visual quality and unique identity of different parts of the Shire by featuring endemics	The site is heavily landscaped and it is proposed to locate the new buildings in existing cleared areas. Any landscaping required would be minor in nature with the existing endemic species to be retained.
Create attractive streetscapes and public spaces through landscape design and the use of street trees and shade trees	N/A – there would not be any streetscape or public spaces proposed as part of this development.
Ensure that native species are incorporated into Landscaping, as a means of providing continuity between developed and undeveloped areas	The proposed new buildings are to be located in existing cleared areas to retain as much existing landscaping as possible and to maintain the existing landscape character.
Ensure that existing vegetation on Site is retained, protected during works and integrated with the built environment	The proposed new buildings are to be located in existing cleared areas to retain as much existing landscaping as possible and to maintain the existing landscape character.
Ensure preferred plant species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping	The site is heavily landscaped and it is proposed to locate the new buildings in existing cleared areas. Any landscaping required would be minor in nature.
Ensure that Landscaping screens Buildings to reduce their bulk and to enhance the landscape character of the Shire	The proposed new buildings would be located in cleared areas to the rear of the existing buildings and screened from view by existing landscaping and vegetation.


An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

Performance Criteria	Acceptable Solutions	Comment / Compliance
Landscape Design		
P1 Landscape design satisfies the purpose and the detailed requirements of this Code.	<p>A1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>	The site is heavily landscaped and it is proposed to locate the new buildings in existing cleared areas. Any landscaping required would be minor in nature. A landscaping plan is not considered necessary in this instance.
Landscape-Character & Planting		

Performance Criteria	Acceptable Solutions	Comment / Compliance
P2 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.	The minor nature of the proposed development, in the context of a larger site results in much of the existing site being retained in its present state with limited built form.
	A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code. OR Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.	The site is heavily landscaped and it is proposed to locate the new buildings in existing cleared areas. Any landscaping required would be minor in nature. A landscaping plan is not considered necessary in this instance and any new plantings would be native or endemic species.
	A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	The site is heavily landscaped and it is proposed to locate the new buildings in existing cleared areas. Any landscaping required would be minor in nature.
P3 Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping .	A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.	The site is heavily landscaped and it is proposed to locate the new buildings in existing cleared areas. Any landscaping required would be minor in nature with the landscaping being provided by the retained vegetation.
	A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.	It is not proposed to remove any mature vegetation as part of the development.
	A3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.	No street planting is proposed.
	A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	No street planting is proposed.
P4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	The proposal is to retain much of the existing landscaping. Any new plantings would be in accordance with Planning Scheme Policy No 7 – Landscaping.
P5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and	A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is	Existing trees would shade the car parking area and no further planting is considered necessary.

Performance Criteria	Acceptable Solutions	Comment / Compliance
internal Roadways.	provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.	
	A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.	The driveway would be shaded by existing trees and no further planting is considered necessary
	A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.	The proposed car parking area is minor in nature and the protection of the landscaping by bollards etc. is not considered necessary in this instance to meet the performance criteria.
	A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.	Existing trees would shade the car parking area and no further planting is considered necessary.
Screening		
P6 Fences along street Frontages are articulated with appropriate Landscaping.	A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.	The site is heavily vegetated with existing screening provided at the frontage and site boundaries.
	A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	The site is heavily vegetated with existing screening provided at the frontage and site boundaries.
P7 Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	A7.1 One shade tree is provided for each private open space or private Recreation Area.	Multiple shade trees existing in site and are to be retained as part of the development.
	A7.2 Tree species provide 30% shade over the area within 5 years.	Existing trees that are to be retained as part of the development shade more than 30% of the site.
	A7.3 A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.	Existing trees that are to be retained as part of the development shade more than 50% of the site.
	A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	The proposed development would be located in existing cleared areas surrounded by established vegetation that provide shade to habitable rooms.
P8 Undesirable features are screened with Landscaping.	A8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	The site is heavily vegetated with existing screening provided at the frontage and site boundaries

Performance Criteria		Acceptable Solutions	Comment / Compliance
P9	The environmental values of the Site and adjacent land are enhanced.	A9.1 Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	The proposal is to retain much of the existing landscaping. Any new plantings would be in accordance with Planning Scheme Policy No 7 – Landscaping.
Streetscape & Site Amenity			
P10	Landscaping for residential development enhances the streetscape and the visual appearance of the development.	A10.1 Dense Planting along the front of the Site incorporates: <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	The existing landscaping to the site frontage is to be retained and no further planting is considered necessary.
		A10.2 Dense Planting to the rear of the Site incorporates: <ul style="list-style-type: none"> •  shade tree for an average of every 75 m², growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	Dense planting covers the majority of the site, which is intended to be retained as part of the development.
		A10.3 Dense Planting to the side boundaries incorporates: <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	Dense planting covers the majority of the site, which is intended to be retained as part of the development.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.</p>	<p>A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	<p>The existing landscaping to the site frontage is to be retained and no further planting is considered necessary..</p>
	<p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> •  shade tree for an average of every 75 m² growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	<p>Dense planting covers the majority of the site, which is intended to be retained as part of the development.</p>
	<p>A11.3 Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates: trees planted for an average of every 10 metres where adjacent to a Building; screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; low shrubs, groundcovers</p>	<p>Dense planting covers the majority of the site, which is intended to be retained as part of the development.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
		and mulch to completely cover unsealed ground.	
		A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.	Dense and mature planting covers the majority of the site, which is intended to be retained as part of the development.
Maintenance & Drainage			
P12	Landscaped areas are designed in order to be maintained in an efficient manner.	A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.	The site is to be predominantly retained in its natural state with limited intervention maintenance required.
		A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.	The site is to be predominantly retained in its natural state with limited to no intervention, including irrigation, required.
		A12.3 Turf areas are accessible by standard lawn maintenance equipment.	The site is an existing dwelling house site and the maintenance regime would be maintained.
		A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on- Site management will be limited.	The site is to be predominantly retained in its natural state with limited intervention maintenance required
		A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.	The site is to be predominantly retained in its natural state with limited intervention maintenance, including mulching, required.
P13	Stormwater runoff is minimised and re- used in Landscaping through water infiltration, where appropriate.	A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.	The site is to be predominantly retained in its natural state with limited stormwater management required.
		A13.2 Overland flow paths are not to be restricted by Landscaping works.	The site is to be predominantly retained in its natural state.
		A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.	The site is to be predominantly retained in its natural state.
Safety			
P14	Tree species and their location accommodate vehicle and pedestrian sight lines.	A14.1 Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear	The site is to be predominantly retained in its natural state with existing sightlines maintained.

Performance Criteria		Acceptable Solutions	Comment / Compliance	
		trunk.		
P15	The landscape design enhances personal safety and reduces the potential for crime and vandalism.	A15.1	Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.	Given the nature and scale of the development external lighting is not considered necessary to meet requirements of personal safety.
		A15.2	Hard surfaces are stable, non-slippery and useable in all weathers.	Hard surfaces will be maintained by the operator to ensure that they are not slippery.
		A15.3	Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).	The site is to be predominantly retained in its natural state with limited intervention. The area of the development is located in a low bushfire risk area.
		A15.4	Lighting for bicycle paths is provided in accordance with the relevant Australian Standards	N/A no bicycle paths proposed.
Utilities & Services				
P16	The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	A16.1	Plant species are selected and sited with consideration to the location of overhead and underground services.	N/A there are no power lines.
		A16.2	All underground services are to be located under pathways and below the eaves of the Building.	N/A there are no underground services.
		A16.3	Irrigation control devices are located in the common Landscaping and Recreation Area.	N/A irrigation is not proposed.
		A16.4	Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.	The site would be accessible to relevant tradespersons.
		A16.5	Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.	Existing landscaping, which would be retained, does not inhibit access.
		A16.6	Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land: <ul style="list-style-type: none"> • in an electric line shadow; or • within 5.0 metres of an electric line shadow; or • within 5.0 metres of a substation boundary. 	N/A no electricity infrastructure.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p>	<p>N/A no electricity infrastructure.</p>
	<p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	<p>N/A the site does not adjoin electricity infrastructure.</p>

Vehicle Parking and Access Code

An assessment of the Application in regard to compliance with the Purpose of the Code is provided below:

Purpose Statement:	Comment
Sufficient vehicle parking is provided on-Site to cater for all types of vehicular traffic accessing and parking on the Site, including staff, guests, patrons, residents and short-term delivery vehicles	The proposed development would be accessed via the existing gravel access of Nicole Drive with on-site car parking for the guests of the three Bed and Breakfast rooms being accommodated in an informal setting adjacent the existing on-site car parking associated with the dwelling house.
Sufficient bicycle parking and end of trip facilities are provided on-Site to cater for customer and staff	Any cycle parking would be provided with each separate building with sufficient space available on the private verandahs.
On-Site parking is provided so as to be accessible and convenient, particularly for any short term use	On-site parking required would be minimal to accommodate the demand generated by the three bedrooms associated with the Bed and Breakfast use. The car parking would be provided in an informal setting adjacent the existing car parking associated with the dwelling house.
The provision of on-Site parking, loading/unloading facilities and the provision of Access to the Site, do not impact on the efficient function of the street network or on the area in which the development is located	The car parking demand for this minor development and associated traffic movements would have a negligible impact on the road network.
New vehicle access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements	No new access points are proposed as part of this development. Access would be via the existing gravel driveway from Nicole Drive.

An assessment of the Application in regard to Code Performance Criteria and Acceptable Solutions is provided below:

Performance Criteria	Acceptable Solutions	Comment / Compliance
Vehicle Parking Numbers		
P1 Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to: <ul style="list-style-type: none"> • the desired character of the area in which the Site is located; • the nature of the particular use and its specific characteristics and scale; • the number of employees and the likely number of visitors to the Site; • the level of local accessibility; • the nature and frequency of any public transport serving the area; • whether or not the use involves the retention of an existing Building and the 	A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.	The proposed development requires an additional three car parking spaces to that associated with the dwelling house. These are parking spaces are proposed to be located in an informal setting adjacent the existing car parking on the site and would be accessed from the existing gravel driveway from Nicole Drive.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>previous requirements for car parking for the Building;</p> <ul style="list-style-type: none"> • whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and, • whether or not the use involves the retention of significant vegetation. 		
Parking for People with Disabilities		
<p>P2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities.</p>	<p>A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 2 spaces; • All other uses – 1 space. 	<p>One of the three car parking spaces required to be provided would be wheelchair accessible.</p>
	<p>A2.2 For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required; • All other uses – 2% (to the closest whole number) of the total number of spaces required. 	<p>Not Applicable</p>
Motor Cycles		
<p>P3 In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> • ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and, • it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and, • it is not a reflection of the lower cost of providing motorcycle parking. 	<p>A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking. AND The motorcycle parking complies with other elements of this Code.</p>	<p>Given the minor nature of the development and the anticipated low demand from motorcycle parking, specific motorcycle parking is not considered required in this instance.</p>
Compact Vehicles		
<p>P4 A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> • compact vehicles spaces are not available to non-compact vehicles; and, • it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and, 	<p>A4.1 For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> • compact vehicle parking does not exceed 10% of total vehicle parking required; and, • the parking location is proximate to the entry locations for parking users; and, 	<p>Not Applicable.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
<ul style="list-style-type: none"> compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and, the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces. 	<ul style="list-style-type: none"> the parking provided complies with other elements of this Code. 	
Bicycles Parking		
P5 Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.	A5.1 The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.	No bicycle parking is required.
Vehicular Access to the Site		
P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account: <ul style="list-style-type: none"> the amount and type of vehicular traffic; the type of use (eg long-stay, short-stay, regular, casual); Frontage Road traffic conditions; the nature and extent of future street or intersection improvements; current and future on street parking arrangements; the capacity of the adjacent street system; and the available sight distance. 	A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards. AND Where the Site has Frontage to more than one street, the Access is from the lowest order street.	No additional vehicle access is proposed as part of this development. Access would form the existing driveway off Nicole Drive.
	A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.	Not Applicable
	A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.	Not Applicable
Accessibility and Amenity for Users		
P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.	A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located. AND In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for	All car parking spaces would be conveniently located for the visitors to the site.

Performance Criteria		Acceptable Solutions		Comment / Compliance
			customers and other visitors.	
P8	The layout of parking areas provides a high degree of amenity and accessibility for different users.	A8.1	The layout of the parking area provides for the accessibility and amenity of the following: <ul style="list-style-type: none"> • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. 	The layout of the car parking is proposed to be informal to retain the natural setting and amenity of the site and to avoid the unnecessary removal of vegetation. Car parking would be provided to meet the needs of the visitors to this minor development.
		A8.2	Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.	Not Applicable
Access Driveways				
P9	The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	A9.1	Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	It is proposed to retain the existing driveway to the site as part of this development.
P10	The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	A10.1	Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	It is proposed to retain the existing driveway to the site as part of this development.
Access for People with Disabilities				
P11	Access for people with disabilities is provided to the Building from the parking area and from the street.	A11.1	Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	Access for people with disabilities would be provided for as part of the development and in accordance with the relevant standards.
Access for Pedestrians				
P12	Access for pedestrians is provided to the Building from the parking area and from the street.	A12.1	Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	Existing pedestrian access to the site would be retained and given the minor scale of the development is not considered to require upgrade.
Access for Cyclists				
P13	Access for cyclists is provided to the Building or to bicycle parking area from the street.	A13.1	Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards. AND Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and line marking.	Not Applicable
Dimensions of Parking Spaces				
P14	Parking spaces must have adequate areas and dimensions to meet user requirements.	A14.1	Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards. AND	The site has sufficient area to provide for informal parking that meet the design requirements of the relevant Australian Standards and the needs of the

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p>AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> • width: 4 metres • length: 20 metres • clear Height: 4 metres. <p>AND</p> <p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> • 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and, • 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle. <p>AND</p> <p>Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and maneuvering characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p>	prospective users.
	A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.	
On-Site Driveways, Maneuvering Areas and Parking / Standing Areas		
P15 On-Site driveways, maneuvering areas and vehicle parking/standing areas are designed, constructed and maintained such that they: <ul style="list-style-type: none"> • are at gradients suitable for intended vehicle use; • consider the shared movements of pedestrians and cyclists; • are effectively drained and surfaced; and • are available at all times they are required. 	A15.1 On-Site driveways, vehicle maneuvering and loading/unloading areas: <ul style="list-style-type: none"> • are sealed in urban areas: <p>AND</p> <p>upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code;</p> <ul style="list-style-type: none"> • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and • drain adequately and in such a way that adjoining and downstream land is not adversely affected. 	The onsite driveway and car parking areas would be maintained at the existing gravel standard as required by the locality code.
	A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.	The on-site car parking would be available for visitors to the site and would be maintained in a suitable condition for parking.
Vehicle Circulation, Queuing and Set Down Areas		
P16 Sufficient area or appropriate circulation arrangements are	A16.1 Circulation and turning areas comply with the provisions of the	All vehicles would be able to enter and

Performance Criteria	Acceptable Solutions	Comment / Compliance
provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.	relevant Australian Standards.	leave the site in a forward gear.
P17 An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and maneuvering areas.	A17.1 Circulation driveways comply with the provisions of the relevant Australian Standards.	Given the minor nature of the development, all vehicles would be able to practically access those parts of the site necessary to meet the needs of the operation.
P18 Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.	A18.1 Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.	Not Applicable

Attachment 3

ONSITE WASTEWATER DISPOSAL REPORT



EARTH TEST

Site Classification

And

Wastewater Management System

For

Mary & Paul Martin

At

94 Nicole Drive

Cape Tribulation



INTRODUCTION:

Earth Test has been engaged by Mary & Paul Martin to assess, design and report on Site Classification and a Domestic Wastewater Management System at 94 Nicole Drive, Cape Tribulation.

Real Property Description:-

Lot 18, on RP 738897

Local Authority: Douglas Shire Council.

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

A site and soil evaluation was carried out in August 2017.

SITE FACTORS:

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

The Lot has an area of 3.164 hectares and is predominantly covered with grass among mixed species trees.

The water supply to the site is from a bore as show on the site plan.

Occasional surface boulders were noted at the site. An intermittent watercourse is shown on the site plan.

One Dynamic Cone Penetrometer test was performed at location DCP1, one borehole BH1 and one constant head soil permeability test P1 as shown on the site plan.

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



Permeability testing at 94 Nicole Drive, Cape Tribulation



SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Mary & Paul Martin.		DATE SAMPLED: 31/08/2017
PROJECT: 94 Nicole Drive, Cape Tribulation.		Sampled by: L. Quinn
REPORT DATE: 14/09/2017		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.2	Brown Silty-Clay	Disturbed sample 0.6- 0.9m.
0.2-2.0	Red-Brown Silty-Clay	Watertable not encountered

**ATTERBERG LIMITS TEST REPORT****CLIENT:** Mary & Paul Martin**SAMPLE No:** SI 324-17**PROJECT:** 94 Nicole Drive, Cape Tribulation**DATE SAMPLED:** 31/08/2017**SAMPLE DETAILS:****Sampled by:** L. Quinn**REPORT DATE:** 14/09/2017**Tested By:** L. Quinn

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.1.2	41%
Plastic Limit: AS 1289.3.2.1	28%
Plasticity Index: AS 1289.3.3.1	13%
Linear Shrinkage: AS 1289.3.4.1	11.0%
Length Of Mould:	127.2mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Air Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	22.9%
% Passing 0.075mm:	Not Tested



DYNAMIC CONE PENETROMETER REPORT
AS 1289.6.3.2

CLIENT: Mary & Paul Martin

SAMPLE No: SI 324-17

PROJECT: 94 Nicole Drive, Cape Tribulation.

DATE SAMPLED: 31/08/2017

SAMPLE DETAILS: Sites "DCP1 & DCP2" as per site plan.

Tested By: L. Quinn

REPORT DATE: 14/09/2017

DEPTH (Metres)	Site: DCP1
	No Blows
0.0 – 0.1	1
0.1 – 0.2	2
0.2 – 0.3	2
0.3 – 0.4	4
0.4 – 0.5	4
0.5 – 0.6	5
0.6 – 0.7	10
0.7 – 0.8	4
0.8 – 0.9	6
0.9 – 1.0	4
1.0 – 1.1	4
1.1 – 1.2	4
1.2 – 1.3	4
1.3 – 1.4	6
1.4 – 1.5	
1.5 – 1.6	
1.6 – 1.7	
1.7 – 1.8	
1.8 – 1.9	
1.9 – 2.0	



SITE CLASSIFICATION

94 Nicole Drive, Cape Tribulation.

The Dynamic Cone Penetrometer test results indicate adequate allowable bearing pressure to 1.5m.

The Atterberg Limits test results indicate a moderately reactive soil.

The characteristic surface movement (y_s) is estimated to be in the $20 < y_s \leq 40$ mm range. According to TABLE 2.3 of AS 2870-2011 the site must be classified **CLASS-"M"**.

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

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

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

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

Leonard Quinn.
Earth Test.



SITE AND SOIL EVALUATION

94 Nicole Drive, Cape Tribulation.

The site and soil evaluation carried out on 31/08/2017 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	15 Degrees
Shape	Linear-Planar
Aspect	North
Exposure	Limited - Shade from trees
Erosion/land slip	Not noted.
Boulders/rock outcrop	Occasional boulder
Vegetation	Grass in mixed species trees.
Watercourse/Bores	As shown on site plan.
Water table	Not encountered during investigation.
Fill	Not found.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist
Other site specific factors	Not noted

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Orange-Brown
Texture	Clay-Loam
Structure	Moderate
Coarse Fragments	<10%
Measured Permeability Ksat (m/d)	P1= 1.6
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rate, DLR (mm/day)	20



WASTEWATER MANAGEMENT SYSTEM

An “All-Waste” septic tank discharging into an “Advanced Enviro-Septic” bed is considered suitable for this site.

This system has been designed to conform to the requirements of the following codes, acts, regulations and standards. All work to be carried out in accordance with the following codes.

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2002.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2003.
- Queensland PLUMBING AND WASTEWATER CODE.

SYSTEM SIZING FACTORS.

A population equivalent of eight (8) persons has been chosen for the proposed one bedroom dwelling and three, one bedroom pods.

The site is connected to a bore water supply system.

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

They shall include:-

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

Note: - Garbage grinders are not permitted.

As per AS/NZ 1547:2012 Appendix H, Table H1 the “Typical wastewater design flow” for a “Reticulated water supply” gives a flow allowance of 150 L/Person/day. No laundry facilities are used at the site which reduces the flow allowance to 120L/Person/day.

The daily flow for the site (8 persons @ 120 L/person/day) will be 960 L/day.

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

The tank must NOT be fitted with an outlet filter.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

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

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 960 / (20 \times 2.81) \\ &= 17.1\text{m.} \end{aligned}$$

Use one 17.1m long by 2.81m wide Advanced Enviro-Septic bed.

See site plan and detail cross-section.

SYSTEM SAND

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

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

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



SYSTEM INSTALLATION

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

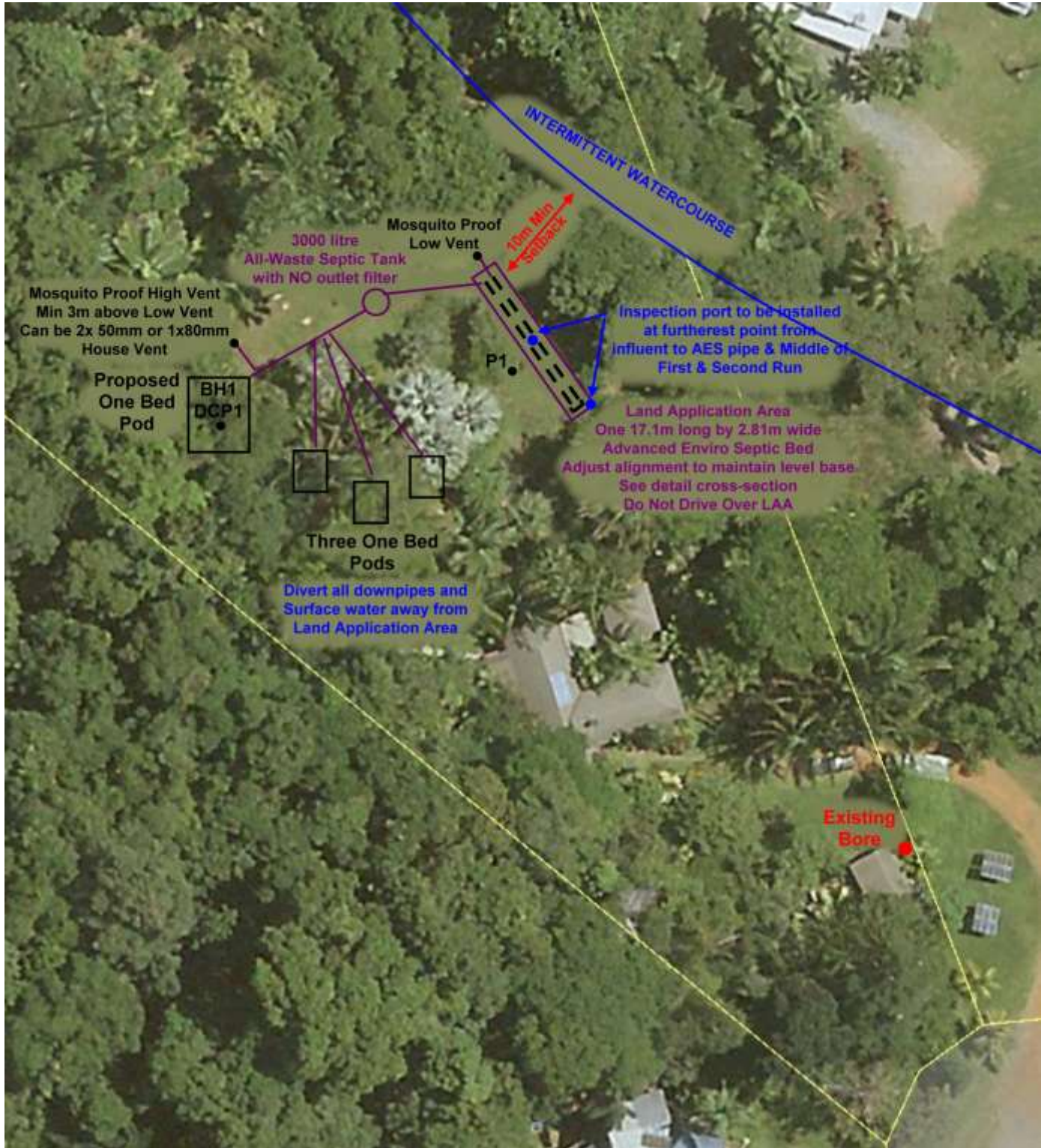
Operation and Maintenance

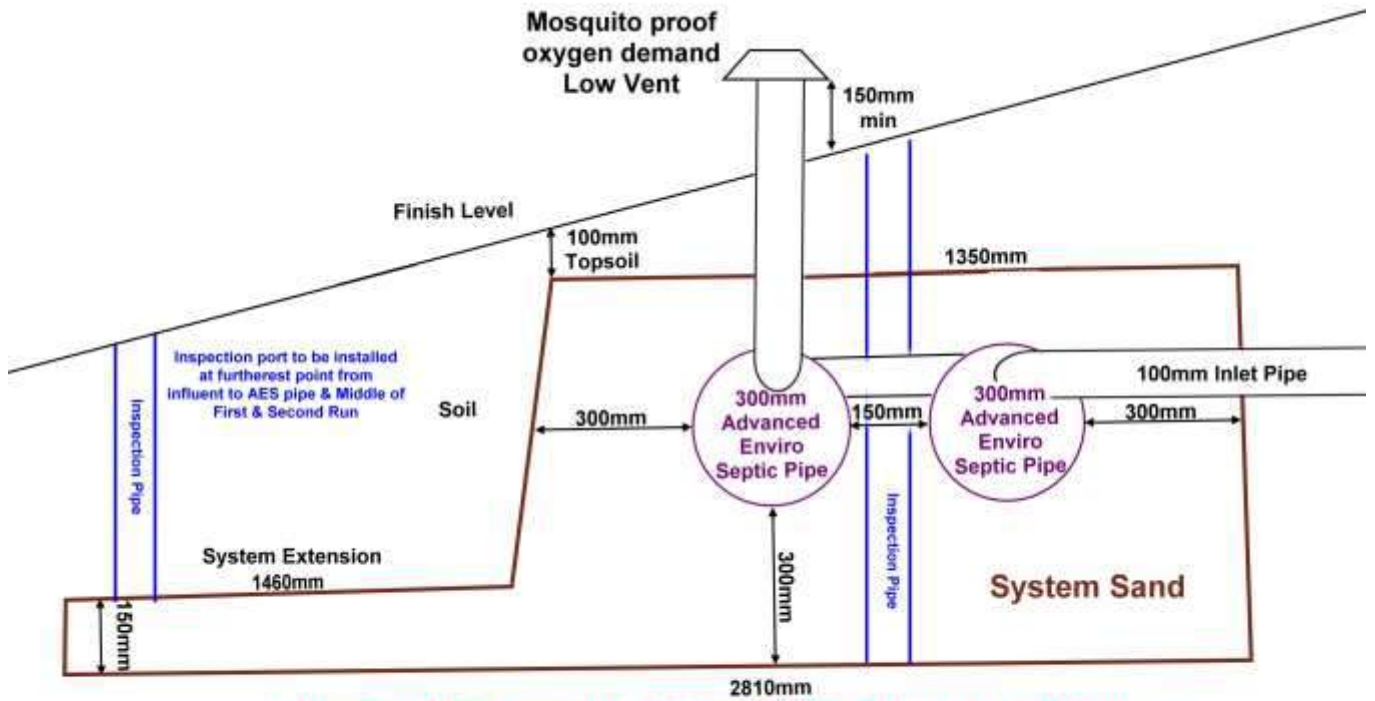
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

Leonard Quinn
Earth Test

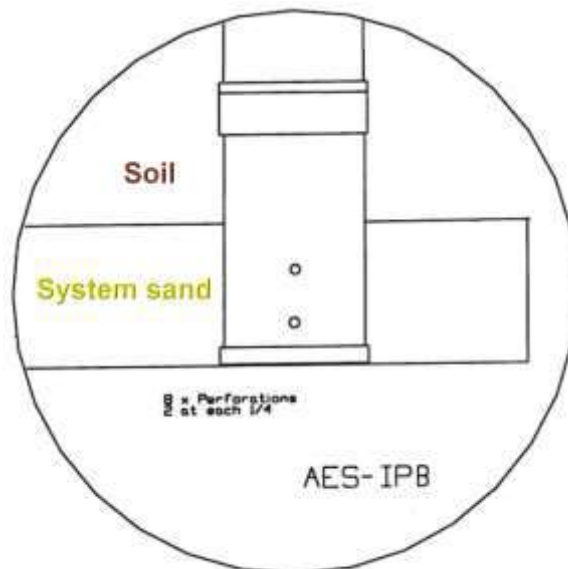


SITE PLAN
94 Nicole Drive, Cape Tribulation.
NOT TO SCALE

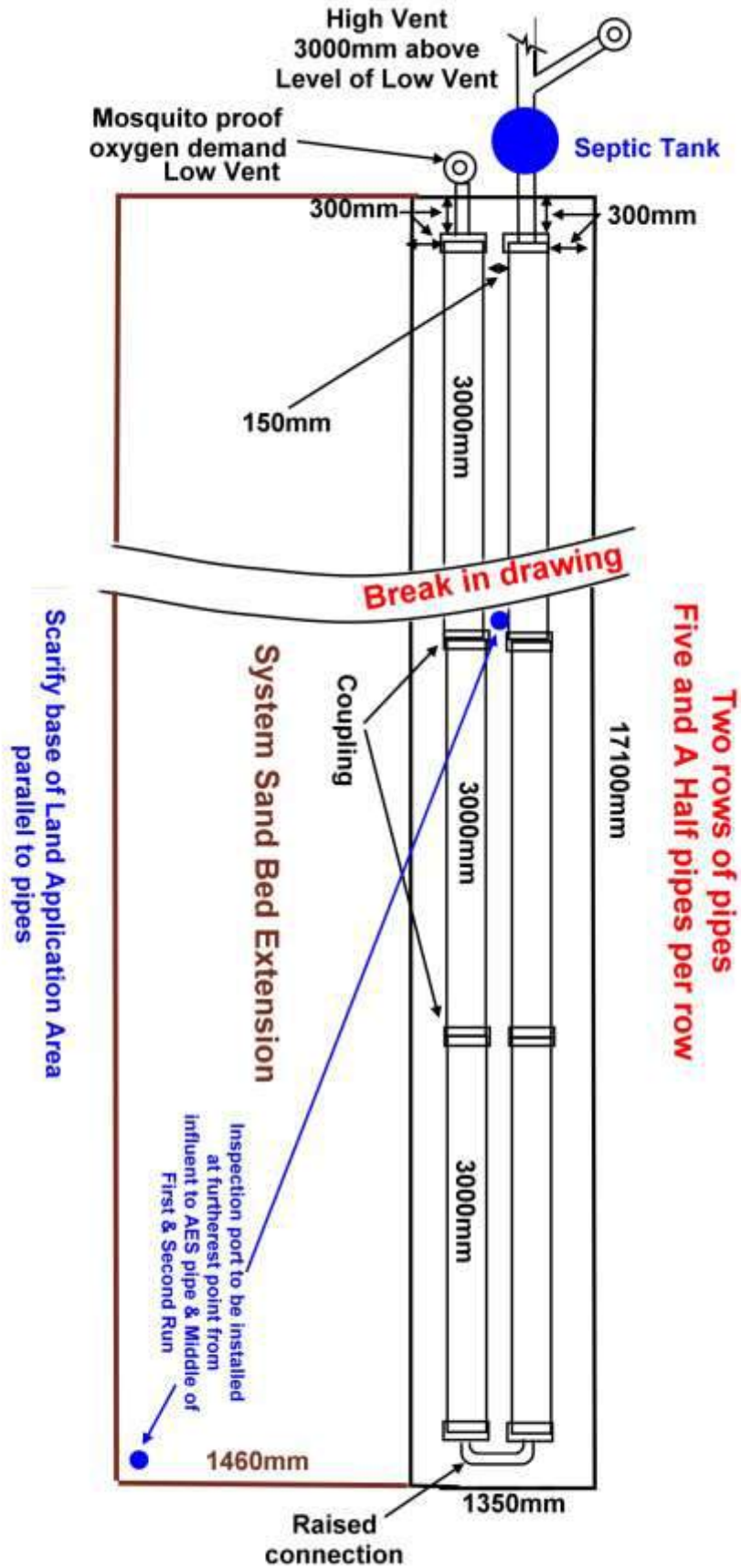




Base must be scarrified 200mm deep. Parallel to AES Pipes
2810mm Wide Two Pipe
Advanced Enviro-Septic Cross-Section



AES Inspection point detail





EARTH TEST

QBSA Lic No. 1017941.



Advanced Enviro-septic Design Calculator v8.5

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

Site Address	94 Nicole Drive, Cape Tribulation	State	Q	Post Code	
Client Name	Mary & Paul Martin				
Designers Name	Earth Test	Designers Ph Number	40954734	Designer Lic Number (eg QBCC)	1017941
Lic Plumber Name		Plumber Ph Number		Plumb / Drainer Lic Number	
Council Area	Douglas Shire Council	Designers AES Cert Number		Date	

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

System Designers site and soil calculation data entry	IMPORTANT NOTES	
Enter the AES litre/meter loading rate, "30" for Advanced Secondary or "38" Secondary	30	>> This design is for an ADVANCED SECONDARY system
Is this a new installation Y or N	y	>> Minimum single vent size is 80mm or 2 x 50mm house vents
Number of person	8	a septic tank outlet filter is NOT RECOMMENDED
Daily Design Flow Allowance Litre/Person/Day	120	
Number of rows required to suit site constraints	2	>> The maximum lth of a single AES pipe run is 30 meters
Infiltration surface Soil Category as established by site and soil evaluation, CATEGORY	4	>> Category may require design considerations. Ref AS1547
Design Loading Rate based on site & soil evaluation DLR (mm/day)	20	>> Soil conditioning may be necessary. Ref AS1547 & Comments.
Bore log depth below system Basal area	1400	>> Min depth below basal area is 600 mm to establish water table or restrictive layer
Enter System footprint Slope in % for standard AES systems to calculate extension	26	>> Consideration required for Sloping sites. Ref AS1547, refer comment.
Is this design a gravity system with no outlet filter? Y or N	y	>> A House Vent & LOW VENT required on this system

PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES

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

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

AES System Calculator Outcomes			AES dimensions		
Total System load - litres / day (Q)	960	l/d	AES System	System Extension	
Min Length of AES pipe rows to treat loading	16.0	lm	Lth m : (L)	17.1	17.1
Number of FULL AES Pipe lengths per row	6	lths	Width m:(W)	1.35	1.46
Total Capacity of AES System pipe in Litres	2332	ltr.	Sand Depth :	0.75	0.15
			Area m2	23.1	24.9
DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)	y				
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"			Enter Custom Width in metre		
AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \times W)$	Length	Width	Minimum AES foot print required		
for this Basic Serial design is	17.1	1.35	48.0	m2 total	

Code	AES System Bill of Materials	Quantity	Unit	Chankar Environmental Use Only
AES-PIPE	AES 3 mtr Lths required	11	lths	 Digitally signed by Kane Dickson DN: cn=Kane Dickson, o=Chankar Environmental, ou=Design Review, email=designreview@enviro-septic.com.au, c=AU Date: 2017.09.14 14:26:28 +10'00' Designreview@enviro-septic.com.au
AESC	AESC Couplings required	10	ea	
AESO	AESO Offset adaptors	4	ea	
AESODV	AES Oxygen demand vent	1	ea	
AES-IPB	AES 100mm inspection point base	2	ea	
AES Equ	AES Speed Flow Equaliser		ea	
	TOTAL SYSTEM SAND REQUIRED (Guide Only)	25	m3	
PLEASE email your AES CALC and Drawings to DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU				

The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil

conditions referencing the AS 1547 standard are calculated and designed by a Qualified Designer.

Chankar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.

AES pipes can be cut to length on site. They are supplied in 3 meter lths only.

AES-Design-V8.5-Calculator Copy Right - Chankar Environmental Pty Ltd 3.11.2015