

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>	John and Beverley Scott
Contact name <i>(only applicable for companies)</i>	c/ Patrick Clifton, 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	0488 001 581
Email address <i>(non-mandatory)</i>	patrick@gilvearplanning.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	J000638

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
		276	Mossman Mount Molloy Road	Shannonvale
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	1	RP735180	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: _____

Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

5) Are there any existing easements over the premises?

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](#).

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

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? (*tick only one box*)

Material change of use

Reconfiguring a lot

Operational work

Building work

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

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (*requires public notification*)

d) Provide a brief description of the proposal (*e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots*):

House

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

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? (*tick only one box*)

Material change of use

Reconfiguring a lot

Operational work

Building work

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

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (*requires public notification*)

d) Provide a brief description of the proposal (*e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots*):

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

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

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)
House	House	1	240sqm

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?

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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 <u>DA Forms Guide</u> .

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:	
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Proposed ERA name:	
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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

No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

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

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

No

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

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district?**

Yes – the following is included with this development application:

Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

A certificate of title

No

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

Queensland and local heritage places

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**?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel?**

Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

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 requirements*If 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](#).

 YesThe 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):

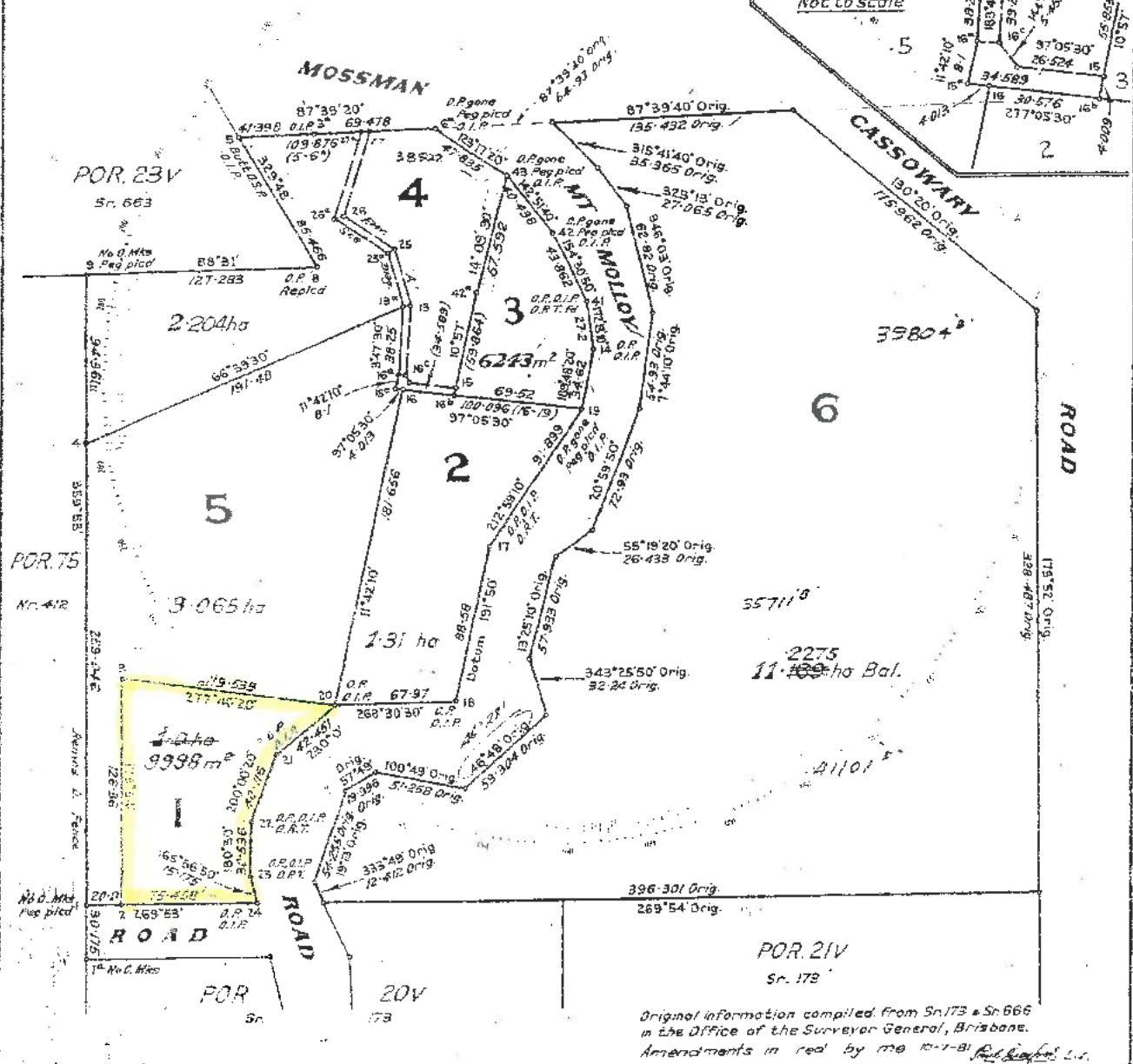
Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

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.

WARNING—FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED

Traverses etc			Reference				Marks					
Line	Bearing	Dist.	Sr	To	Bearing	Dist.	Brand	Sr	To	Bearing	Dist.	Brand
13-15	263°55'	4.062	2	Pin	89°53'	1.0	-	24	Pin	165°56'50"	1.037	-
16-16	277°45'	4.01	3	O.I.R.	853°54'	-	-	41	O.I.R.	834°30'30"	1.1	-
25-25	233°46'10"	4.253	8	O.I.R.	163°27'	1.005	-	41	M.B. Ash	230°01'	4.557	A.R.
26-26	250°25'20"	5.002	9	Pin	123°17'20"	1.042	-	42	O.I.R.	154°30'50"	1.0	-
			10	-	20°44'	1.157	-	43	Pin	78°10'	1.15	-
			11	-	263°50'	1.0	-	43	O.I.R.	142°51'40"	1.0	-
			12	-	109°46'20"	0.995	-	5	-	87°39'20"	-	-
			14	O.I.R.	277°05'30"	1.099	-					
			16	Pin	191°42'10"	1.005	-					
			17	O.I.R.	11°50'	1.0	-					
			17	M.B. Ash	27°30'	8.78	A.R.					
			18	O.I.R.	268°30'30"	1.0	-					
			19	-	9°48'20"	1.002	-					
			20	-	88°30'30"	1.0	-					
			21	-	50°0'	-	-					
			22	-	20°00'20"	-	-					
			22	O. Mottle	23°12'	14.87	A.R.					
			23	O. Blows	313°14'	5.35	-					
			23	O.I.R.	165°56'50"	1.244	-					



PLAN MUST BE DRAWN WITHIN BLUE LINES

PLAN MUST BE DRAWN WITHIN BLUE LINES

Original information compiled from Sr 173 & Sr 666 in the Office of the Surveyor General, Brisbane. Amendments in red by me 10-1-81 *[Signature]* L.L.

NO. FIELD NOTES LOGGED	LINES NOT SURVEYED	SYNS	CORNERS NOT NUMBERED	SYNS
ORIGINAL PORTION 19V	PLAN OF Lots 1-6 & Easement A in Lot 4 Cancelling Portion 19V on Sr 173 710		TOWN _____ PARISH <u>VICTORY</u> COUNTY <u>Solander</u>	
ORIGINAL DRAFT NG871	SURVEYED BY <u>R Crawford</u> MERIDIAN ...12...12...1979 Of Sr 666		SCALE 1:2000 REGISTERED PLAN 35180	

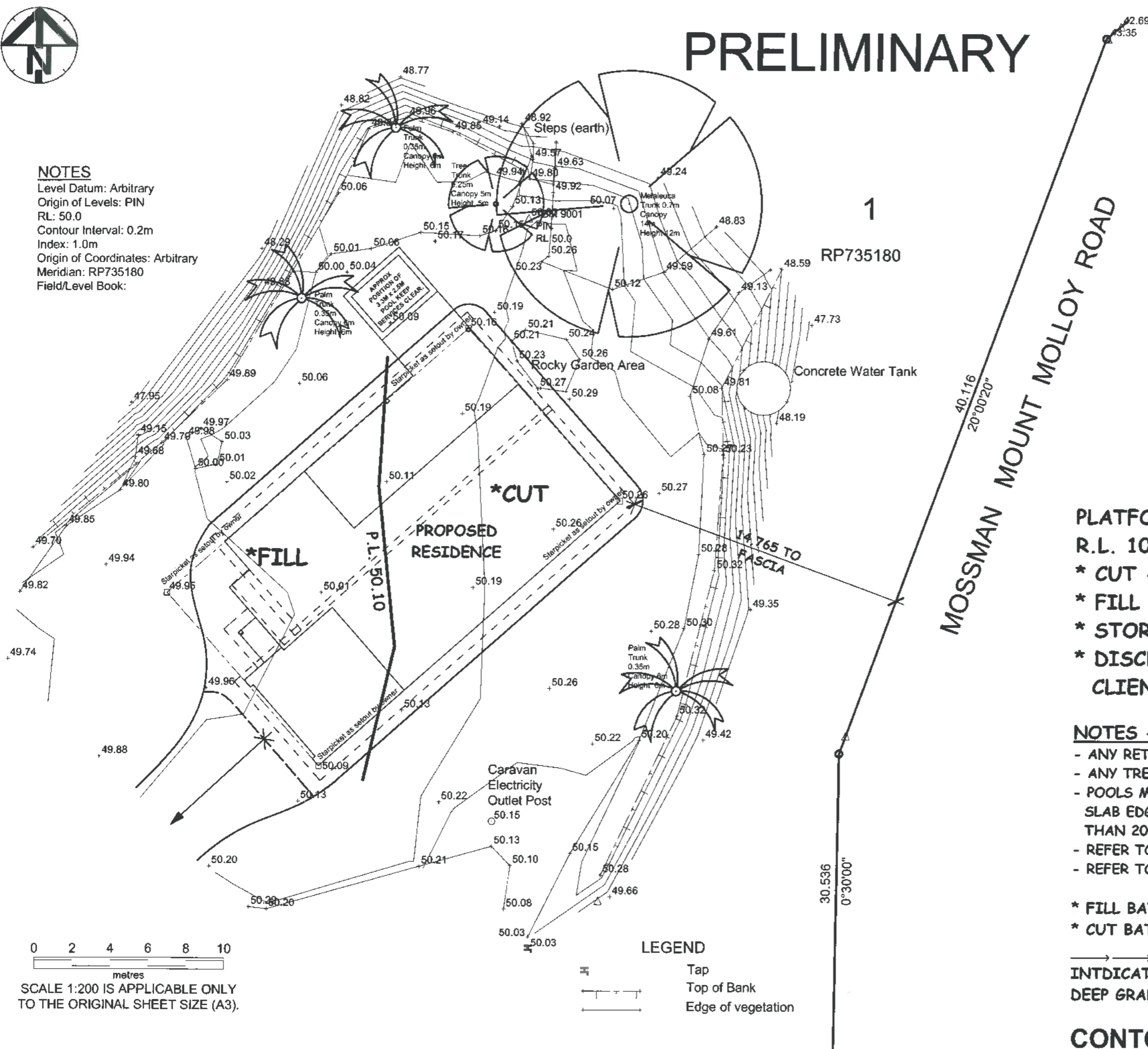
CROWN COPYRIGHT RESERVED, REGISTRAR OF TITLES, QUEENSLAND

CISP



PRELIMINARY

NOTES
 Level Datum: Arbitrary
 Origin of Levels: PIN
 RL: 50.0
 Contour Interval: 0.2m
 Index: 1.0m
 Origin of Coordinates: Arbitrary
 Meridian: RP735180
 Field/Level Book:



1
 RP735180

MOSSMAN MOUNT MOLLOY ROAD
 40.116
 20°00'20"

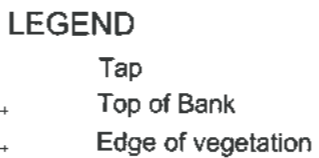
PLATFORM LEVEL APPROX - R.L. 10.10 (+/-0.05)
 * CUT - 100mm APPROX
 * FILL - 100mm APPROX
 * STORMWATER TO STREET
 * DISCHARGE WASTE TO CLIENT'S SEPTIC SYSTEM.

NOTES -
 - ANY RETAINING REQUIRED. BY CLIENT
 - ANY TREE REMOVAL REQUIRED. BY CLIENT
 - POOLS MUST BE 2000mm MIN. FROM ANY SLAB EDGE OR PATIO COLUMNS. IF LESS THAN 2000mm, ENGINEER TO BE CONSULTED.
 - REFER TO SHEET 10 of 11 FOR SETOUT PLAN.
 - REFER TO SHEET 11 of 11 FOR PLUMB. PLAN.

* FILL BATTER @ 1:3 MAX
 * CUT BATTER @ 1:1.5 MAX

INDICATES 400mm WIDE x 75mm DEEP GRADED TABLE DRAIN

CONTOUR PLAN WIND-'C2'



Client:	B. L. and J. S. SCOTT	Drawn By:	S.C.	Amendments:	
	LOT 1, MOSSMAN MT. MOLLOY ROAD	Design:	Modified LAGOON 234	Job Number:	334NQTL
	SHANNONVALE	Facade:	MODERN SKILLION	Date:	10/10/2017
	<small>N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES PTY. LTD.</small>	Inclusions:	PREMIUM	Scale:	1 : 200
ABN: 73614916086					Sheet Number: 2 of 11
QBCC: 15031495					
Address: P.O. BOX 863					
Pt. DOUGLAS QLD 4877					
Phone: (07)40985518					
Fax: (07)40985512					

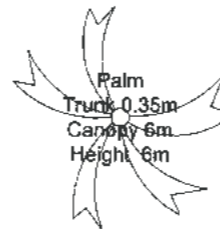
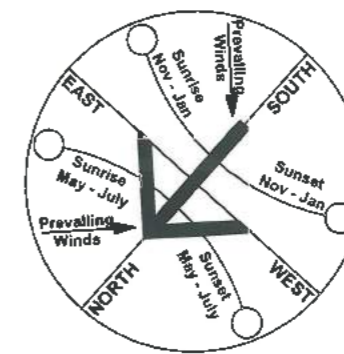


MOSSMAN MOUNT MOLLOY ROAD

20°00'20" 40.116

14.785 TO FASCIA

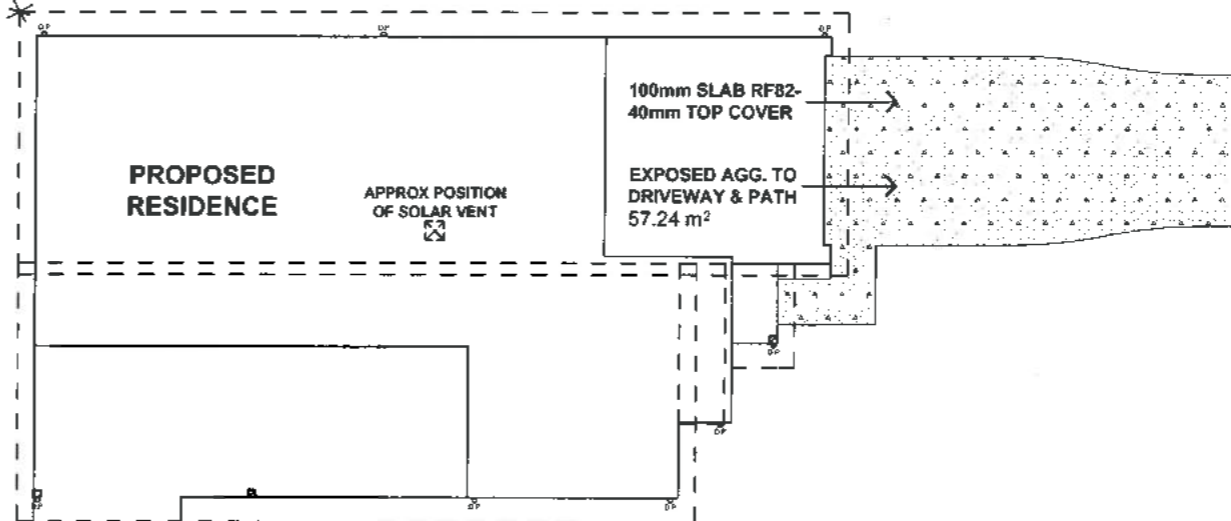
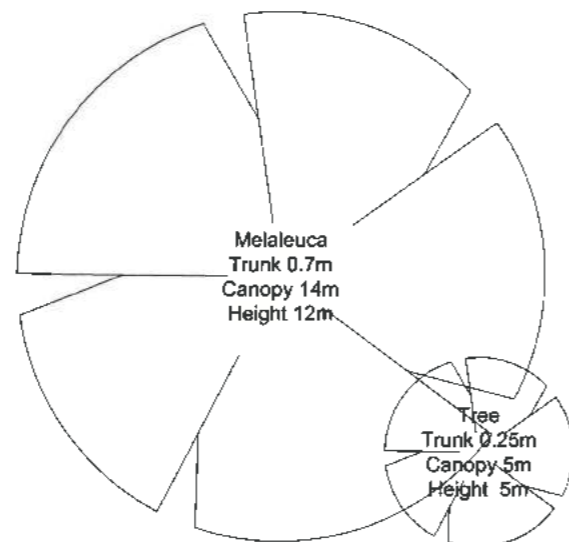
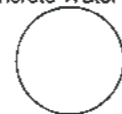
LOT 183 ON SP264287
COOYA BEACH ROAD
COOYA BEACH



Caravan Electricity
Outlet Post

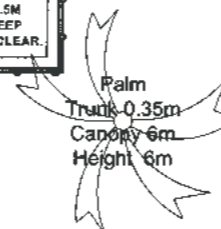
SC - 35mm DEEP SAWCUT WITHIN
8 HOURS OF CONCRETE POUR
- CUTOUT EVERY 2nd MESH BAR
ACROSS JOINT

Concrete Water Tank



NEW DRIVEWAY TO CONNECT TO EXISTING DRIVEWAY. (EXACT SIZE M2 TO BE CONFIRMED ON SITE).

APPROX POSITION OF 3.3M x 2.5M POOL KEEP SERVICES CLEAR.



- INDICATES APPROX EXTENT OF POOL FENCING, AS PER CONTRACT. TO BE CONFIRMED ON SITE.



PRELIMINARY



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SETOUT PLAN

WIND-'C2'

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.

Client: B. L. and J. S. SCOTT
LOT 1, MOSSMAN Mt. MOLLOY ROAD
SHANNONVALE

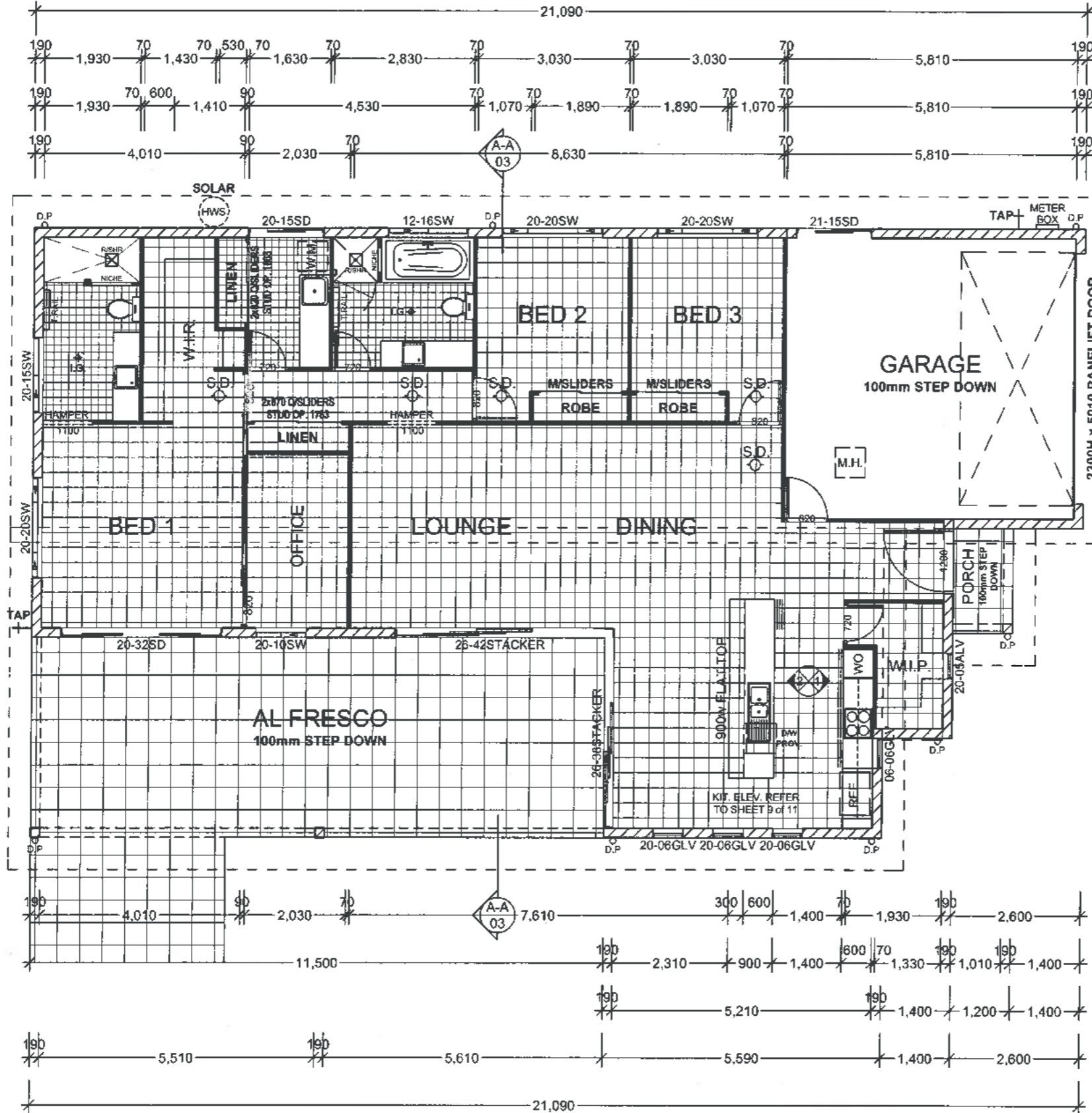
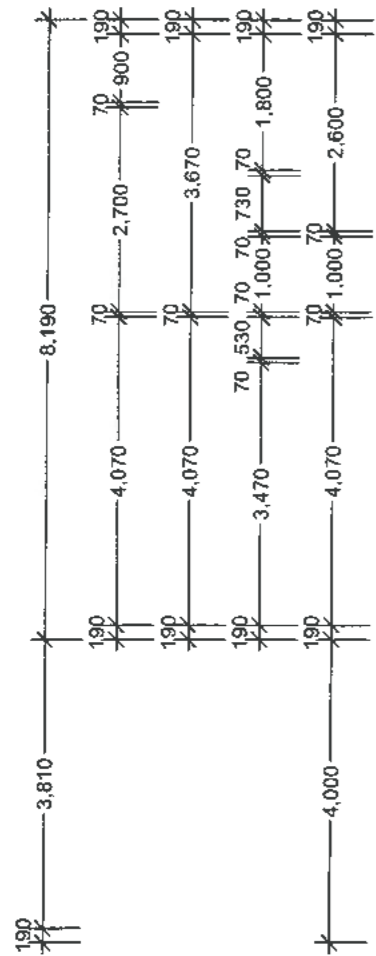
Design: Modified LAGOON 234
Facade: MODERN SKILLION
Inclusions: PREMIUM

Drawn By: S.C.
Date: 10/10/2017
Scale: 1 : 200

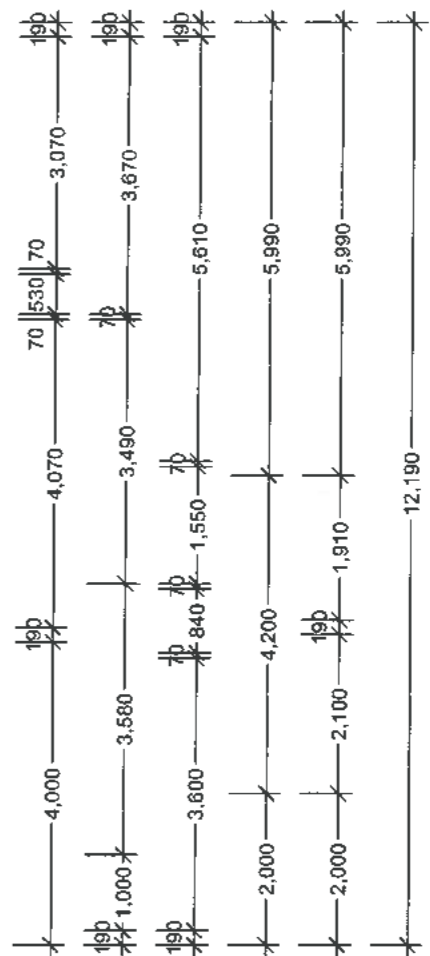
Amendments:
Job Number: 334NQTL
Sheet Number: 10 of 11



ELEVATION KEY



ENERGY EFFICIENCY NOTES:
 : ALL TAPWARE & SHOWERS TO BE 3 STAR min.
 : ALL TOILETS TO BE 4 STAR min.
 : SOLAR HOT WATER SYSTEM TO BE INSTALLED.



FLOOR AREAS
 LIVING - 156.87
 GARAGE - 35.29
 AL FRESCO - 46.00
 PORCH - 2.52
 TOTAL - 240.69m²
 25.90 SQUARES

NOTE : ADDITIONAL BRACING WILL BE REQUIRE TO VANITY WALLS. (FLOATING VANTIES)

GENERAL NOTES :
 : Solar block 2 to all alum. framed glass windows and doors.
 : Dishwasher prov. with SPP and cold water plumb.
 : Lift off hinges to wc.
 : Mechanical exhaust to wc with no external opening.
 : Niches - 900H base with a 2100H head U.N.O.
 : Hampers and Openings - 2100H head U.N.O.
 : Bulkheads - 2100H U.N.O.

WIND-'C2'

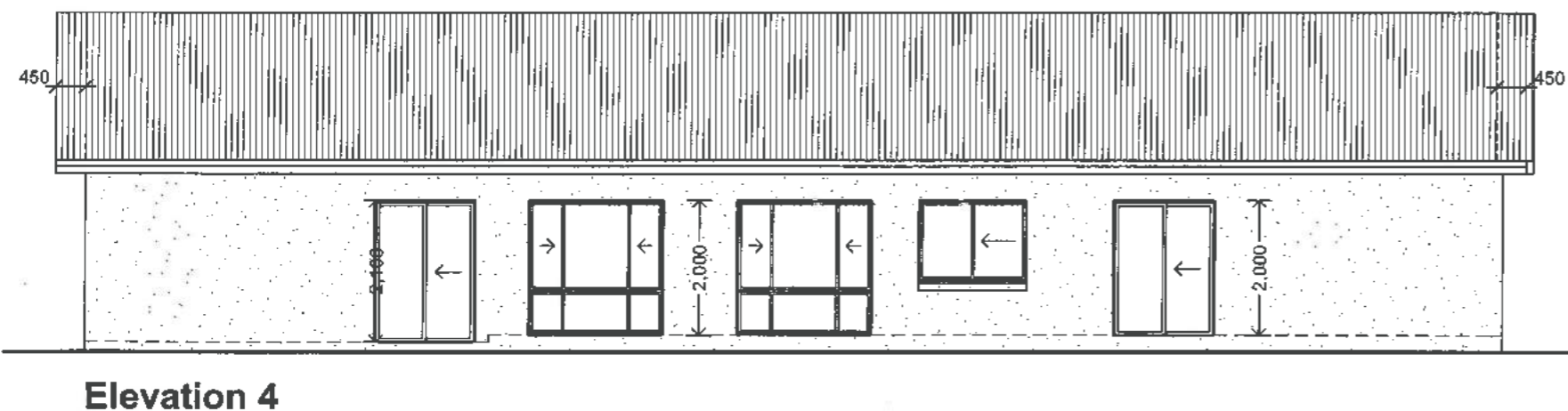
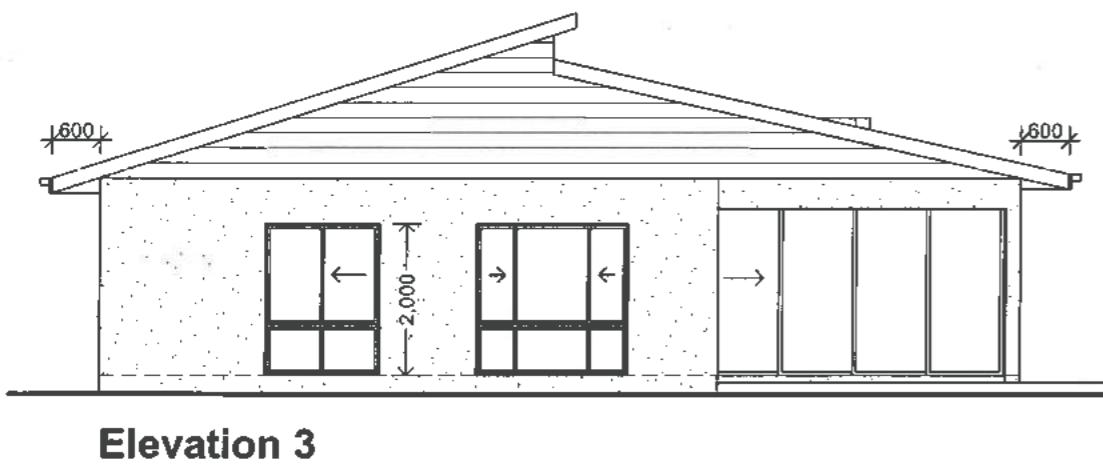
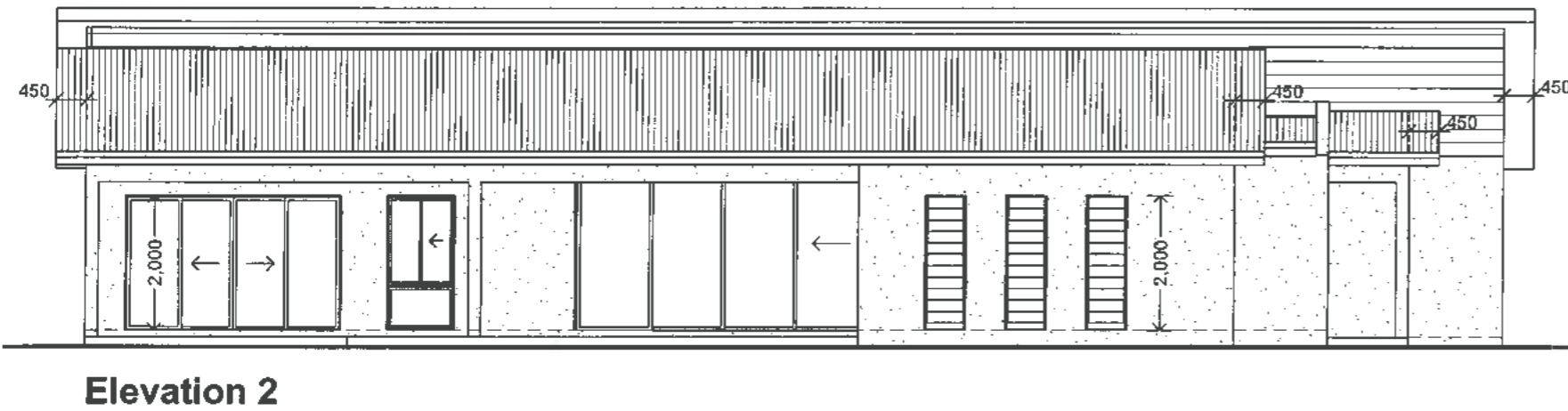
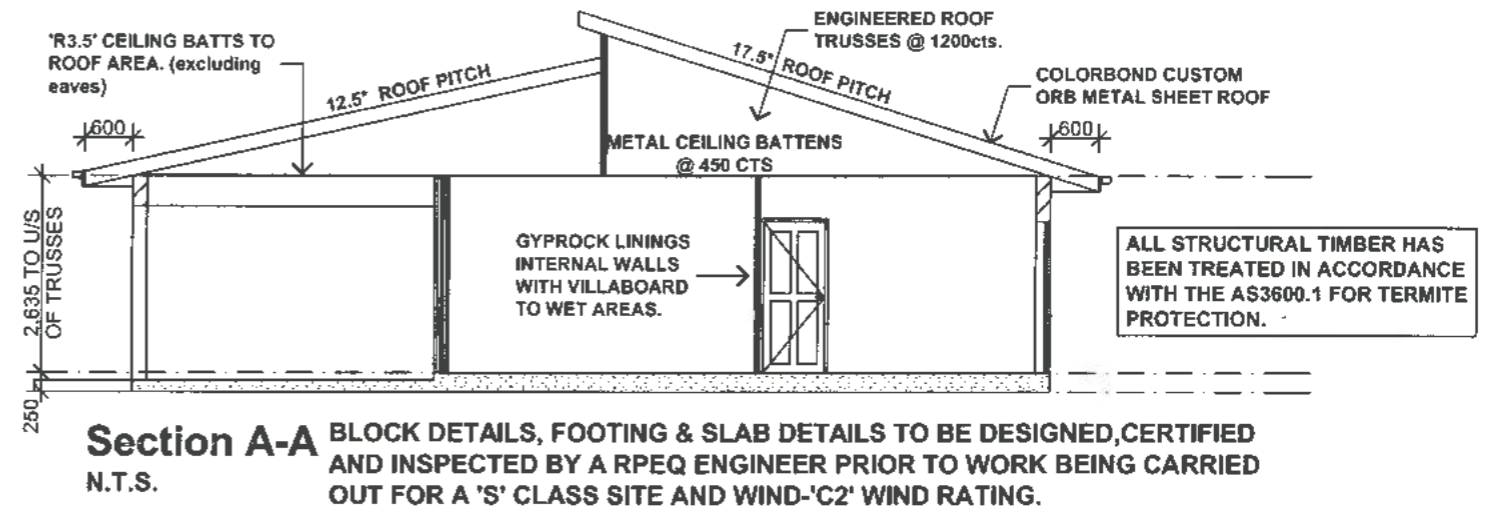
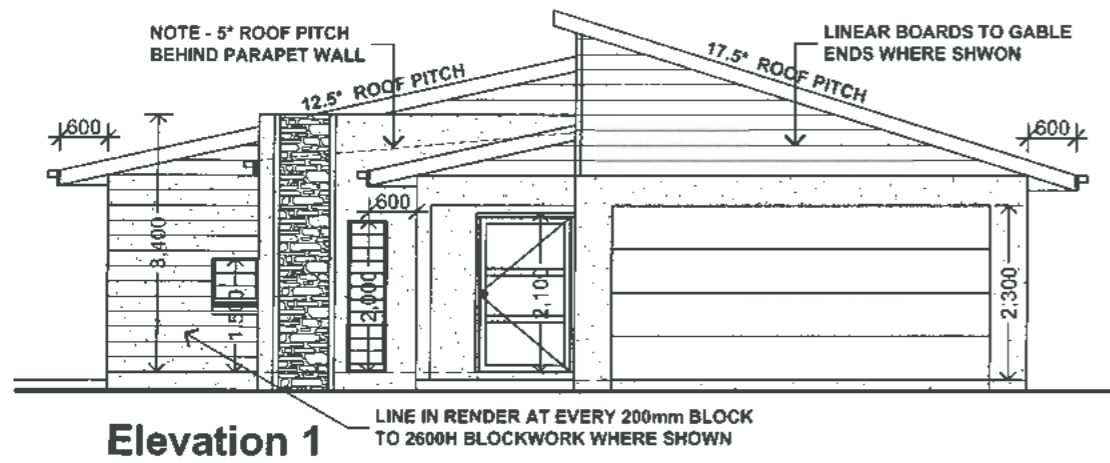
PRELIMINARY

FLOOR PLAN

Client:	B. L. and J. S. SCOTT	Design:	Modified LAGOON 234	Amendments:	
	LOT 1, MOSSMAN MT. MOLLOY ROAD	Facade:	MODERN SKILLION	Drawn By:	S.C.
	SHANNONVALE	Inclusions:	PREMIUM	Date:	10/10/2017
<small>N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.</small>			Job Number:	334NQTL	Sheet Number:
			Scale:	1 : 100	2 of 11

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PRELIMINARY



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ELEVATIONS

WIND-'C2'

N.B. ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES - THIS DESIGN IS THE EXCLUSIVE PROPERTY OF NQ HOMES Pty. Ltd.

Client: B. L. and J. S. SCOTT
 LOT 1, MOSSMAN Mt. MOLLOY ROAD
 SHANNONVALE

Design: Modified LAGOON 234
 Facade: MODERN SKILLION
 Inclusions: PREMIUM

Drawn By:
 Date: 10/10/2017
 Scale: 1 : 100

Amendments:
 Job Number: 334NQTL
 Sheet Number: 3 of 11

Land Parcel

□ Land_Parcel

Property Information

▣ Easements

■ Road_Reserves

Boundaries

▭ Locality_Boundaries

⤴ Boundary_DSC

Roads

DSC_Roads

— State

— Local

— Private

—



20 m

Scale = 1 : 759.780

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In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

Construction Soiltest Pty Ltd A.B.N. 90 054 339 883

Materials Testing and Geotechnical Services

7 Barry Street, Westcourt, PO Box 2234 Cairns Ph 07 4041 4577 Fax 07 4041 4399 e-mail: soiltest@bigpond.net.au

31 October 2017

Job No: G7407

NQ Homes TL
PO Box 863
PORT DOUGLAS QLD 4877

Dear Sir/Madam,

Re: **Soil Profile Information for On-site Wastewater Facilities
At Lot 1 at 276R Mossman – Mt Molloy Road, Shannonvale.**

1. Introduction.

NQ Homes TL (the client) authorised a soil assessment for an on-site wastewater facility for a proposed residential house at Lot 1 at 276R Mossman – Mt Molloy Road, Shannonvale. The client provided a location plan showing the proposed effluent area at the south-eastern side of the existing site building platform.

2. Scope/Method of Assessment.

The scope provided was for a minimum of three (3) test locations and the provision of soil profile data including soil category determination, texture and structure in accordance to AS1547 Appendix E.

Hand auger was used for test holes to nominal depth of 1.2m below ground level. Field assessment and selected disturbed samples were taken from test hole(s).

3. Site Description.

The nominated on-site sewerage wastewater absorption trench area site is located at the south-eastern side of the existing allotment building platform. The proposed effluent disposal area is relatively flat and the site surface is grass. Other site features include:

- i) Existing platform constructed by excavation works of an original hilltop (approx. 20 years ago).
- ii) Existing residence/shed at the south-west end of the platform.
- iii) Water tank (concrete) located south-east of the platform.
- iv) Terraced garden beds and landscaped grass at the north-east end of the platform.
- v) Natural rainforest hillside around perimeter of building platform.
- vi) Exposed rock observed at surface at south-west end of the platform.

Refer Figure E1 for site details.

4. Testing/Findings - Soil Profile.

- a. Soil texture: loam, clay loam, residual silty clay to weathered rock.
- b. Indicative permeability: refer attached reports H13003A to E/17.
- c. Groundwater was not observed at the time or to the depths tested.
- d. Test holes limited to $\leq 0.7\text{m}$ due to presence of weathered rock (encountered at $0.1\text{-}0.7\text{m} < \text{GL}$).
- e. Refer attached soil profile data sheets (H13003A to E/17) for details, and Figure E1 for test hole locations.

5. Soil Category.

The summary provided below indicates the soil category for each test hole:

Depth	W1	W2	W3	W4	W5
GL to 0.05m	Loam Soil Category 3	Loam Soil Category 3	Loam Soil Category 3	Silty Clay Loam Soil Category 4	Loam Soil Category 3
0.05 to 0.1m	Silty Clay Loam Soil Category 4	Silty Clay Loam Soil Category 4	Silty Clay Soil Category 5		Silty Clay Soil Category 5
0.1 to 0.2m					
0.2 to 0.3m	Silty Clay (Weathered rock) Soil Category 5	Silty Clay (Weathered rock) Soil Category 5	Silty Clay (Weathered rock) Soil Category 5	Silty Clay (Weathered rock) Soil Category 5	Auger refusal (Weathered rock) impermeable
0.3 to 0.4m					
0.4 to 0.45m					
0.45 to 0.5m					
0.5 to 0.6m					
0.6 to 0.65m					
0.65 to 0.7m	Auger refusal (Weathered rock) impermeable	Auger refusal (Weathered rock) impermeable	Auger refusal (Weathered rock) impermeable	Silty Clay (Weathered rock) Soil Category 5	Auger refusal (Weathered rock) impermeable
> 0.7m	Auger refusal (Weathered rock) impermeable	Auger refusal (Weathered rock) impermeable	Auger refusal (Weathered rock) impermeable	Auger refusal (Weathered rock) impermeable	

Soil category assessment is based on field texture. Refer attached reports H13003A to E/17 for details.

6. Wastewater Facility Design.

Design and size of appropriate system shall be performed by specialist qualified personnel. Soil profile and category, indicative soil permeability, site features, groundwater, seasonal high rainfall of the region and presence of weathered rock (relatively impermeable) shall be accounted for in the design.

7. Limitations of Investigation and Report.

Field work is limited to the quantity and location of test positions and to the depths tested. Interpolation to give subsurface conditions for areas and depths not specifically tested and/or the presence of seasonal spring activity is beyond the scope of this report. Variations of testing/findings are possible between test holes and at depths greater than that tested. Test holes limited to dense weathered rock depth.

Soil texture, structure, indicative permeability and soil category are subjective opinions of the author based on the results of the assessment. The values of indicative permeability are based on movement of water, not effluent, through the soil. Indicative permeability is estimated from field soil category determination and is based on a range as provided by AS1547 Table 5.1.

This report is limited for the use by the client only and relevant consultants. No other person shall use this report or its findings without the authorisation of Construction Soiltest Pty Ltd.

Yours faithfully
Construction Soiltest Pty Ltd

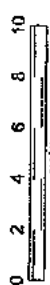
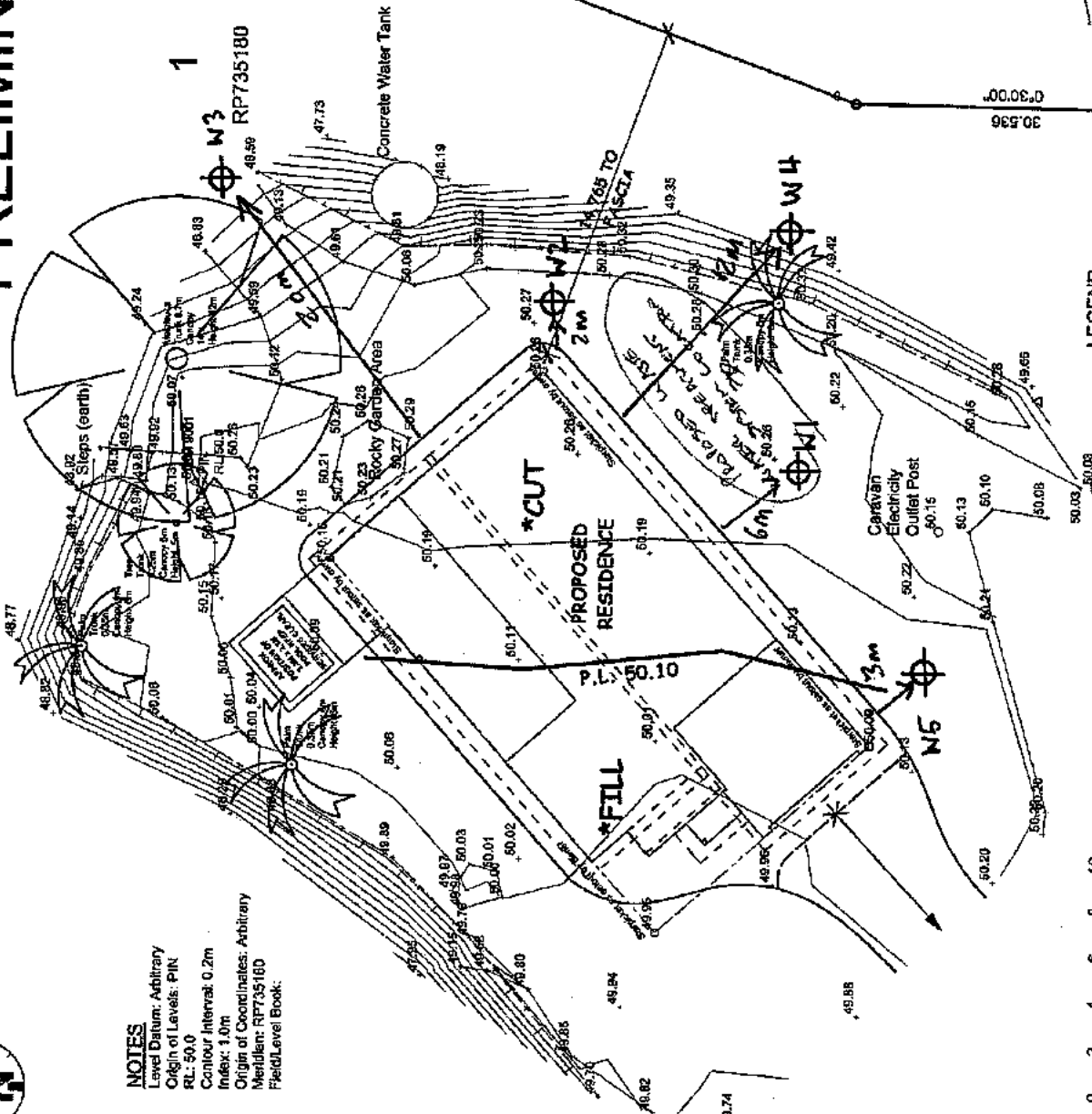
P.A. Posar
Paul A Posar
CPEng MIEAust RPEQ



PRELIMINARY

NOTES

Level Datum: Arbitrary
 Origin of Levels: P.N
 RL: 50.0
 Contour Interval: 0.2m
 Index: 1.0m
 Origin of Coordinates: Arbitrary
 Meridian: RP735180
 Field Level Book:



SCALE 1:200 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE (A3).

LEGEND

- Tap
- Top of Bank
- Edge of vegetation

24/10/17

1/2

CONSTRUCTION FOR TEST
J/N 67407
FIGURE E1: TEST LOCATIONS
⊕ DEMONSTRATES TEST HOLE.
REF: REF: R14399
PP 31-10-17

- PLATFORM LEVEL APPROX -
 R.L. 10.10 (+/-0.05)
 * CUT - 100mm APPROX
 * FILL - 100mm APPROX
 * STORMWATER TO STREET
 * DISCHARGE WASTE TO CLIENT'S SEPTIC SYSTEM.

NOTES -

- ANY RETAINING REQUIRED, BY CLIENT
- ANY TREE REMOVAL REQUIRED, BY CLIENT
- POOLS MUST BE 200mm MIN. FROM ANY SLAB EDGE OR PATIO COLUMNS. IF LESS THAN 2000mm, ENGINEER TO BE CONSULTED.
- REFER TO SHEET 10 of 11 FOR SETOUT PLAN.
- REFER TO SHEET 11 of 11 FOR PLUMB. PLAN.

- * FILL BATTER @ 1:3 MAX
- * CUT BATTER @ 1:1.5 MAX

INDICATES 400mm WIDE x 75mm DEEP GRADED TABLE DRAIN

CONTOUR PLAN WIND-C2'

Project: Modified LAGOON 234	Drawn by: S.C.	Scale: 1:200	Sheet Number: 2 of 11
Client: B.L. and J.S. SCOTT	Address: LOT 1, MOSSMAN MT. MOLLOY ROAD SHANNONVALE	Project: MODERN SKILLION	Date: 10/10/2017
Product: PREMIUM	Job Number: 334NQT1		

ABN: 74814915088
 Office: 1541485
 Phone: (07) 40866512
 Fax: (07) 40866512
 P.O. Box 855
 Douglas QLD 4877
 Tropical Living

Report of Soil Profile Information and Data (Method: AS/NZ1547-2012).

Client: NQ Homes TL.	Project: Lot 1 at 276R Mossman - Mt Molloy Road, Shannonvale.	Job No: G7407
Pit/Borehole No: W1 (refer Figure E1).	Date of inspection: 27/10/17	Report. No: H13003A/17
Slope (%) : 0	Ground cover: Grass lawn.	Indicative drainage: -
Surface stones: NIL	Vegetation: Grass.	Parent material: Weathered rock
	Water table depth: Nil to 0.65m < GL.	
	Logged by: PP	
	Surface condition: Moist	

Layer	Lower depth mm	Moisture cond 1	Colour moist 2	Field texture 3	Coarse fragments 4		Structure 5	Modified Emerson 6	Soil category 7	Sample taken Y/N	Consistency 8	Permeability indicative m/day 9	Plasticity 10		CEC 11	Insitu density (t/m ³)	
					Size mm	% vol							LL	PI		Dry	Wet
1	50	Slightly Moist	Grey Brown	Loam	2-20	5	Weak	-	3	N	Loose	0.5-1.5	-	-	-	-	-
2	200	Slightly Moist	Brown	Silty Clay Loam	2-20	30	Weak	-	4	Y	Dense	0.12-0.5	30-35	5-10	-	-	-
3	650	Slightly Moist	Brown / Red brown	Silty Clay (Weathered rock)	-	-	Massive	Slake	5	Y	Dense	< 0.06	-	-	-	-	-

Notes:

- Moisture condition: dry, moist, very moist, saturated
- AS 1547 Appendix E, E3.
- AS 1547 Appendix E, E4.1, Table E1.
- AS 1547 Appendix E, E5.
- AS 1547 Appendix E, E6.
- AS 1547 Appendix E, E7.
- AS 1547 Table 5.1.
- AS 1726
- AS 1547 Table 5.1.
- LL: liquid limit, PI: plasticity index estimated or AS-1289-3.1.2, 3.2.1, 3.3.1. NP = Non plastic.
- CEC: Cation-Exchange Capacity-refer-table
- Insitu density t/m; dry and wet estimated (or AS1289 5.8.1)

Checked by: P.A. Posar P. Posar Date checked: 31/10/17

Construction Soiltest Pty Ltd ABN 90 054 339 883
 Materials Testing Service
 7 Barry Street, Westcourt, PO Box 2234 Cairns
 e-mail: soiltest@bigpond.net.au Ph: (07) 40414577 Fax (07) 40414399

Report of Soil Profile Information and Data (Method: AS/NZ1547-2012).

Client: NQ Homes TL	Project: Lot 1 at 276R Mossman - Mt Molloy Road, Shannonnvale.	Job No: G7407
Rit/Borehole No: W2 (refer Figure E1).	Date of Inspection: 27/10/17	Report. No: H13003B/17
Slope (%): 0	Ground cover: Grass lawn.	Indicative drainage: -
Surface stones: NIL	Vegetation: Grass.	Parent material: Weathered rock
	Water table depth: Nil to 0.65m < GL.	
	Surface condition: Moist	
	Logged by: PP	

Layer	Lower depth mm	Moisture cond 1	Colour moist 2	Field texture 3	Coarse fragments 4		Structure 5	Modified Emerson 6	Soil category 7	Sample taken Y/N	Consistency 8	Permeability indicative m/day 9	Plasticity 10		CEC 11	Insitu density (t/m ³)	
					Size mm	% vol							LL	PI		Dry	Wet
1	50	Slightly Moist	Grey Brown	Loam	2-6	5	Weak	-	3	N	Loose	0.5-1.5	-	-	-	-	-
2	400	Slightly Moist	Orange brown	Silty Clay Loam	2-20	20	Weak	-	4	Y	Dense	0.12-0.5	30-35	5-10	-	-	-
3	650	Slightly Moist	Pale brown	Silty Clay (Weathered rock)	-	-	Massive	-	5	Y	Dense	< 0.06	-	-	-	-	-

Notes:

- Moisture condition: dry, moist, very moist, saturated
- AS 1547 Appendix E, E3.
- AS 1547 Appendix E, E4.1, Table E1.
- AS 1547 Appendix E, E5.
- AS 1547 Appendix E, E6.
- AS 1547 Appendix E, E7.
- AS 1547 Table 5.1.
- AS 1726
- AS 1547 Table 5.1.
- LL: liquid limit, PI: plasticity index estimated or AS1289 3.1-2, 3.2.1, 3.3.1. NP = Non plastic.
- CEC: Cation-Exchange Capacity, refer table
- Insitu density t/m; dry and wet estimated (or AS1289 5.8.1)

Checked by: P.A. Posar P. Posar Date checked: 31/10/17

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 e-mail: soiltest@bigpond.net.au Ph: (07) 40414577 Fax (07) 40414399

Report of Soil Profile Information and Data (Method: AS/NZ1547-2012).

Client: NQ Homes TL.	Project: Lot 1 at 276R Mossman - Mt Molloy Road, Shannonvale.	Job No: G7407
Pit/Borehole No: W3 (refer Figure E1).	Date of inspection: 27/10/17	Report. No: H13003C/17
Slope (%): 10	Ground cover: Grass lawn.	Indicative drainage: -
Surface stones: NIL	Vegetation: Grass.	Parent material: Weathered rock
	Water table depth: Nil to 0.5m < GL.	
	Surface condition: Moist	
	Logged by: PP	

Layer	Lower depth mm	Moisture cond 1	Colour moist 2	Field texture 3	Coarse fragments 4		Structure 5	Modified Emerson 6	Soil category 7	Sample taken Y/N	Consistency 8	Permeability Indicative m/day 9	Plasticity 10		CEC 11	Insitu density (t/m ³)	
					Size mm	% vol							LL	PI		Dry	Wet
1	50	Slightly Moist	Grey	Loam	2-6	0	Weak	-	3	N	Loose	0.5-1.5	-	-	-	-	-
2	300	Moist	Grey brown	Silty Clay	2-20	10	Moderate	Slake	5	Y	Dense	0.06-0.12	-	-	-	-	-
3	450	Moist	Brown mottled pale brown / orange	Silty Clay	2-20	20	Weak	-	5	Y	Dense	< 0.06	30-35	5-10	-	-	-
4	500	Slightly Moist	Pale brown	Silty Clay (Weathered rock)	-	-	Massive	-	5	Y	Dense	< 0.06	-	-	-	-	-

Notes:

- Moisture condition: dry, moist, very moist, saturated
- AS 1547 Appendix E, E3.
- AS 1547 Appendix E, E4.1, Table E1.
- AS 1547 Appendix E, E5.
- AS 1547 Appendix E, E6.
- AS 1547 Appendix E, E7.
- AS 1547 Table 5.1.
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- AS 1547 Table 5.1.
- LL: liquid limit, PI: plasticity index estimated or AS-1289-3.1.2-3.2.1, 3.3.1, NP = Non plastic.
- CEC: Cation-Exchange-Capacity, refer table
- Insitu density t/m³; dry and wet estimated (or AS1289 5.8.1)

Checked by: P.O. Posar Date checked: 31/10/17

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 Materials Testing Service
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 e-mail: soiltest@bigpond.net.au Ph: (07) 40414577 Fax (07) 40414399

Report of Soil Profile Information and Data (Method: AS/NZ1547-2012).

Client: NQ Homes TL.	Project: Lot 1 at 276R Mossman - Mt Molloy Road, Shannorvale.	Job No: G7407
Pit/Borehole No: W4 (refer Figure E1).	Date of inspection: 27/10/17	Report No: H13003D/17
Slope (%): 33	Ground cover: Leaf litter.	Indicative drainage: -
Surface stones: NIL	Vegetation: Tree / forest	Parent material: Weathered rock
	Logged by: PP	
	Surface condition: Moist	
	Water table depth: Nil to 0.7m < GL.	

Layer	Lower depth mm	Moisture cond 1	Colour moist 2	Field texture 3	Coarse fragments 4		Structure 5	Modified Emerson 6	Soil category 7	Sample taken Y/N	Consistency 8	Permeability indicative m/day 9	Plasticity 10		CEC 11	Insitu density (t/m)	
					Size mm	% vol							LL	PI		Dry	Wet
1	200	Moist	Grey	Silty Clay Loam	2-6	0	Moderate	-	4	N	Loose	0.5-1.5	-	-	-	-	-
2	650	Moist	Brown mottled pale brown	Silty Clay	2-20	20	Weak	-	5	Y	Dense	< 0.06	30-35	5-10	-	-	-
3	700	Slightly Moist	Pale brown	Silty Clay (Weathered rock)	-	-	Massive	-	5	Y	Dense	< 0.06	-	-	-	-	-

Notes:

- Moisture condition: dry, moist, very moist, saturated
- AS 1547 Appendix E, E3.
- AS 1547 Appendix E, E4.1, Table E1.
- AS 1547 Appendix E, E5.
- AS 1547 Appendix E, E6.
- AS 1547 Appendix E, E7.
- AS 1547 Table 5.1.
- AS 1726
- AS 1547 Table 5.1.
- LL: liquid limit, PI: plasticity index estimated or AS 1289-3-1-2, 3-2-1, 3-3-1, NP = Non plastic.
- CEC: Cation-Exchange-Capacity, refer table
- Insitu density t/m; dry and wet estimated (or AS 1289 5.8.1)

Checked by: P.A. Posar P. Posar Date checked: 31/10/17

Construction Soiltest Pty Ltd ABN 90 054 339 883
 Materials Testing Service
 7 Barry Street, Westcourt, PO Box 2234 Cairns
 e-mail: soiltest@bigpond.net.au Ph: (07) 40414577 Fax (07) 40414399

Report of Soil Profile Information and Data (Method: AS/NZ1547-2012).

Client: NQ Homes TL.	Project: Lot 1 at 276R Mossman - Mt Molloy Road, Shannonnvale.	Job No: G7407
PI#Borehole No: W5 (refer Figure E1).	Date of Inspection: 27/10/17	Report. No: H13003E/17
Slope (%) : 0	Ground cover: Grass lawn.	Indicative drainage: -
Surface stones: NIL	Vegetation: Grass	Parent material: Weathered rock
	Water table depth: Nil to 0.15m < GL.	
	Logged by: PP	
	Surface condition: Moist	

Layer	Lower depth mm	Moisture cond 1	Colour moist 2	Field texture 3	Coarse fragments 4		Structure 5	Modified Emerson 6	Soil category 7	Sample taken Y/N	Consistency 8	Permeability indicative m/day 9	Plasticity 10		CEC 11		Insitu density (t/m ³)	
					Size mm	% vol							LL	PI	Dry	Wet		
1	100	Slightly Moist	Grey Brown	Loam	2-20	5	Weak	-	3	N	Loose	0.5-1.5	-	-	-	-	-	-
2	150	Slightly Moist	Pale brown	Silty Clay (Weathered rock)	-	-	Massive	-	5	Y	Dense	< 0.06	-	-	-	-	-	-

Notes:

- Moisture condition: dry, moist, very moist, saturated
- AS 1547 Appendix E, E3.
- AS 1547 Appendix E, E4.1, Table E1.
- AS 1547 Appendix E, E5.
- AS 1547 Appendix E, E6.
- AS 1547 Appendix E, E7.
- AS 1547 Table 5.1.
- AS 1726
- AS 1547 Table 5.1.
- LL: liquid limit, PI: plasticity index estimated or AS 1289-3.1.2, 3.2.1, 3.3.1. NP = Non plastic.
- CEC: Cation-Exchange Capacity, refer table
- Insitu density t/m³; dry and wet estimated (or AS1289 5.8.1)

Checked by: P. A. Posar P. Posar Date checked: 31/10/17

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 be a single dwelling house on a large rural lifestyle allotment in an area characterized by larger rural lifestyle allotments that have been developed with dwelling houses.
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 development 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	A3.1 A minimum of 2 vehicle spaces are provided on Site	Two parking spaces are provided

<p>are sited to minimise the dominance of car accommodation on the streetscape.</p>	<p>and may be provided in tandem.</p>	<p>within an enclosed garage.</p>
	<p>A3.2 At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.</p>	<p>The proposed garage would be setback more than 6 metres from the Main Street frontage.</p>

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 house in an existing cleared area. 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 house would 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 house would 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 house would be located in cleared areas 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		
<p>P1 Landscape design satisfies the purpose and the detailed requirements of this Code.</p>	<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>	<p>The site is heavily landscaped and the house would be located in an existing cleared area. Any landscaping required would be minor in nature. A landscaping plan is not considered necessary in this instance.</p>
Landscape-Character & Planting		
<p>P2 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.</p>	<p>A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p>	<p>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.</p>
	<p>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 –</p>	<p>The site is heavily landscaped with natural vegetation and the house would be located in an existing cleared area. Any landscaping required would be minor in nature. A landscaping plan is not considered necessary in this instance and any new plantings</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	Landscaping.	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 with existing vegetation and the house would be located in an existing cleared area. Any landscaping required would be minor in nature.
<p>P3</p> <p>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 Landscaping⁴⁷.</p>	A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.	The site is heavily landscaped with existing vegetation and the house would be located in an existing cleared area. 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	No street planting is proposed.

Performance Criteria		Acceptable Solutions	Comment / Compliance
		Scheme Policy No 7 – Landscaping.	
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 internal Roadways.	A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.	Not Applicable – no uncovered car parking is proposed.
		A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.	Not Applicable – no uncovered car parking is proposed.
		A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.	Not Applicable – no uncovered car parking is proposed.
		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.	Not Applicable – no uncovered car parking is proposed.
Screening			
P6	Fences along street Frontages are articulated with appropriate	A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning	The site is heavily vegetated with existing screening provided at the frontage and site boundaries.

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

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<ul style="list-style-type: none"> • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	
	<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"> • 1 shade tree for an average of every 75 m² growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	<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</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
	<p>side boundary, incorporates: trees planted for an average of every 10 metres where adjacent to a Building; screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; low shrubs, groundcovers and mulch to completely cover unsealed ground.</p>	
	<p>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.</p>	<p>Dense and mature planting covers the majority of the site, which is intended to be retained as part of the development.</p>
Maintenance & Drainage		
<p>P12 Landscaped areas are designed in order to be maintained in an efficient manner.</p>	<p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	<p>The site is to be predominantly retained in its natural state with limited intervention maintenance required.</p>
	<p>A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p>	<p>The site is to be predominantly retained in its natural state with limited to no intervention, including irrigation, required.</p>
	<p>A12.3 Turf areas are accessible by standard lawn maintenance equipment.</p>	<p>Turf areas would be limited to that surrounding the dwelling house and would be accessible to provide standard lawn maintenance.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	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 trunk.	The site is to be predominantly retained in its natural state with existing sightlines maintained.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P15 The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p>	<p>A15.1 Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.</p>	<p>Given the nature and scale of the development external lighting is not considered necessary to meet requirements of personal safety.</p>
	<p>A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.</p>	<p>Hard surfaces will be maintained by the operator to ensure that they are not slippery.</p>
	<p>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).</p>	<p>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.</p>
	<p>A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards</p>	<p>N/A no bicycle paths proposed.</p>
Utilities & Services		
<p>P16 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.</p>	<p>No additional planting is proposed in proximity of powerlines.</p>
	<p>A16.2 All underground services are to be located under pathways and below the eaves of the Building.</p>	<p>N/A there are no underground services.</p>
	<p>A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.</p>	<p>N/A irrigation is not proposed.</p>
	<p>A16.4 Landscaping is located to enable trade persons to Access and view meters and</p>	<p>The site would be accessible to relevant tradespersons.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>other mechanical equipment within the Site.</p>	
	<p>A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.</p>	<p>Existing landscaping, which would be retained, does not inhibit access.</p>
	<p>A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land:</p> <ul style="list-style-type: none"> • in an electric line shadow; or • within 5.0 metres of an electric line shadow; or • within 5.0 metres of a substation boundary. 	<p>No landscaping in proximity to electricity lines is proposed as part of this development.</p>
	<p>A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p>	<p>No landscaping in proximity to electricity lines is proposed as part of this development.</p>
	<p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation</p>	<p>N/A the site does not adjoin electricity infrastructure.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>foliage at maturity is not within 3.0 metres of the substation boundary.</p> <p>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>	

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 house 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 house 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 house 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 house 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 house 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 house 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 house 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 house would be located in an area that has previously been disturbed and cleared. The undisturbed remnant vegetation on the site

Purpose Statement	Comment
	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 inappropriate development.	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 house, 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.
	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; 	The proposed house 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.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<ul style="list-style-type: none"> removed from an identified area of important habitat. 	
	<p>A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p>	<p>The proposed house would be sited in an existing cleared area and would be screened from view by the retained vegetation.</p>
	<p>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.</p>	<p>No fences are proposed as part of this development.</p>
	<p>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.</p>	<p>On-site infrastructure required to service the development would be located in the existing cleared and disturbed areas.</p>
	<p>A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p>	<p>No internal roads are proposed as part of the development.</p>
	<p>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.</p>	<p>No roads are proposed as part of this development.</p>
	<p>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</p>	<p>There are no identified riparian corridors in proximity of the site.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.	
	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	Not Applicable.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p>	
	<p>A4.3 The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 30 metres • Category 2 – Perennial Watercourse – 20 metres • Category 3 – Minor Perennial – 10 metres, AND buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above. <p 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,</p>	<p>There are no identified riparian corridors in proximity of the site</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>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>	
	<p>A4.4 Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>	<p>It is not proposed to undertake any development or activity within any riparian corridor as part of this development.</p>
<p><i>Use of Setback Areas/Riparian Corridors</i></p>		
<p>P5 Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.</p>	<p>A5.1 Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p>	<p>There are no identified riparian corridors in proximity of the site</p>
	<p>A5.2 The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback</p>	<p>There are no identified riparian corridors in proximity of the site.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.	
<i>Retaining & Protecting Highly Visible Areas</i>		
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

Natural Hazards Code

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

Purpose Statement:	Comment
The purpose of this Code is to ensure that development does not occur in areas prone to the natural hazard of bushfires and to minimise any risks associated with bushfires in the Shire.	The proposed development would be located in an existing cleared area with all weather access to a constructed road. The proposed siting of the development would minimise risks associated with bushfire hazard.

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

Performance Criteria	Acceptable Solutions	Comment / Compliance
Bushfire		
P1 Development does not compromise the safety of people or property from bushfire.	A1.1 Any development on land identified as High Risk Hazard on any Natural Hazards Overlay on any Locality Map complies with the relevant requirements of State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide. AND Development complies with a Bushfire Management Plan prepared for the site.	Not Applicable – the site is identified in being medium risk hazard area.
P2 Development maintains the safety of people and property by: <ul style="list-style-type: none"> • avoiding areas of High or Medium Risk Hazard; or • mitigating the risk through: <ul style="list-style-type: none"> - lot design and the siting 	A2.1 Development is located on a Site that is not subject to High or Medium Risk Hazard. OR For all development (if development is proposed to	The proposed house would be located in an existing cleared area and setback greater than 10 metres from any hazardous or retained vegetation. The site is able to be serviced by an on-site water storage facility of not

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>of Buildings; and - including firebreaks that provide adequate:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Setbacks between Building/structures and hazardous vegetation, and <input type="checkbox"/> Access for fire fighting/other emergency vehicles; <p>- providing adequate Road Access for fire fighting/other emergency vehicles and safe evacuation; and - providing an adequate and accessible water supply for fire-fighting purposes</p>	<p>be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Buildings and structures on lots greater than 2500 m²:</p> <ul style="list-style-type: none"> • are sited in locations of lowest hazard within the lot; and • achieve Setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree Height or 10 metres, whichever is the greater; and • 10 metres from any retained vegetation strips or small areas of vegetation; and • are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard. <p>Building and structures on lots less than or equal to 2500 m², maximize Setbacks from hazardous vegetation.</p> <p>AND</p> <p>For uses involving new or existing Buildings with a Gross Floor Area greater than 50 m² each lot has:</p> <ul style="list-style-type: none"> • a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure 	<p>less than 5,000 litres.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>and flow is 10 litres a second at 200 kPa); or</p> <ul style="list-style-type: none"> • an on Site water storage of not less than 5000 litres (eg. accessible dam or tank with fire brigade tank fittings, swimming pool). 	
	<p>A2.2 For development that will result in multiple Buildings or lots (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Residential lots are designed so that their size and shape allow for:</p> <ul style="list-style-type: none"> • efficient emergency Access to Buildings for fire fighting appliances (eg. by avoiding long narrow lots with long Access drives to Buildings); and • Setbacks and Building siting in accordance with 2.1 (a) above. <p>AND</p> <p>Firebreaks are provided by:</p> <ul style="list-style-type: none"> • a perimeter Road that separates lots from areas of bushfire hazard and that Road has: <ul style="list-style-type: none"> - a minimum cleared width of 20 metres; and - a constructed Road width and all-weather standard complying with Council 	<p>Not Applicable – the proposed development is a single house only.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>standards.</p> <p>OR</p> <ul style="list-style-type: none"> • where it is not practicable to comply with fire break provisions above, maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire/maintenance trails: <ul style="list-style-type: none"> - have a minimum cleared width of 6 metres; and - have a formed width and gradient, and erosion control devices to Council standards; and - have vehicular Access at each end; and - provide passing bays and turning areas for fire fighting applicants; and - are either located on public land, or within an Access easement that is granted in favour of the Council and Queensland Fire Rescue Service (QFRS). <p>AND</p> <p>sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (eg. creek corridors and other retained vegetation) to allow burning of sections and Access for bushfire response.</p> <p>AND</p>	

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <ul style="list-style-type: none"> • have a maximum gradient of 12.5%; and • exclude culs-de-sac, except where a perimeter Road isolates the development from hazardous vegetation or the culs-de-sac are provided with an alternative Access linking the cul-de-sac to other through Roads. 	
<p>P3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>A3.1 Development complies with a Bushfire Management Plan prepared for the site.</p>	<p>Not Applicable – no hazardous materials would be stored on the site in bulk.</p>



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GENUINE | VERSATILE | DEDICATED

Planning Report

Material Change of Use (Dwelling House), 276

Mossman Mount Molloy Road, Shannonvale, Lot

1 on RP735180

Prepared for John & Bev Scott

DOUGLAS SHIRE COUNCIL

Our Reference J000638

Site 276 Mossman Mount Molloy Road, Shannonvale

Date 31 October 2017

Important Note

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This Report has been prepared for John and Bev Scott for the sole purpose of making a Development Application seeking a Development Permit for Material Change of Use (Dwelling House) on land at 276 Mossman Mount Molloy Road, Shannonvale (Lot 1 on RP735180). 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.

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Signed on behalf of
Gilvear Planning Pty Ltd



Kristy Gilvear
DIRECTOR
31 October 2017

Table of Contents

1.0 Introduction	1
2.0 Summary.....	2
3.0 Site Description	4
4.0 Proposal	6
5.0 Statutory Planning Considerations	8
5.1 Planning Act 2016 (PA)	8
5.1.1 Confirmation of Development.....	8
5.1.2 Assessable Development.....	8
5.1.3 Assessment Manager	8
5.1.4 Level of Assessment	8
5.1.5 Statutory Considerations for Assessable Development	8
5.1.6 Referral Triggers	9
5.1.7 State Resource.....	9
5.1.8 Regional Plan	9
5.1.9 State Planning Policy	9
5.1.10 State Development Assessment Provisions	9
6.0 Local Planning Considerations	10
6.1 Douglas Shire Planning Scheme	10
6.1.1 Statement of Compliance	11
6.1.1.1 Rural areas and rural settlements locality code.....	11
6.1.1.2 Rural settlement planning area code.....	11
6.1.1.3 Natural hazards overlay code	11
6.1.1.4 House code	12
6.1.1.5 Secondary Codes.....	12
Landscaping code	12
Natural Areas and amenity code	12
Vehicle parking and access code	12
7.0 Summary and Conclusions.....	13

1.0 Introduction

This report has been prepared on behalf of John and Bev Scott (the 'applicant') in support of a Development Application to Douglas Shire Council, seeking a Development Permit for the Material Change of Use for the purpose of a Dwelling House on land at 276 Mossman Mount Molloy Road, Shannonvale, described as Lot 1 on RP735180 ('the subject site').

The site is located at 276 Mossman Mount Molloy Road, Shannonvale, and is described as Lot 1 on RP735180. The site is an irregular shaped allotment with an area of 9,998m² and frontage to Mossman Mount Molloy Road to the east of approximately 128 metres and to an unnamed road reserve to the south of approximately 75.5 metres.

The site is improved by a single storey shed, which is located in the south wets of the site towards the unnamed road frontage. A cleared area of approximately 950m² is located to the north east of the shed, approximately centrally on the site and the balance of the site contains mature vegetation.

The cleared area and the existing shed sit at a high point on the site with the land falling away in all direction to the lot boundaries and beyond.

The area containing the site is characterised by a residential dwellings on large allotments within the foothills with agricultural uses, predominantly cane growing, to the north. To the south the topography rises steeply as the land rises to Mount Lewis and the Mowbray National Parks.

It is proposed to build a three bedroom single detached dwelling and swimming pool on the site. The dwelling would have a total floor area of in the order of 240m² and would be located within the existing cleared area. Externally, the house would be constructed of concrete rendered walls with timber panelled gable ends and a colorbond roof. The house would contain a double garage and access would be via the existing site access.

The proposed swimming pool would be located to the north of the dwelling house within the existing cleared area. It would be modest in size with dimensions of 3.3m x 2.5m.

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: 276 Mossman Mount Molloy Road, Shannonvale

Real Property Description: Lot 1 on RP735180

Site Area/Frontage: Area: 9,998m²
Frontage, Mossman Mount Molloy Road: 128 metres
Frontage, unnamed Road: 75.5 metres

Owners: John and Beverley Scott

Easements & Encumbrances: Nil

Proposal: Material Change of Use – Dwelling house

Approvals Sought: Development Permit

Level of Assessment: Code Assessment

Zone: Rural Settlement Planning Area

Overlays (Precincts): Natural Hazards – Bushfire (Medium Risk)

Local Area Plan (Precincts): N/A

Regional Plan Designation: Regional Landscape and Rural Production Area

State Interests –

State Planning Policy:

- Environment and Heritage
 - MSES (Wildlife Habitat)
 - MSES (Regulated Vegetation – Essential habitat)
- Safety and Resilience to Hazards
 - Bushfire prone area (High Potential Bushfire Intensity and Potential Impact Buffer)

**State Interests –
SARA Mapping:**

Native Vegetation Clearing

- Category B on the regulated vegetation management map;
- Category A or B that is least concern regional ecosystem;
- Coastal bioregions and subregions
- Essential habitat

Referral Agencies:

Nil

State Development

N/A

Assessment Provisions:

3.0 Site Description

The site is located at 276 Mossman, Mount Molloy Road, Shannonvale, and is described as Lot 1 on RP735180. The site is an irregular shaped allotment with an area of 9,998m² and frontage to Mossman Mount Molloy Road to the east of approximately 128 metres and to an unnamed road reserve to the south of approximately 75.5 metres.

The site is improved by a single story shed, which is located in the south west of the site towards the unnamed road frontage. A cleared area of approximately 950m² is located to the north east of the shed, approximately centrally on the site and the balance of the site contains mature vegetation.

The cleared area and the existing shed sit at a high point on the site with the land falling away in all direction to the lot boundaries and beyond.

The area containing the site is characterised by a residential dwellings on large allotments within the foothills with agricultural uses, predominantly cane growing, to the north. To the south the topography rises steeply as the land rises to Mount Lewis and the Mowbray National Parks.

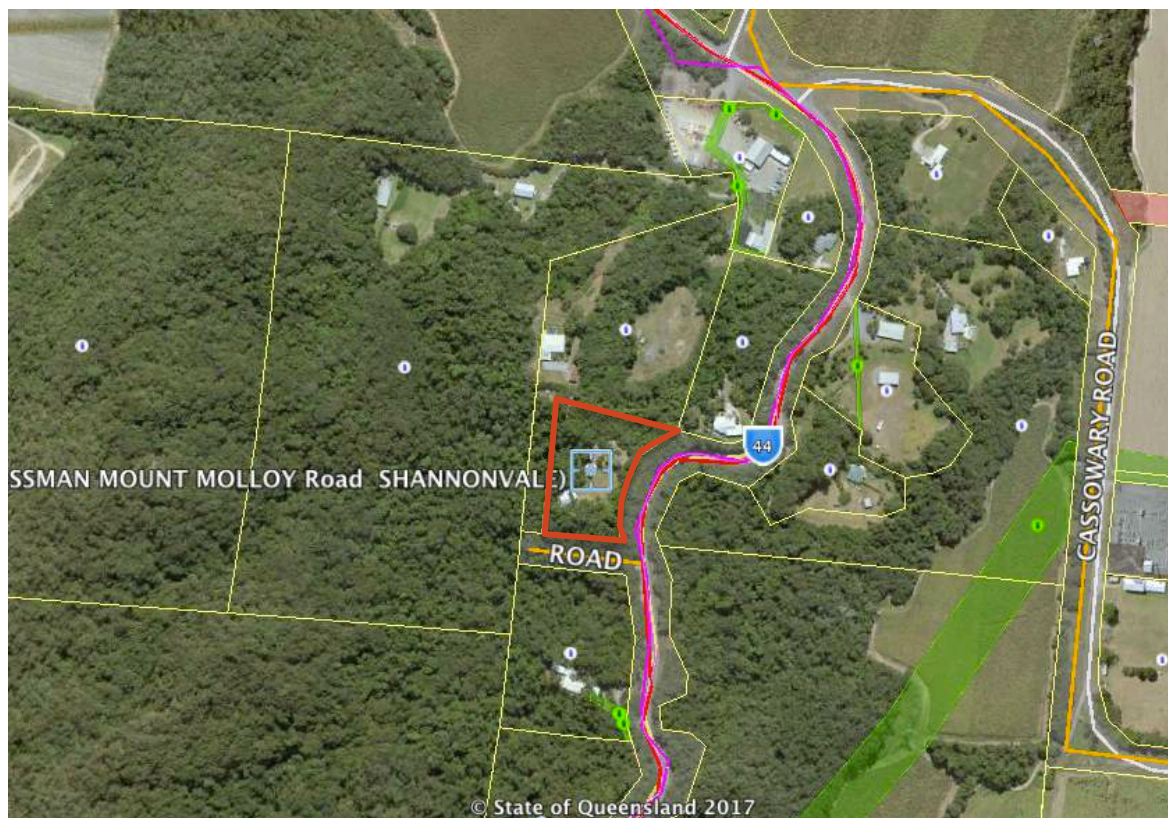


Photo 1: Aerial View of Site (source: Qld Globe)



Photo 2: Aerial View of Site (source: Qld Globe)

4.0 Proposal

It is proposed to develop the site with a three bedroom single detached dwelling and swimming pool. The dwelling would have a total floor area of in the order of 240m² and would be located within the existing cleared area. Externally, the house would be constructed of concrete rendered walls and weatherboard with timber panelled gable ends and a colorbond roof. The house would contain a double garage and access would be via the existing site access. A schedule of the external colours and materials is provided below:

ELEMENT	MATERIAL	COLOUR
Roof:	Colorbond	Shale Grey
Blockwork:	Rendered Granite	Dulux - Snowy Mountain Half
Fascia, Barge, Gable Ends, Spouting:	Various	Dulux - Basalt
Weatherboard:	Timber	Dulux - Shale Grey
Garage Door:	Metal	Dulux – Shale Grey
Front Door:	Timber	Dulux - Basalt

The proposed swimming pool would be located to the north of the dwelling house within the existing cleared area. It would be modest in size with dimensions of 3.3m x 2.5m.

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:	9,998m ²
Frontage:	Mossman Mount Molloy Road – 128 metres. Unnamed Road – 75.5 metres
Site Cover:	< 5%
Height (m/storey)	2.635 to underside of the ceiling.
Setbacks	Min. 14.765m to Mossman Mount Molloy Road

Access: Via an existing access off Mossman Mount Molloy Road.

Parking 2 garaged spaces.

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
Material Change of Use - Dwelling House	Rural Areas and Rural Settlements 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. The site has already been established for the purpose of a dwelling house, consequently, it is not considered 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:

- Environment and Heritage
 - MSES (Wildlife Habitat)
 - MSES (Regulated Vegetation – Essential habitat)
- Safety and Resilience to Hazards
 - Bushfire prone area (High Potential Bushfire Intensity, in part, and Potential Impact Buffer).

In respect of the Matters of State and Environmental Heritage, the proposed dwelling house would be located in an existing cleared area and no further vegetation removal would be required to facilitate the development. The siting of the proposed dwelling house has been selected to minimise disturbance to the Matters of State Environmental Significance.

Similarly, in respect of Safety and Resilience to Hazards, the location of the proposed dwelling in an existing cleared area would mitigate the risk to people and property and the sites direct accessibility to a major road provides a suitable means of escape. It is considered that the siting and means of access to the site mitigates the risk to people and property to an acceptable level.

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
Rural Areas and Rural Settlement Locality Code	Applies	Able to Comply with the relevant Performance Criteria and Acceptable Solutions.
Rural Settlement Planning Area Code	Applies.	Complies with the relevant Performance Criteria.
Natural Hazards Overlay Code	Applies	The site is located in an existing cleared area with good access to an all weather road and separated from any hazardous vegetation. Bushfire risk would be minimised by the siting of the proposed house.
House Code	Applies	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 RURAL AREAS AND RURAL SETTLEMENTS LOCALITY CODE

The proposed house would not be located on land used for primary industry and would not result in the alienation of agricultural land from primary industry purposes. It would be located in an existing cleared area and would not require the removal of any additional vegetation and the finish of the proposed dwelling house would blend into the environment and would not adversely affect the scenic value of the shire. Electricity and telecommunications infrastructure are available to the site and a water tank would provide the required water supply. Waste water disposal can be adequately accommodated on site as demonstrated by **the onsite effluent disposal report, prepared by Earth Test, is attached as Attachment 3.**

The proposed development is able to satisfy the Purpose and relevant Performance Criteria and Acceptable Solutions of the code.

6.1.1.2 RURAL SETTLEMENT PLANNING AREA CODE

The proposed development of a dwelling house on the site is consistent with the semi rural character of the settlement area and represents the development of a rural residential living allotment for rural lifestyle purposes. The proposed house would be located in an existing cleared area to ensure the retention of existing remnant vegetation on the site and would be located on land that is not used for rural purposes and would be subservient to the landscape values of the area.

The ultimate development would have a site cover that does not exceed that required by the Acceptable Solutions; however the existing shed would be greater than that identified for an outbuilding. Notwithstanding, the built form would remain subservient to the natural environment and character of the area.

The setbacks would not comply with the Acceptable Solutions due to the location of the house in an existing cleared area; however the dwelling would be effectively separated from the road and view external to the site by virtue of the dense planting to the boundaries and the topography of the site being elevated above the road. The proposed siting would maintain the natural character of the areas and achieve effective separation from the road and neighboring properties.

The proposed development is able to satisfy the Purpose and relevant Performance Criteria and Acceptable Solutions of the code.

6.1.1.3 NATURAL HAZARDS OVERLAY CODE

The proposed house would be sited in an existing cleared area identified in the medium bushfire hazard risk area with sufficient separation from any hazardous or retained vegetation.

The proposed development is able to satisfy the Purpose and relevant Performance Criteria and Acceptable Solutions of the code.

6.1.1.4 HOUSE CODE

The proposed development would be a single dwelling to be used by a single household with two car parking spaces accommodated within an enclosed garage.

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 Purpose and relevant Performance Criteria and Acceptable Solutions of the code.

6.1.1.5 SECONDARY CODES

LANDSCAPING CODE

The site is heavily landscaped and the house would be located in an existing clear area to retain as much of the existing landscaping and vegetation as possible to maintain the existing landscape character.

The proposed house would be screened from views external to the site by the existing dense vegetation to the site and no additional landscaping or significant planting is proposed or required to achieve the Purpose and relevant Performance Criteria and Acceptable Solutions of the code.

NATURAL AREAS AND AMENITY CODE

The proposed house 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 house would be screened from view by the existing 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 Purpose and relevant Performance Criteria and Acceptable Solutions of the code.

VEHICLE PARKING AND ACCESS CODE

The proposed house would be accessed via the existing access of Mossman Mount Molloy Road with on-site car parking provided by a double garage directly accessible from the house. Car parking would be provided to meet the needs of the visitors to this minor development.

The proposed development is able to satisfy the Purpose and relevant Performance Criteria and Acceptable Solutions of the code.

7.0 Summary and Conclusions

This report has been prepared on behalf of John and Bev Scott (the 'applicant') in support of a Development Application to Douglas Shire Council, seeking a Development Permit for the Material Change of Use for the purpose of a Dwelling House on land at 276 Mossman Mount Molloy Road, Shannonvale, described as Lot 1 on RP735180 ('the subject site').

The site is an irregular shaped allotment with an area of 9,998m² and frontage to Mossman Mount Molloy Road to the east of approximately 128 metres and to an unnamed road reserve to the south of approximately 75.5 metres.

The site is improved by a single storey shed, which is located in the south west of the site towards the unnamed road frontage. A cleared area of approximately 950m² is located to the north east of the shed, approximately centrally on the site and the balance of the site contains mature vegetation.

The cleared area and the existing shed sit at a high point on the site with the land falling away in all direction to the lot boundaries and beyond.

The area containing the site is characterised by a residential dwellings on large allotments within the foothills with agricultural uses, predominantly cane growing, to the north. To the south the topography rises steeply as the land rises to Mount Lewis and the Mowbray National Parks.

It is proposed to build a three bedroom single detached dwelling and swimming pool on the site. The dwelling would have a total floor area of in the order of 240m² and would be located within the existing cleared area. Externally, the house would be constructed of concrete rendered walls with timber panelled gable ends and a colorbond roof. The house would contain a double garage and access would be via the existing site access.

The proposed swimming pool would be located to the north of the dwelling house within the existing cleared area. It would be modest in size with dimensions of 3.3m x 2.5m.

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

Attachment 2

CODE COMPLIANCE

Attachment 3

ONSITE WASTEWATER DISPOSAL REPORT

Rural Areas and Rural Settlements Locality Code

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

Purpose Statement: The purpose of this Code is to facilitate the achievement of the following outcomes for the Rural Areas and Rural Settlement Locality:	Comment
Retain rural areas for primary industry.	The propose development of a dwelling house would not be on land used for primary industry and would not result in the alienation of agricultural land from primary industry purposes.
Conserve the rural character and rural landscape elements as important and distinctive to the scenic value of the Shire.	The proposed dwelling house would be located in an existing cleared area and would not require the removal of any additional vegetation. The finish of the proposed dwelling house would blend into the environment and would not adversely affect the scenic value of the shire.
Protect rural areas from encroachment by incompatible urban development.	The propose development of a dwelling house would not be on land used for primary industry and would not result in the alienation of agricultural land from primary industry purposes.
Protect and conserve valuable riverine vegetation and systems in rural areas.	The proposed development would not be adjacent any riverine areas.
Retain the rural lifestyle opportunities and amenity of rural settlement areas with no further compromise to surrounding productive rural areas.	The proposed dwelling house would be on an existing rural lifestyle block and would not result in the alienation of agricultural land from primary industry purposes.
Ensure rural settlement areas remain unobtrusive and have no detrimental impact on the Scenic Amenity of surrounding rural areas.	The proposed dwelling house would be sited in an existing cleared area and would be screened from view by existing vegetation.
Facilitate any future land use aspirations of the local Indigenous communities which are compatible with achieving the other planning outcomes for the Area	Not Applicable.

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		
<p>P1 Buildings and structures complement the Height of surrounding development and/or are subservient to the surrounding environment and are in keeping with the character of the Locality.</p>	<p>A1.1 In all Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.</p>	<p>The proposed development, at one storey, would be less than 6.5 metres in total height.</p>
<p>P2 Development is connected to all urban services or to sustainable on Site infrastructure services.</p>	<p>A2.1 Development is connected to available urban services by underground connections, wherever possible.</p> <p>AND/OR</p> <p>Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.</p> <p>OR</p> <p>Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a</p>	<p>The proposed development would be connected to power and telecommunication services.</p> <p>A rainwater tank would be provided on site and is illustrated on the proposal plans to provide water supply.</p> <p>Submitted with the application is an onsite waster water disposal report that demonstrates that the site can provide on site waste water services.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting.</p> <p>AND</p> <p>An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.</p> <p>AND</p> <p>On-site sewerage facilities are provided in accordance with the Onsite Sewerage Code</p>	
<p>P3 Landscaping of development Sites complements the existing rural character of the Locality.</p>	<p>A3.1 Landscaping utilises predominantly native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality.</p> <p>AND</p> <p>A minimum of 60% of the total proposed species are endemic or native species.</p>	<p>The proposed dwelling house would be located within an existing cleared area. Any additional landscaping would be minimal and would comprise predominantly native species.</p>
<p>P4 Development Sites are provided with efficient and safe vehicle Access and maneuvering</p>	<p>A4.1 All Roads, driveways and maneuvering areas on Site and adjacent to the Site are designed and</p>	<p>Access to the site would be via the existing access form Mossman Mount Molloy Road, which is constructed to a satisfactory</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>areas on Site and to the Site, to an acceptable standard for the Locality.</p>	<p>maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	<p>standard. The site also contains sufficient space to accommodate the turning movements of any vehicle.</p>
<p>Protecting Rural / Rural Settlement Amenity – General</p>		
<p>P5 Industrial development in a rural area relies on or has a strong nexus with the primary rural activity undertaken on Site or in the surrounding area.</p>	<p>A5.1 Any industrial development is limited to rural industrial activities which, by necessity, are related to primary industries in the surrounding area and require a rural location and where an urban location is inappropriate.</p>	<p>Not Applicable – No industrial development proposed.</p>
<p>P6 Any community facilities or service infrastructure located in a rural area or rural settlement areas are sited to protect the general amenity and the visual amenity of the surrounding rural area/rural settlement area.</p>	<p>A6.1 Community facilities are only sited in a rural area or a rural settlement area by necessity and where an urban location is inappropriate.</p>	<p>Not Applicable – No community facilities proposed.</p>
	<p>A6.2 Community facilities are screened from adjacent Roads by landscape buffers of Dense Planting a minimum of 5 metres in width.</p> <p>AND</p> <p>All side and rear boundaries are provided with Dense Planting for a minimum width of 1.5 metres.</p>	<p>Not Applicable – No community facilities proposed.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P7 Rural settlement areas are visually unobtrusive in the rural landscape to protect the integrity of the rural areas as a dominant landscape element of high quality.</p>	<p>A7.1 The old Rocky Point School Site is developed for residential purposes in accordance with the following:</p> <ul style="list-style-type: none"> • reconfiguration is in accordance with the Rural Settlement Planning Area requirements specified in Table 1 of the Reconfiguring a Lot Code and all the relevant requirements of the Reconfiguring a Lot Code, taking account of the existing topography of the Site. <p>AND</p> <p>The remnant vegetation on the western boundary of the Site is dedicated as public park.</p>	<p>Not Applicable.</p>
<p>P8 Areas at Rocky Point included in the Residential 1 Planning Area maintain the integrity of the dominant landscape qualities of the area and ensure safe Access onto Mossman-Daintree Road.</p>	<p>A8.1 The minimum lot size in this area is 3500 m².</p> <p>AND</p> <p>Any proposed reconfiguration of existing lots in this area only occurs utilising the Access driveway servicing the existing lot, by including reciprocal Access easements over the existing Access driveway for any additional lots.</p>	<p>Not Applicable.</p>
	<p>A8.2 Any new lots are included in a Designated</p>	<p>Not Applicable.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>Development Area (DDA) identified on the proposal plan of reconfiguration and ultimately, on the registered survey plan.</p>	
	<p>A8.3 Development located within a Designated Development Area is sited where Clearing is limited to a maximum area of 800 m² of the Site or 4% Site Coverage of the Site, whichever is the lesser. (The 800m² area of Clearing does not include an access driveway.)</p> <p>OR, ALTERNATIVELY</p> <p>If a greater part of the Site is to be cleared, that part of a Site not cleared is to be included in a Conservation Covenant to protect the integrity of the natural environment.</p>	Not Applicable.
	<p>A8.4 Clearing is limited to the DDA and the DDA is sited on that part of the lot which is least constrained by slope, vegetation or Access constraints, and does not require extensive cut and fill and/or complex geotechnical solutions.</p>	Not Applicable.
	<p>A8.5 The DDA is sited so that the development of a House does not obstruct the views from any adjacent existing Houses.</p> <p>AND</p>	Not Applicable.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>Ensures the new House is not visually prominent from adjacent public viewing points, such as Mossman-Daintree Road and Rocky Point.</p>	
<p>P9 Development of Lot 32 on RP 850495, Vixies Road, Wonga Beach is connected to urban services.</p>	<p>A9.1 Any future reconfiguration of Lot 32 on RP 850495 for Rural Settlement purposes only occurs in association with connection to reticulated sewerage and water supply servicing Wonga Beach.</p>	<p>Not Applicable.</p>
<p>P10 The development of part of Lots 10 and 11 on SP 132055 for residential purposes is undertaken to protect the environmental values of the site and the scenic amenity of the local area.</p>	<p>A10.1 Residential development occurs on the more gently sloping part of the site, elevated above the steep bank adjacent to Mossman-Daintree Road.</p> <p>AND</p> <p>The area appropriate for residential development is determined on the basis of contour and vegetation surveys of the site.</p> <p>AND</p> <p>Only one access point from the site to the State-Controlled Road is permitted.</p> <p>AND</p> <p>At reconfiguration stage a broad vegetation screen is provided along the</p>	<p>Not Applicable.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>elevated frontage of the site to the Mossman-Daintree Road so that the residential development is screened from the road.</p> <p>AND</p> <p>The balance of the site is protected from clearing to maintain the forested mountain landscape and no further reconfiguration of the balance area occurs.</p>	
Protection of Scenic Amenity and Natural Values		
<p>P11 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality.</p>	<p>A11.1 No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>The proposed dwelling would be located within an existing cleared area to minimise the impact of the development on the existing vegetation on the site.</p>
Indigenous Interests		
<p>P12 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.</p>	<p>A12.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.</p>	<p>Not Applicable.</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 provide two covered car parking spaces for the residents of the house.
Sufficient bicycle parking and end of trip facilities are provided on-Site to cater for customer and staff	Dedicated cycle parking is not considered necessary in this instance.
On-Site parking is provided so as to be accessible and convenient, particularly for any short-term use.	The car parking spaces would be directly accessible from the 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 Mossman Mount Molloy Road.

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	A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of	The proposed development requires two car parking spaces, which are provided.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>be generated by the use or uses of the Site, having particular regard to:</p> <ul style="list-style-type: none"> • the desired character of the area in which the Site is located; • the nature of the particular use and its specific characteristics and scale; • the number of employees and the likely number of visitors to the Site; • the level of local accessibility; • the nature and frequency of any public transport serving the area; • whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building; • whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and, • whether or not the use involves the retention of significant vegetation. 	<p>this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	
<p>Parking for People with Disabilities</p>		

Performance Criteria	Acceptable Solutions	Comment / Compliance
P2 Parking spaces are provided to meet the needs of vehicle occupants with disabilities.	A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows: <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 2 spaces; • All other uses – 1 space. 	Dedicated spaces are not considered necessary in this instance.
	A2.2 For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows: <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. 	Not Applicable
Motor Cycles		
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: <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 	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.	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.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>vehicle fleet that uses the parking; and,</p> <ul style="list-style-type: none"> • it is not a reflection of the lower cost of providing motorcycle parking. 		
Compact Vehicles		
<p>P4 A proportion of the parking spaces provided may be for compact vehicles.</p> <p>The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> • compact vehicles spaces are not available to non-compact vehicles; and, • it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and, • compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and, • the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces. 	<p>A4.1 For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> • compact vehicle parking does not exceed 10% of total vehicle parking required; and, • the parking location is proximate to the entry locations for parking users; and, • the parking provided complies with other elements of this Code. 	<p>Not Applicable.</p>
Bicycles Parking		
<p>P5 Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles</p>	<p>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</p>	<p>No bicycle parking is required.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
expected to be generated by the use or uses.	uses.	
Vehicular Access to the Site		
<p>P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> • the amount and type of vehicular traffic; • the type of use (eg long-stay, short-stay, regular, casual); • Frontage Road traffic conditions; • the nature and extent of future street or intersection improvements; • current and future on street parking arrangements; • the capacity of the adjacent street system; and • the available sight distance. 	<p>A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards. AND Where the Site has Frontage to more than one street, the Access is from the lowest order street.</p>	<p>No additional vehicle access is proposed as part of this development. Access would form the existing driveway off Mossman Mount Molloy Road.</p>
	<p>A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p>	<p>Not Applicable</p>
	<p>A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	<p>Not Applicable</p>
Accessibility and Amenity for Users		
<p>P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not</p>	<p>A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to</p>	<p>All car parking spaces would be conveniently located for the visitors to the site.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
detract from an attractive or existing streetscape character.	<p>the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p>AND</p> <p>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.</p>	
P8 The layout of parking areas provides a high degree of amenity and accessibility for different users.	<p>A8.1 The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. 	The car parking spaces would be directly accessible from the house.
	<p>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.</p>	Not Applicable
Access Driveways		
P9 The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the	A9.1 Access driveways are designed in accordance with the provisions of the relevant Australian	It is proposed to retain the existing driveway to the site as part of this development.

Performance Criteria		Acceptable Solutions	Comment / Compliance
	disruption of vehicular, cyclist and pedestrian traffic.	Standards.	
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.	Dedicated spaces and access are not considered necessary in this instance.
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.	Dedicated access not considered necessary in this instance.
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	The proposed car parking has been designed to meet the relevant Australian Standards and the needs of the prospective residents.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>relevant Australian Standards.</p> <p>AND</p> <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</p>	

Performance Criteria		Acceptable Solutions	Comment / Compliance
		Australian Standards.	
		A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.	Dedicated spaces are not considered necessary in this instance.
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: AND <ul style="list-style-type: none"> upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code; • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and • drain adequately and in such a way that adjoining and downstream land is not adversely affected. 	The onsite driveway and car parking areas would be maintained at the existing standard.
		A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.	The garage would be maintained in a suitable condition for parking.
Vehicle Circulation, Queuing and Set Down Areas			
P16	Sufficient area or appropriate circulation arrangements are provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.	A16.1 Circulation and turning areas comply with the provisions of the relevant Australian Standards.	All vehicles would be able to enter and leave the site in a forward gear.
P17	An on-Site circulation system provides safe and practical Access to all	A17.1 Circulation driveways comply with the provisions of the relevant Australian	Given the minor nature of the development, all vehicles would be able to practically access those

Performance Criteria	Acceptable Solutions	Comment / Compliance
parking, loading/unloading and maneuvering areas.	Standards.	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 AUSTRROAD Guidelines.	Not Applicable

Rural Settlement Planning Area Code

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

Purpose Statement:	Comment
The purpose of this Code is to facilitate the achievement of the following outcomes for the Rural Settlement Planning Area:	
Maintain and enhance the natural or semi-rural character of these settlement areas.	The proposed development of a dwelling house on the site is consistent with the semi rural character of the settlement area.
Protect areas of vegetation, riparian corridors and wildlife corridors.	The proposed house would be located in an existing cleared area to ensure the retention of existing remnant vegetation on the site.
Identify and provide for low density rural residential living in a limited number of areas in the Shire.	The proposed development represents the development of a rural residential living allotment for rural lifestyle purposes.
Ensure residential development remains subservient to the rural character of the area.	The proposed dwelling house would be located on land that is not used for rural purposes and would be subservient to the landscape values of the area.

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 Rural Settlement Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area	The proposed development is not identified as an inconsistent use.
Site Coverage		
P2 The built form is subservient to the natural environment or the rural	A2.1 The maximum Site Coverage for all Buildings (including Outbuildings) contained on	The proposed dwelling house would have a site cover of in the

Performance Criteria	Acceptable Solutions	Comment / Compliance
character of the area.	an allotment is 450 m2	order of 240m ² and the existing outbuilding has a site cover of less than 150m ² . The total site coverage of the site would be less than 450m ² .
	A2.2 An Outbuilding used for purposes ancillary to a House has a maximum Site Coverage not greater than 20% of the total Site Coverage specified in A2.1 above.	The existing outbuilding would have a site cover of greater than 20% of the site cover associated with the dwelling house. However, it is currently located in the site and is situated such that it is not visible from vantage points external to the site and is subservient to the rural character of the site.
Building Setbacks		
<p>P3 Buildings are Setback to:</p> <ul style="list-style-type: none"> maintain the natural or rural character of the area; and achieve separation from neighbouring Buildings and from Road Frontages. 	<p>A3.1 Buildings are Setback not less than:</p> <ul style="list-style-type: none"> a minimum of 40 metres from the property boundary adjoining a State-Controlled Road; or a minimum of 25 metres from the property boundary adjoining the Cape Tribulation Road Frontage; or 20 metres from the property boundary adjoining any other Road; and 6 metres from side and rear property boundaries. 	<p>The proposed dwelling house setbacks do not comply with the acceptable solution.</p> <p>The proposed setbacks are considered to comply with the performance Criteria.</p> <ul style="list-style-type: none"> The building would be established within an existing cleared area and screened from view from Mossman Mount Molloy Road by virtue of topography and existing established vegetation and the natural character of the area would not be affected. The existing vegetation and the topography effectively achieve the separation from the road, whilst the nearest dwelling house and

Performance Criteria		Acceptable Solutions	Comment / Compliance
			buildings to the proposed development are in excess of 100 metres away.
P4	Buildings/structures are screened from any adjacent Road to maintain the natural or rural character of the area.	A4.1 At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is landscaped with Dense Planting	An existing heavily vegetated buffer of a minimum of 10 metres is located along all road frontages. Further more the alignment of Mossman Mount Molloy Road is such that a further buffer of approximately 20 metres is provided within the road reserve.
Scenic Amenity			
P5	Buildings/structures are designed to maintain the low-density rural settlement character of the area and sited to minimise impacts on the environment and Scenic Amenity values of the area.	A5.1 White and shining metallic finishes are avoided on external surfaces in prominent view.	The element of the building that would be visible external to the site is predominantly the roof, which would be shale grey to complement the character of the area.
P6	Buildings/structures are sited to achieve the retention of native trees and protect existing Watercourses, riparian vegetation and wildlife corridors ²⁶	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 dwelling house would be located within an existing cleared area on the site to avoid the removal of vegetation.
Sloping Sites			
P7	Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	A7.1 Building/structures are Erected on land with a maximum slope not exceeding 15%. OR Development proposed to be	The proposed dwelling house would be erected on that part of the site with a slope less than 15%.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>	
<p>P8 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.</p>	<p>A8.1 A split-level building form is utilised.</p>	<p>Not Applicable – The house would not be sited on sloping land.</p>
	<p>A8.2 A8.2 A single plane concrete slab is not utilised.</p>	
	<p>A8.3 A8.3 Any voids between the floor of the Building and</p>	

Performance Criteria	Acceptable Solutions	Comment / Compliance
	Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.	
P9 Development on sloping sites minimizes any impact on the landscape character of the surrounding area.	A9.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	Not Applicable -The house would not be sited on sloping land.
P10 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.	A10.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Not Applicable – the house would not be sited on sloping land and the minor scale of the development in the context of the site would not have an adverse impact on stormwater flows.
Sustainable Siting and Design of Houses on Sloping Sites and/or on land where the Natural Areas and Scenic Amenity Code is triggered		
P11 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing	A11.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800 m2 and is sited clear of the High Bank of any Watercourse. EXCEPT In the World Heritage Areas and Environs Locality and the Settlement Areas North of the Daintree River Locality where the maximum clearing is limited to 700m2 . (The 800m2 /700m2 area of Clearing does not include an access driveway.)	The house would be located in an existing cleared area.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	A11.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.	Not Applicable – the house would be located in an existing cleared area.
P12 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A12.1 A House is effectively screened from view by existing native trees planted in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	The house would be screened by dense vegetation to all site boundaries with a minimum depth of 10 metres.
P13 The exterior finishes of a House complements the surrounding natural environment.	A13.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.	The exterior finishes of the house would be non-reflective and of a colour to complement the surrounding vegetation and viewshed.
P14 A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A14.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	The building incorporates large eaves, expansive windows and a large outdoor area to ensure that the building is efficient and functional in a tropical rainforest environment.

REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 21153192

This is the current status of the title as at 10:49 on 14/09/2009

REGISTERED OWNER

Dealing No: 712718953 09/09/2009

JOHN SELWYN SCOTT
BEVERLEY LYNNETTE SCOTT JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 735180
 County of SOLANDER Parish of VICTORY
 Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20138172 (POR 19V)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED

712718953 TRANSFER

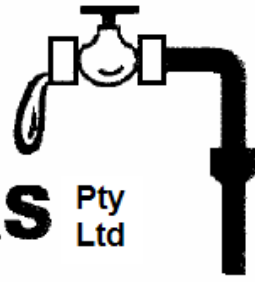
** End of Confirmation Statement **

M G Locke
Registrar of Titles and Registrar of Water Allocations

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BOLT BURCHILL TRANTER LAWYERS
Office: CAIRNS
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**PLUMBING
& ROOF
CONTRACTORS** Pty
Ltd



18 Mowbray River Rd
MOWBRAY, PORT DOUGLAS QLD 4877

PH: 0418 187 376

ON SITE SEWERAGE FACILITIES

SITE ASSESSMENT & DESIGN

NQ Homes Tropical Living

Site Evaluator:

Brian Petrus

Signature:

Date:

01/11/2017

Address

Lot 1 Mossman-Mt Molloy Rd
Shannonvale, Mossman

Site & Soil Assessment

BP Plumbing Contractors Pty Ltd

ABN: 49 097 270 472
BSA: 896522
18 Mowbray River Rd
Mowbray, Port Douglas
QLD 4877

Telephone: 0418 187 376
Email: bpplumb@bigpond.net.au

1st November 2017

Chief Executive Officer
Douglas Shire Council
64-66 front St
Mossman QLD 4873

Dear Sirs,

Re: On-site Wastewater Disposal – Lot 1 Mossman-Mt Molloy Rd, Shannonvale

This is to certify that Brian Petrus of BP plumbing Contractors Pty Ltd has designed the on-site wastewater disposal system for the above mentioned site in accordance with the following Australian Standards and specifications

- ❖ AS/NZS1547 - On-site Domestic Wastewater Management
- ❖ - Plumbing & Drainage Act 2012
- ❖ - Standard Plumbing & Drainage Regulation 2003
- ❖ - Qld Plumbing & Wastewater Code
- ❖ - Plumbing Code of Australia]
- ❖ AS/NZS3500 - Plumbing & Drainage

Location Details:

- Suburb/Town: - Mossman
- Survey Plan Details: - Lot 1 RP 735180
- Total Area: - 2000m2
- Local Government Authority: - Douglas Shire Council

Owner Details:

- Owner: - BL & JS Scott
- Address: - C/- NQ Homes Tropical Living

Site & Soil evaluation for an onsite sewerage system

❖ **Description** - 3 bedroom residence

❖ **Water Supply Source** - Town water

❖ **Site Details**

Existing vegetation - Short grass
 Slope - Nil
 Soil Drainage - Imperfectly drained
 Water Course - >10m
 Flooding Potential - Nil
 Existing Buildings - Nil
 Water Table - >2.0
 Water Bore/Well - Nil
 Predominant wind direction - South Easterly

❖ **Site Stability**

Is expert Evaluation necessary - No

❖ **Climate** - Port Douglas Area

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Mean Rainfall (mm)	394	424	425	204	72	49	26	25	32	49	108	205	2013
Evapotranspiration (ET, mm)	112	98	99	89	88	90	93	93	97	104	108	112	1183

Source: Australian Bureau of Meteorology

❖ Separation Distances

The following separation distances should be adapted as per on-site sewerage code

Feature	Recommended Horizontal Distance	Measured Distance
Footings of Buildings	Boundaries of land application areas should be positioned at least 2.0 metres downslope, 4.0metres upslope from the footing or where the site is flat, 2.0 metres from any point of the building	
Property boundaries, pedestrian paths & walkways, recreation areas	Boundaries of land application areas should be positioned at least 2.0 metres downslope, 4.0 metres upslope from the footing or where the site is flat, 2.0 metres from any point of the feature.	
Retaining wall footings	Boundaries of land application areas should be positioned at least 2.0 metres downslope, 4.0 metres upslope from the footing or where the site is flat, 6.0 metres from any point of the retaining wall footing.	
In ground swimming pool	6.0 metres from any point of the swimming pool.	
In ground portable water tank	Primary Effluent – 15 metres from the boundary of the land application area. Secondary Effluent – 6 metres from the boundary of the land application area.	
Note: The separation distances are recommended only. The local government may upon considering the public health and environmental risks reduce or increase the distances given in the table		

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

Soil Properties - CAT 4 Silty Clay DLR 20

❖ **Design Criteria**

Proposed development	-	3 bedroom residence
No of persons using facilities	-	4.5 persons
Design flow rate with standard water reduction fixtures	-	150L / per day
Total Flow Rate	-	165L / per day
DLR	-	20

❖ **Reserve/Secondary Area**

AS 1547-2000 requires a reserve area of 100% of the design area to be available for future replacement of the land application facility.

Reserve/Secondary area available

❖ Disposal System Required

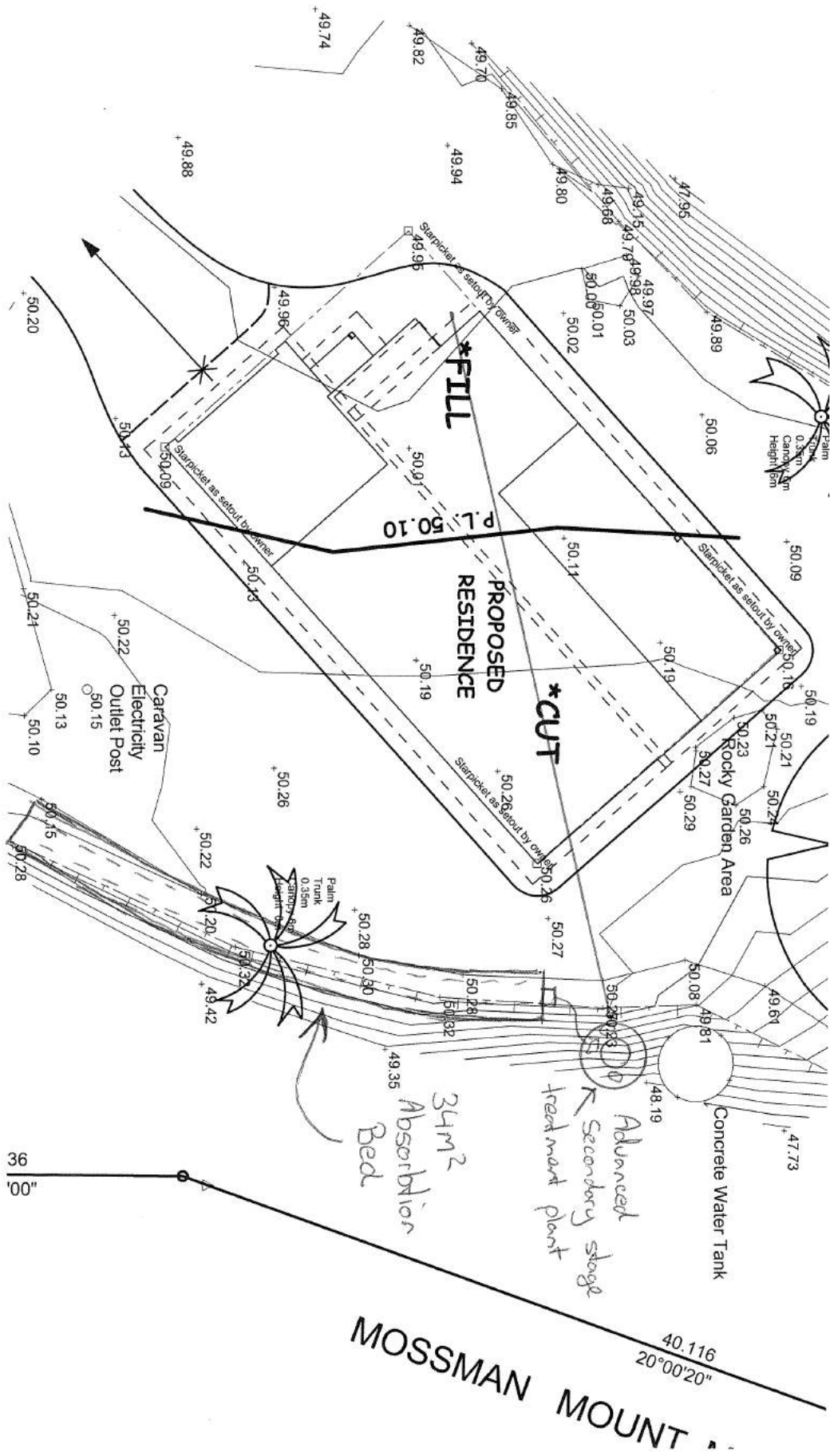
Provide an onsite disposal system to secondary stage treatment

Disposal Area required with the use of standard water reduction fixtures inc 6/3L water closets, shower flow restrictors, aerator outlets & water conserving automatic washing machines

$$\begin{aligned}\text{Disposal area} &= \frac{\text{volume of effluent in litres / day}}{\text{design loading rate in mm / day}} \\ &= \frac{150\text{L /day}}{675\text{mm /day}} \\ &= 34\text{m}^2 \text{ irrigation / disposal area}\end{aligned}$$

PROPOSED SYSTEM

To comprise of an advanced secondary stage treatment plant with 34m² of absorption bed as per attached plans



36
00

MOSSMAN MOUNT
40.116
20°00'20"

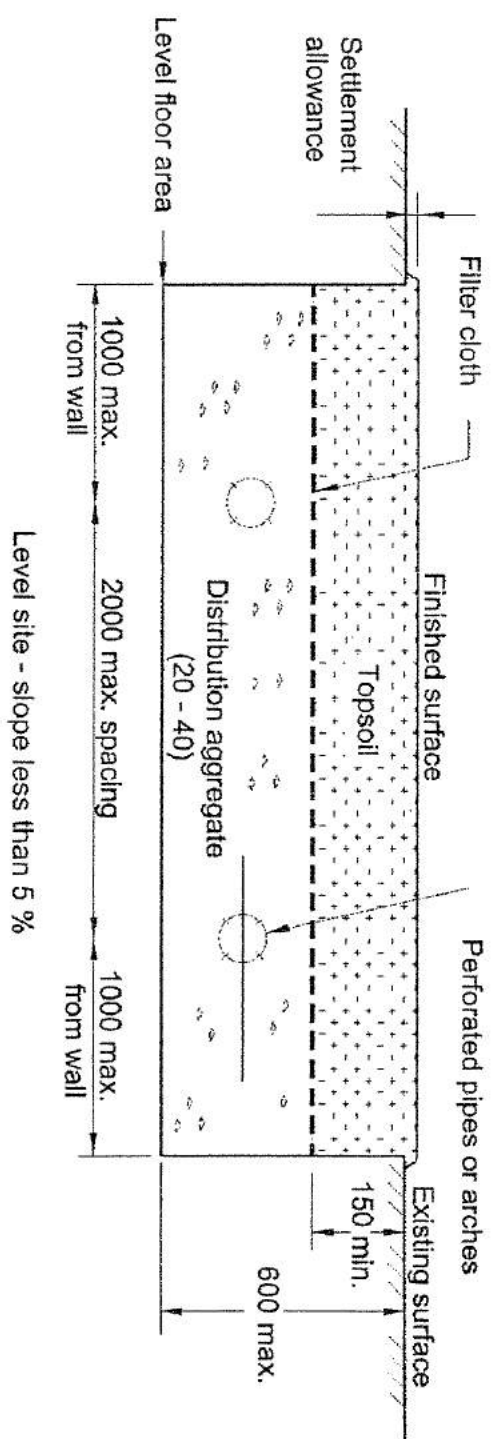


FIGURE 4.5A5 CONVENTIONAL BED

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