

# PLANNING PLUS

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81 McLeod Street Cairns QLD  
PO Box 8046 Cairns QLD 4870

**Our Ref:** 16-17\L000639  
**Date:** 26 August 2016

Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN QLD 4873

**Via: Smart eDA**

Dear Sir

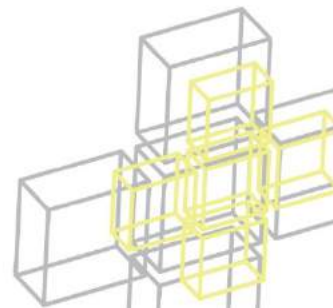
**RE: APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR 'HOUSE' OVER LAND LOCATED AT 354 MOWBRAY RIVER ROAD, MOWBRAY, DESCRIBED AS LOT 92 ON SP121802**

Planning Plus Pty Ltd has been engaged by Kim and Pauline Christensen ('The Applicant') to prepare and lodge the abovementioned development application.

In support of the application, please find **attached**:

- Completed IDAS Forms 1, and 5 (**Annexure A**); and
- Payment of the relevant application fee of **\$306.00** in accordance with Council's 2016/17 Schedule of Fees & Charges.

In addition to the above, the following submission has been prepared to assist Council and other relevant authorities with their assessment of the application.



## 1.0. Site Information

### 1.1. Site Details

Key details of the subject site include:

<b>Address:</b>	354 Mowbray River Road, Mowbray QLD 4877
<b>Real Property Description:</b>	Lot 92 on SP121802 <i>Refer to <b>Figure 1</b> – Google Earth Globe Image</i>
<b>Site Area:</b>	4,810m <sup>2</sup>
<b>Land Owner:</b>	Kim Christensen Pauline Christensen <i>Refer to <b>Annexure B</b> –Title Search</i>

### 1.2. Planning Context

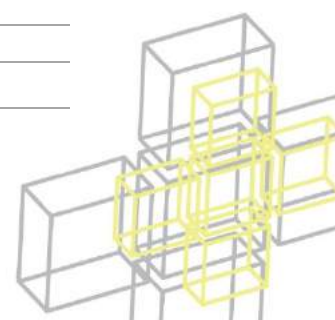
The planning context of the site includes:

<b>Regional Plan designation:</b>	Rural Living Area.
<b>Planning Scheme Locality:</b>	Rural Areas and Rural Settlement Locality.
<b>Planning Area:</b>	Rural Settlement Planning Area.
<b>Planning Scheme Overlays:</b>	Bushfire Hazard Overlay (Medium Risk Hazard); and Acid Sulfate Soils Overlay.

### 1.3. Site Characteristics

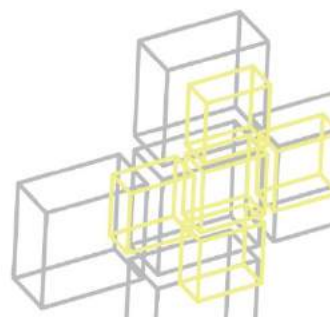
Key site characteristics include:

<b>Topography:</b>	Generally flat.
<b>Vegetation:</b>	No remnant vegetation. Vegetation along the rear boundary.
<b>Wetlands:</b>	None.
<b>Conservation:</b>	None.
<b>Services:</b>	The site is connected to, or has access to, all of the following urban infrastructures: <ul style="list-style-type: none"><li>▪ Reticulated water supply;</li><li>▪ Telecommunications;</li><li>▪ Electricity; and</li><li>▪ Roads.</li></ul>
<b>Waterways:</b>	None.
<b>Road frontages and length:</b>	Approximately 49m along Mowbray River Road.
<b>Existing use of site:</b>	Vacant.



#### ***1.4. Surrounding Land Uses***

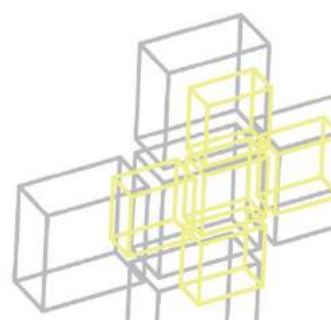
The subject site is located in an established rural residential area and is generally surrounded by single residential dwellings on larger blocks. Farming land is also located within close proximity to the subject site.



## 2.0. Application Details

### 2.1. General Description

<b>Aspects of Development Sought:</b>	Development Permit for Material Change of Use for 'House'.
<b>Applicant:</b>	Kim and Pauline Christensen C/- Planning Plus PO Box 8046 CAIRNS Q 4870
<b>Contact:</b>	Mr Evan Yelavich Planning Plus PO Box 8046 CAIRNS QLD 4870 Ph: 07-40 283 653 E: <a href="mailto:info@planningplusqld.com.au">info@planningplusqld.com.au</a>



## 3.0. Proposal

### 3.1. Proposal Detail

This application seeks a Development Permit for Material Change of Use 'House'. The proposal is seeking to construct a single residential dwelling, defined as a 'House' under the Planning Scheme.

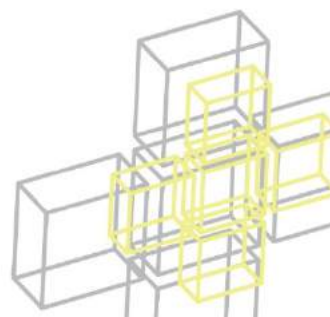
The proposed dwelling is to be comprised of three (3) bedrooms and two (2) bathrooms, on a single level. A shed is proposed as part of the development, which also includes a bathroom. **Figure 2** includes the following proposal plans prepared by Nathan Verri Pty Ltd:

- Site & Area Plan (Drawing No. Sheet 1)
- Floor Plan (Drawing No. Sheet 2)
- Floor Framing Plan (Drawing No. Sheet 3)
- Wall Framing Plan (Drawing No. Sheet 4)
- Roof Framing Plan (Drawing No. Sheet 5)
- Sections A-A & B-B (Drawing No. Sheet 6)
- Elevation and Pictorial Images (Drawing No. Sheet 7)
- Window and Door Schedule (Drawing No. Sheet 8)

The proposed dwelling is intended to be developed to a high standard and include provisions for a high level of amenity by way of landscaping areas and recreation areas in the form of a centralised patio, pool area and breezeways. Substantial outdoor entertainment/living areas are provided as part of the dwelling to support the tropical design elements of the Planning Scheme.

The proposed dwelling is seeking to provide on-site effluent facilities due to the rural location of the subject site. A Wastewater Report has been prepared by Wastewater Consultants (Report No. WC20647), which demonstrates that the site is able to accommodate an onsite effluent system. A copy of the report is included for reference as **Annexure C**.

In summary, we submit that the proposed development is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area that cannot be adequately controlled through the use of reasonable and relevant conditions.



## 4.0. Legislative Requirements

### 4.1. Sustainable Planning Act 2009 (SPA)

This section provides an overview of the legislative context of the application under the provisions of the *Sustainable Planning Act 2009*.

#### 4.1.1. Assessable Development

The development proposed by this application is ‘assessable development’ pursuant to Schedule 3 of the Sustainable Planning Act 2009, which states that ‘assessable development’ includes: *development not prescribed under a regulation to be assessable development, but declared to be assessable development under any of the following that applies to the area -*

- » *the planning scheme for the area;*
- » *a temporary local planning instrument;*
- » *a temporary local planning instrument; or*
- » *a preliminary approval to which section 242 applies.*

#### 4.1.2. Assessment Manager

The Assessment Manager for this development application is Douglas Shire Council as determined by Schedule 6 of the Sustainable Planning Regulation 2009.

#### 4.1.3. Level of Assessment

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

Aspect of Development	Planning Instrument that determines Level of Assessment	Level of Assessment
Development Permit for Material Change of Use ‘House’	Douglas Shire Planning Scheme 2008	Code Assessment

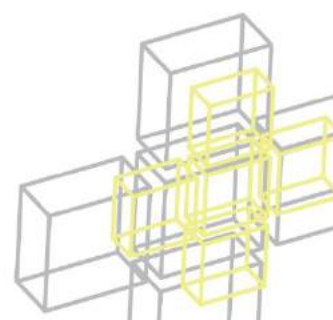
There are no inconsistencies in the level of assessment between planning instruments for the proposed development, therefore this application is subject to ‘code assessment’.

#### 4.1.4. Referral Agencies

A review of Schedule 7 of the Sustainable Planning Regulations 2009 indicates that no State Agency referrals are triggered by the proposed development.

#### 4.1.5. Public Notification

This application does not require public notification as it is subject to ‘code assessment’.



## 5.0. Statutory Planning Assessment

### 5.1. Overview

This section assesses the application against all relevant statutory planning provisions.

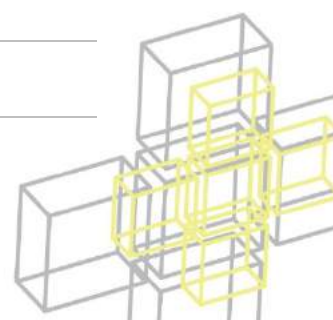
### 5.2. State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

### 5.3. State Planning Policy

The State Planning Policy is relevant to the assessment of this application where a state interest is not appropriately reflected in the Planning Scheme relevant to the site. 'Part E: Interim development assessment requirements' outlines the state interests and associated assessment requirements which are to be considered in relation to certain development applications. An assessment of the subject application against Part E is provided in the following.

<b>Liveable Communities</b>	Not applicable.
<b>Mining and Extractive Resources</b>	Not applicable.
<b>Biodiversity</b>	Applicable - the site includes MSES Regulated Vegetation (intersecting a watercourse).  No vegetation clearing is proposed as part of the development.
<b>Coastal Environment</b>	Not applicable.
<b>Water Quality</b>	Applicable – the site includes areas which may be subject to Acid Sulfate Soils.  Appropriate mitigation measures will be implemented as part of the proposed development, in accordance with the Planning Scheme requirements. However, it is noted that the Acid Sulfate Soils Code does not apply, as the proposed development does not meet the applicability requirements of the code.
<b>Emissions and Hazardous Activities</b>	Not applicable.
<b>Natural Hazards</b>	Applicable – the site is mapped as being within a Flood Hazard Area and Bushfire Hazard Area – High Potential Bushfire Intensity and Potential Impact Buffer.  Appropriate mitigation measures will be implemented as part of the proposed development, in accordance with the Planning Scheme requirements.
<b>State Transport Infrastructure</b>	Not applicable.



#### **5.4. Regional Plan**

The Far North Queensland Regional Plan 2009-2031 identifies the subject site as being within the 'Rural Living Area'. The proposal is considered to be consistent with the intent and broader objectives of the plan which seek to ensure land is developed for rural residential purposes in accordance with the local government planning scheme and other relevant requirements.

#### **5.5. State Development Assessment Provisions (SDAP)**

No State Development Assessment Provisions are identified as being applicable to the proposal.

#### **5.6. Planning Scheme**

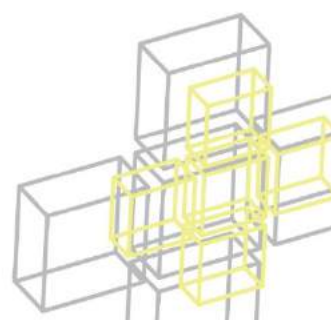
Under the Douglas Shire Planning Scheme 2008, the subject site is included within the 'Rural Settlement' Planning Area. Within this designation, the proposed Material Change of Use 'House' is identified as being 'code-assessable' development.

##### **5.6.1. Applicable Codes**

The following codes are considered to be relevant to this development:

- Rural Areas and Rural Settlements Locality Code
- Rural Settlement Planning Area Code;
- House Code;
- Natural Hazards Code;
- Acid Sulfate Soils Code;
- Excavation and Filling Code;
- Landscaping Code
- Vehicle Parking Access Code.

A detailed assessment against the Douglas Shire Planning Scheme codes is included as **Annexure D** to this report. The proposal is considered generally compliant with the relevant 'Acceptable Solutions' and/or 'Performance Criteria' of the relevant codes. Where strict compliance with the 'Acceptable Solutions' is not achieved, comments addressing the relevant 'Performance Criteria' are provided.



## 6.0. Conclusions and Recommendations

This submission supports an application by Kim and Pauline Christensen ('The Applicant') for a Development Permit for Material Change of Use 'House' on land located at 354 Mowbray River Road, Mowbray, described as Lot 92 on SP121802.

The submission has included an assessment of the proposal against the relevant statutory planning controls at both the local and state level and included supporting information intended to address the likely concerns of Council and assessing authorities.

In summary, we submit that the proposed development is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area that cannot be adequately controlled through the use of reasonable and relevant conditions.

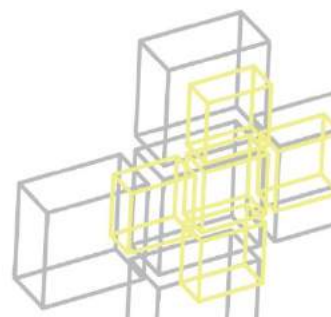
We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



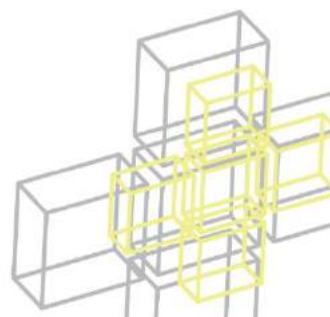
**Evan Yelavich**  
**Senior Planner**  
**Planning Plus Pty Ltd**

enc: Figure 1:	Google Earth Globe Image
Figure 2:	Proposal Plans
Annexure A:	IDAS Forms
Annexure B:	Title Search
Annexure C:	Wastewater Report
Annexure D:	Code Assessment – Douglas Shire Planning Scheme 2008



# Figure 1


## Google Earth Globe Image



Google Earth Globe Image

Mowbray River Road, Mowbray  
Lot 92 on SP121802

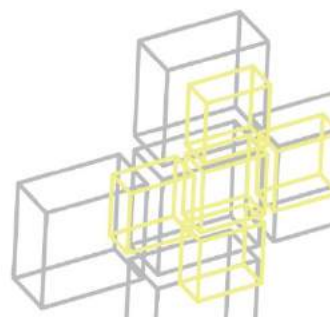
Legend

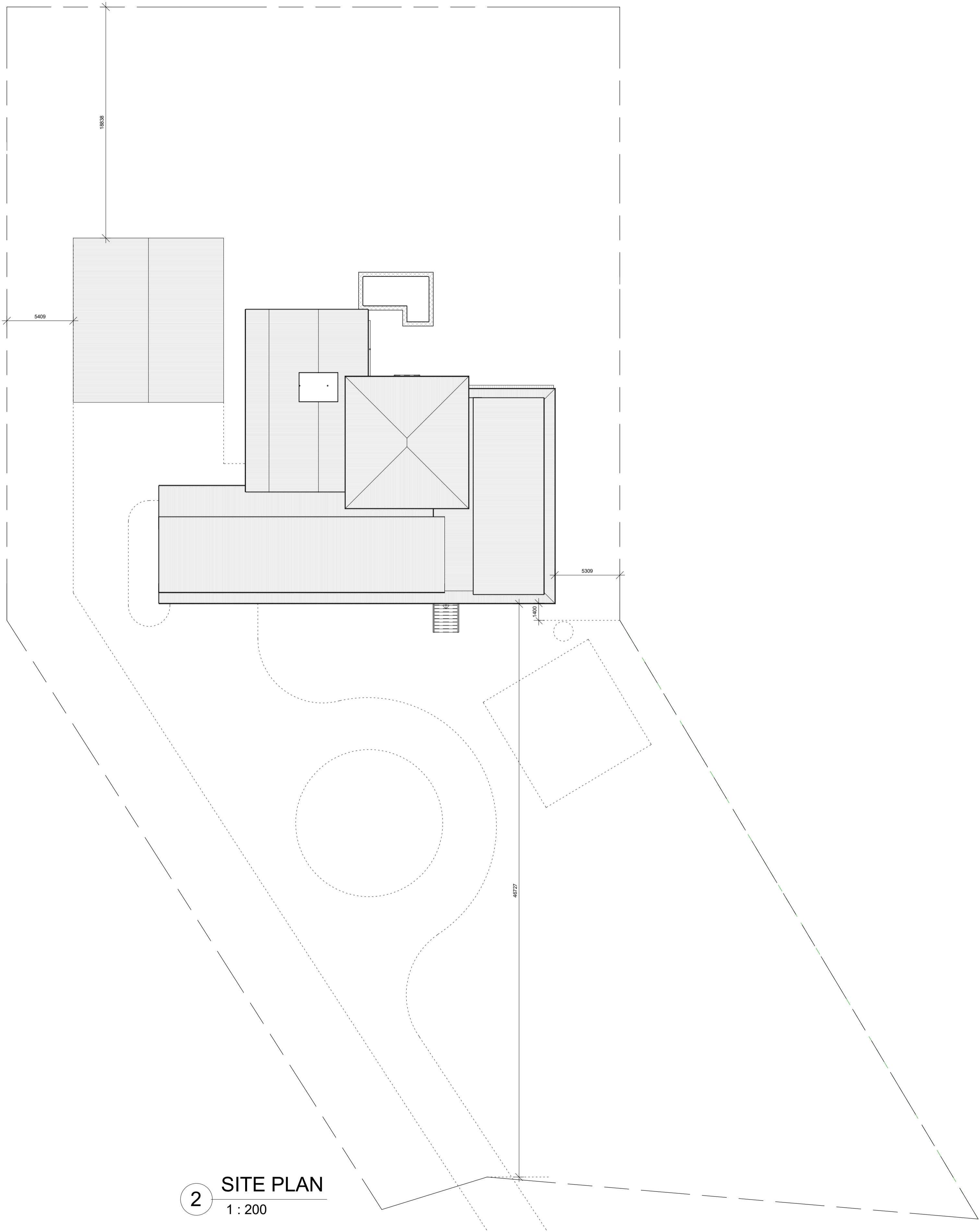
 Lot 92 on SP121802



70 m

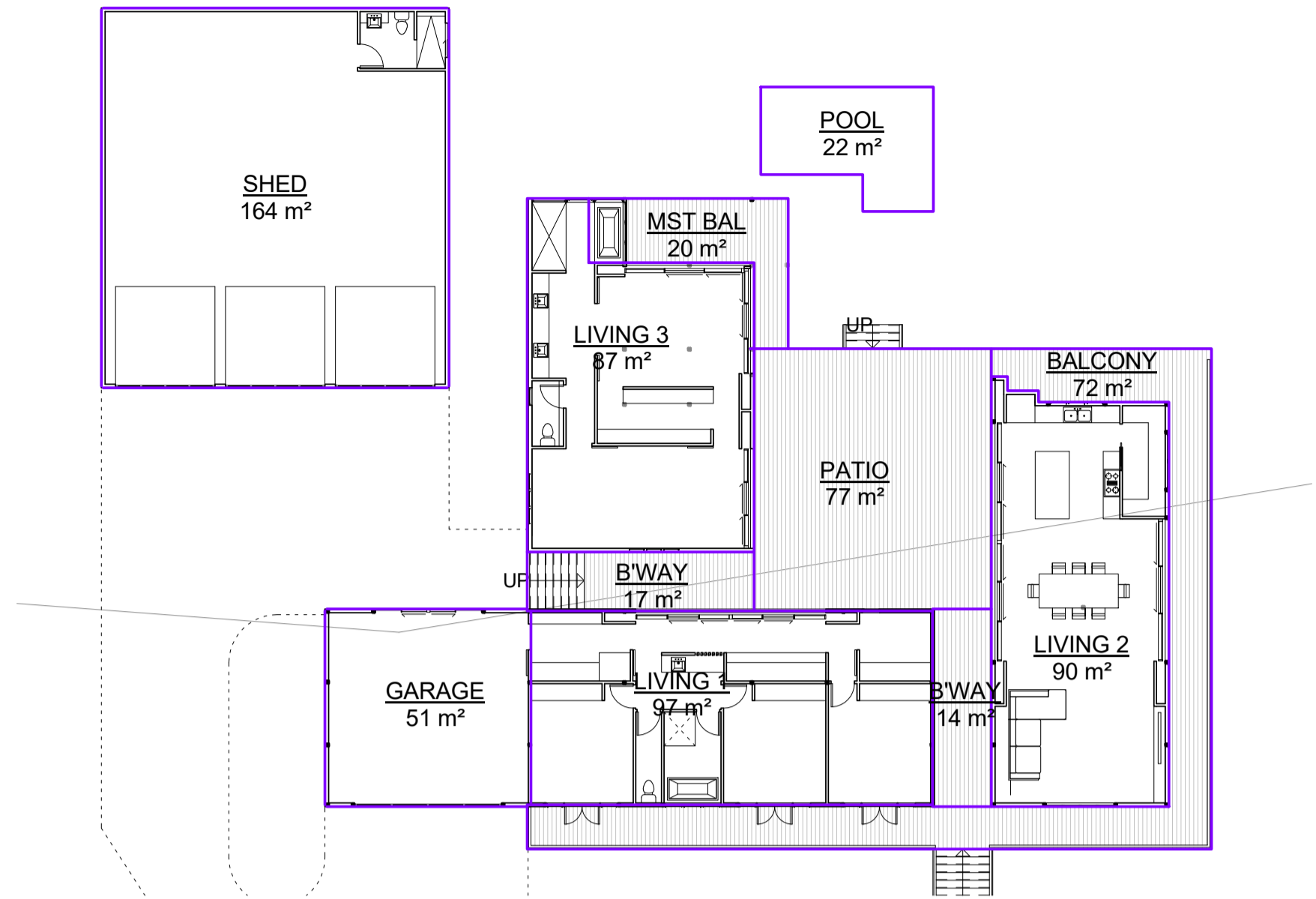
## Figure 2 Proposal Plans



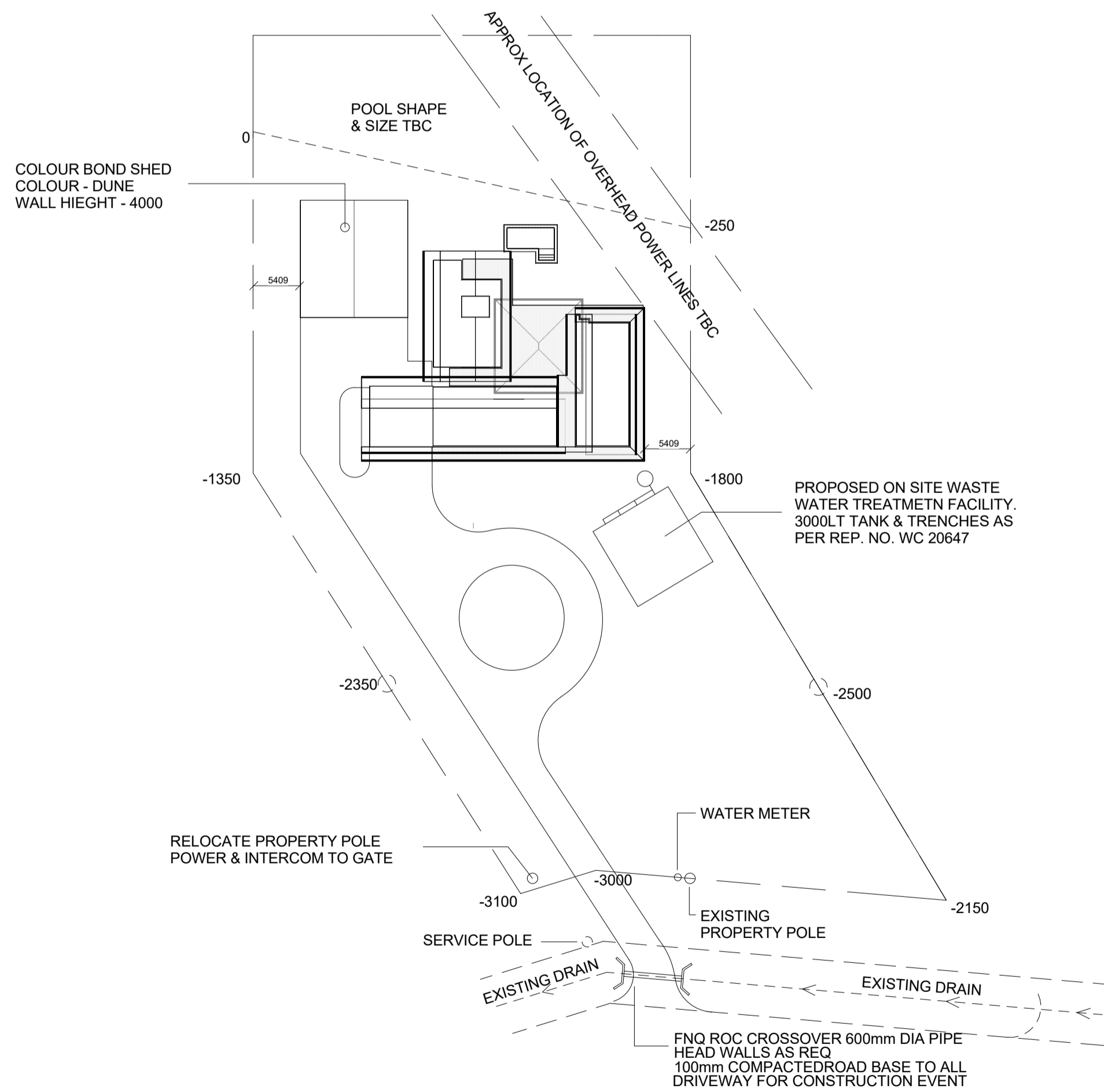


2 SITE PLAN  
1 : 200

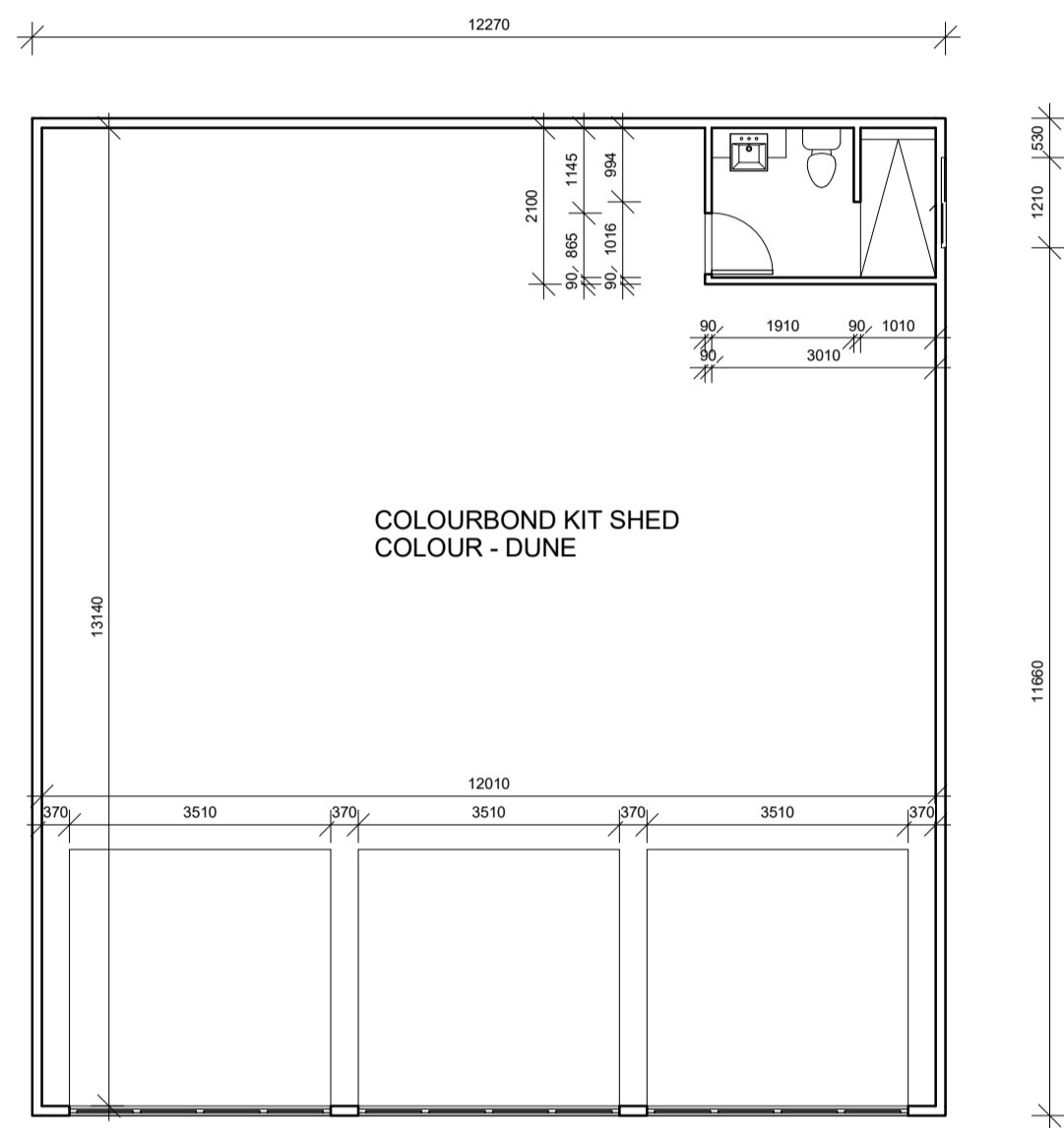
Area (Gross Building)	
Name	Area
B'WAY	14 m <sup>2</sup>
B'WAY	17 m <sup>2</sup>
BALCONY	72 m <sup>2</sup>
GARAGE	51 m <sup>2</sup>
LIVING 1	97 m <sup>2</sup>
LIVING 2	90 m <sup>2</sup>
LIVING 3	87 m <sup>2</sup>
MST BAL	20 m <sup>2</sup>
PATIO	77 m <sup>2</sup>
POOL	22 m <sup>2</sup>
SHED	164 m <sup>2</sup>
Grand total: 11	711 m <sup>2</sup>



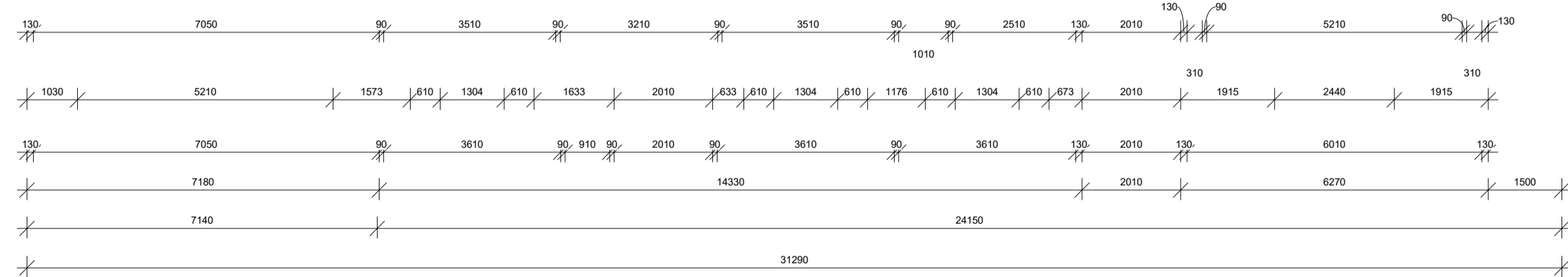
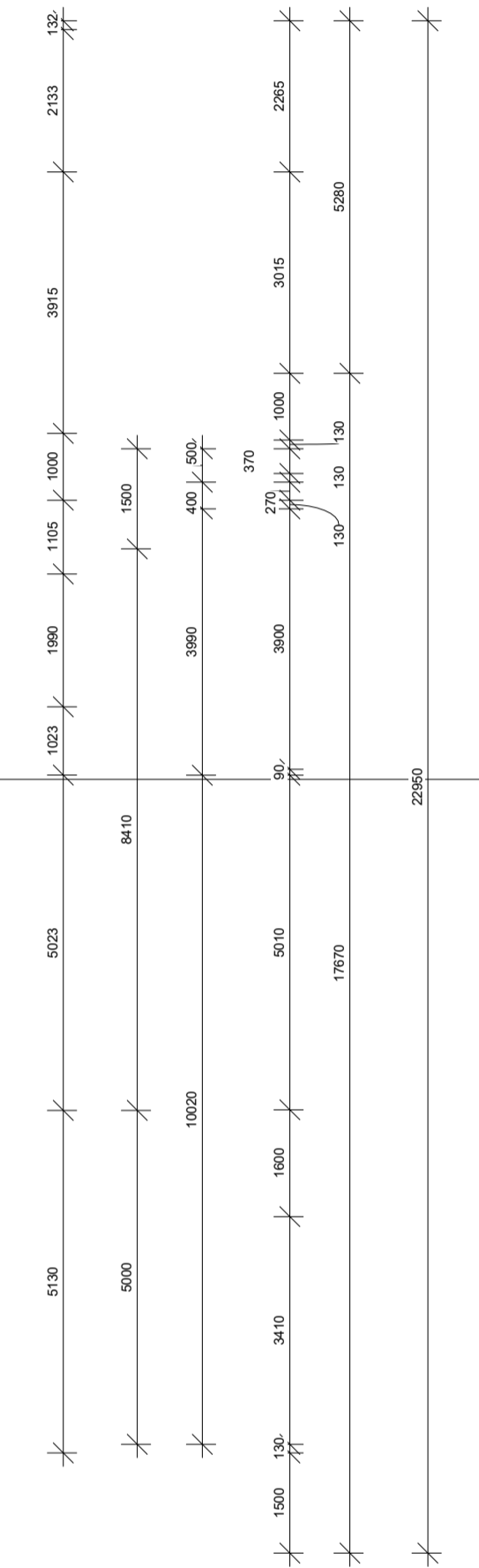
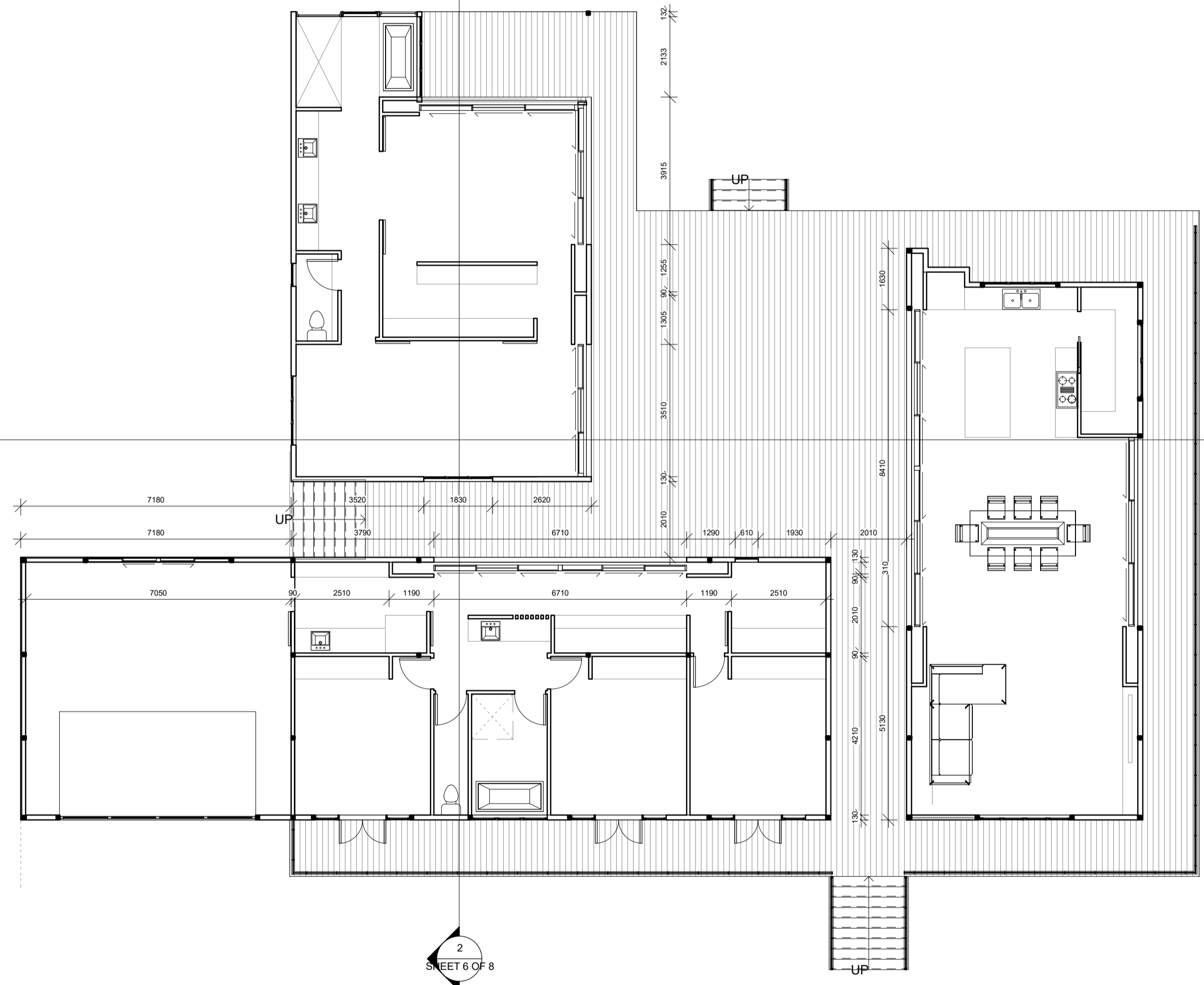
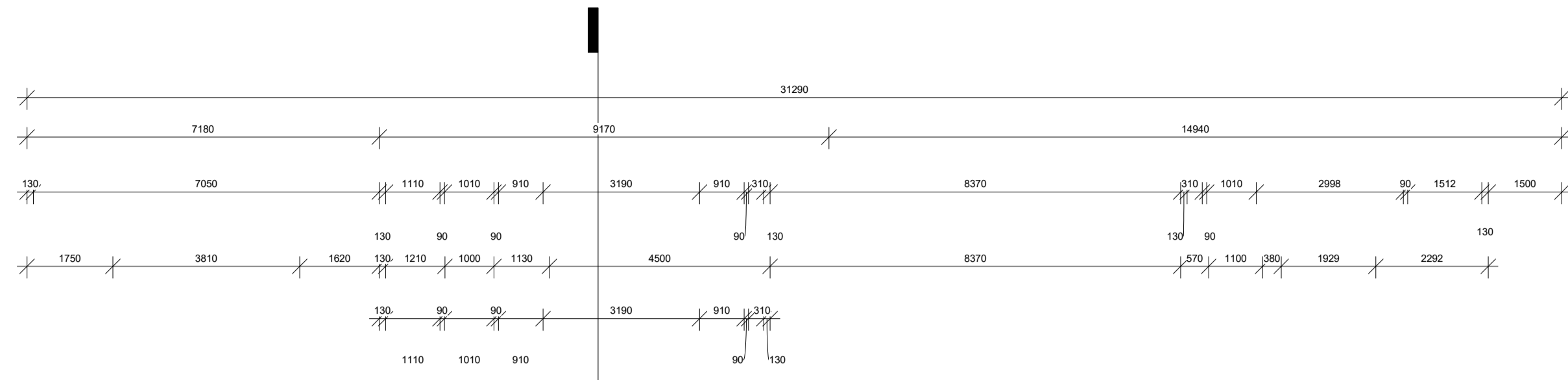
3 GROUND LEVEL  
1 : 200



1 SITE PLAN INFORMATION  
1 : 500

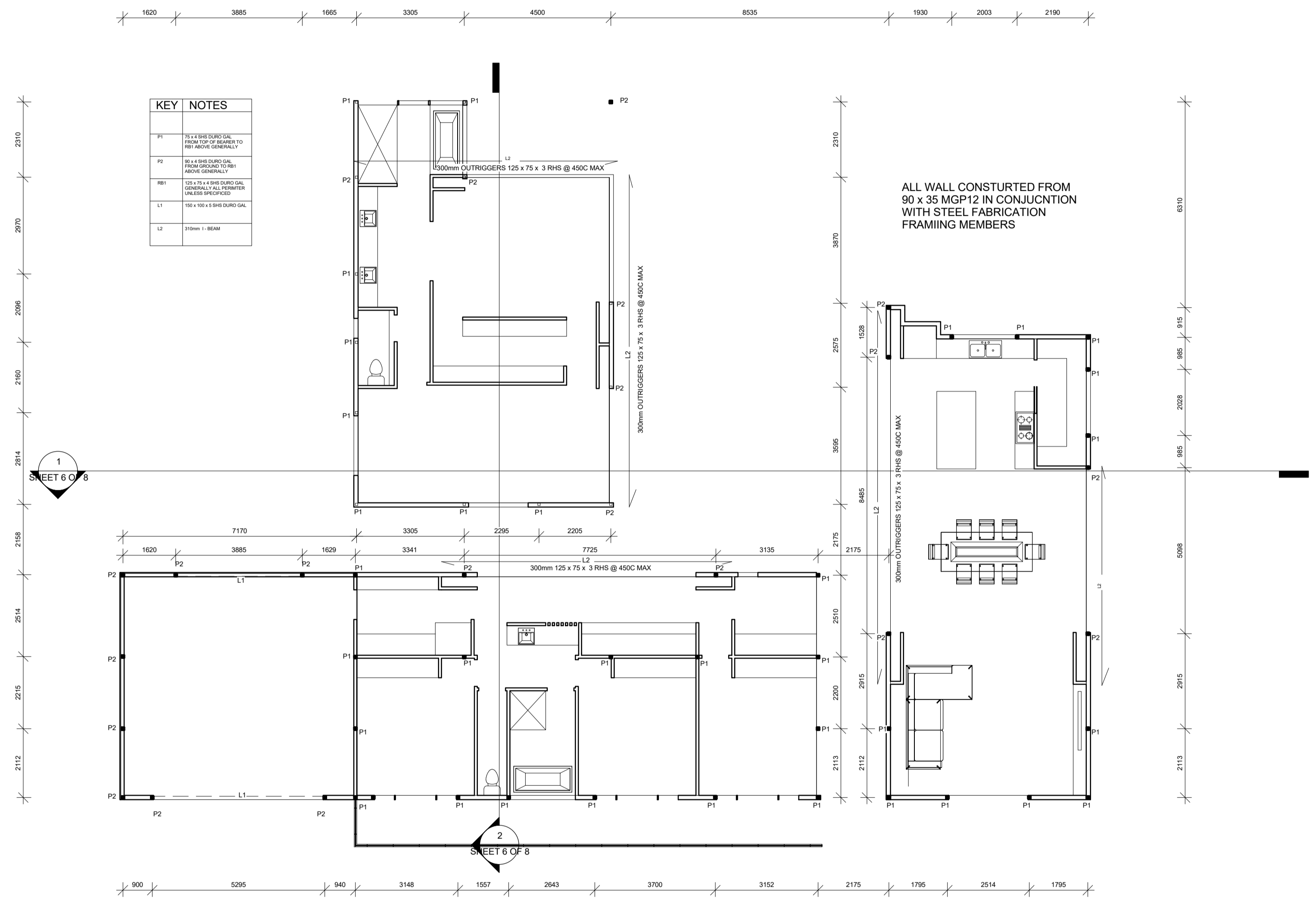


2 FLOOR PLAN SHED  
1 : 100

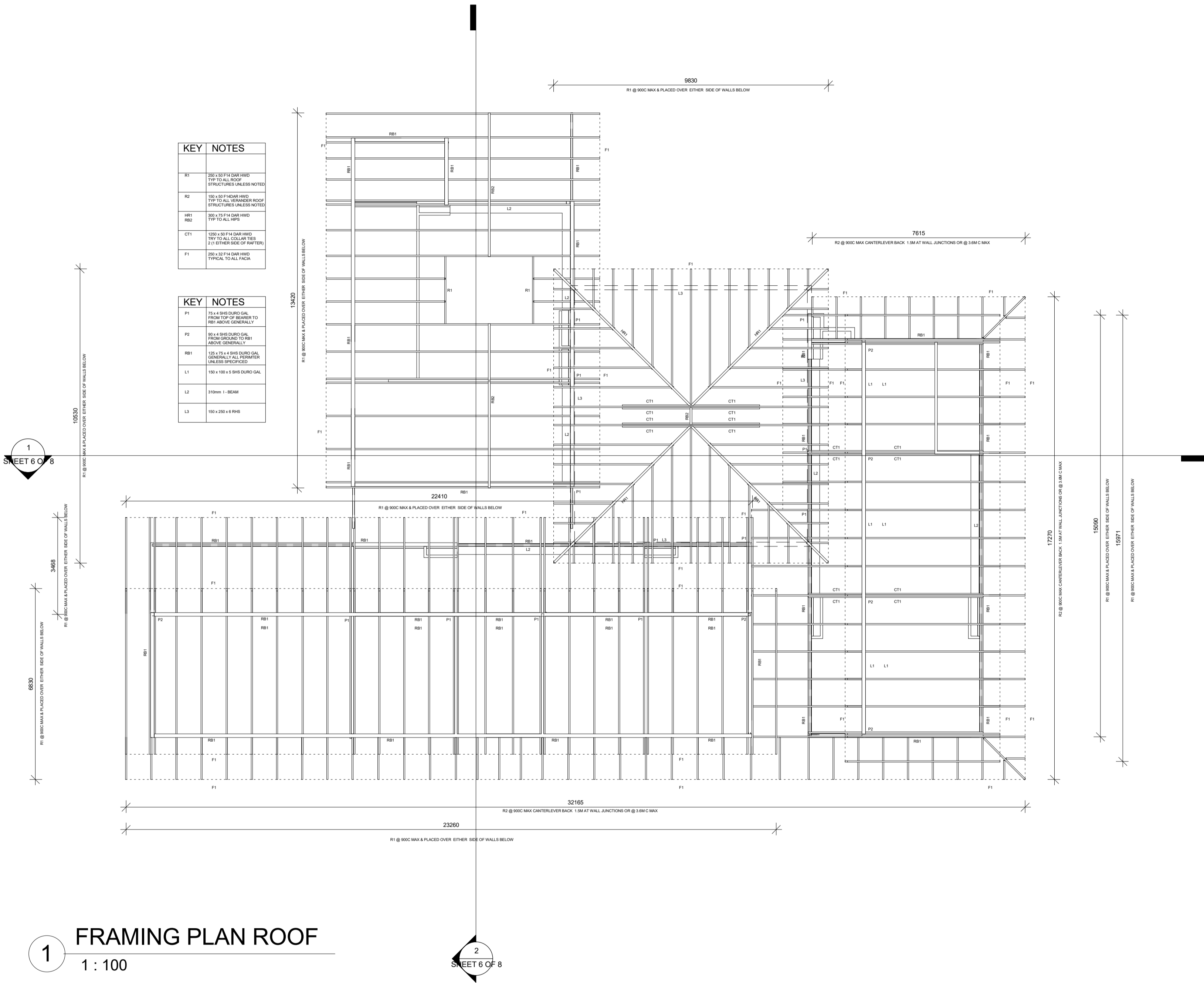


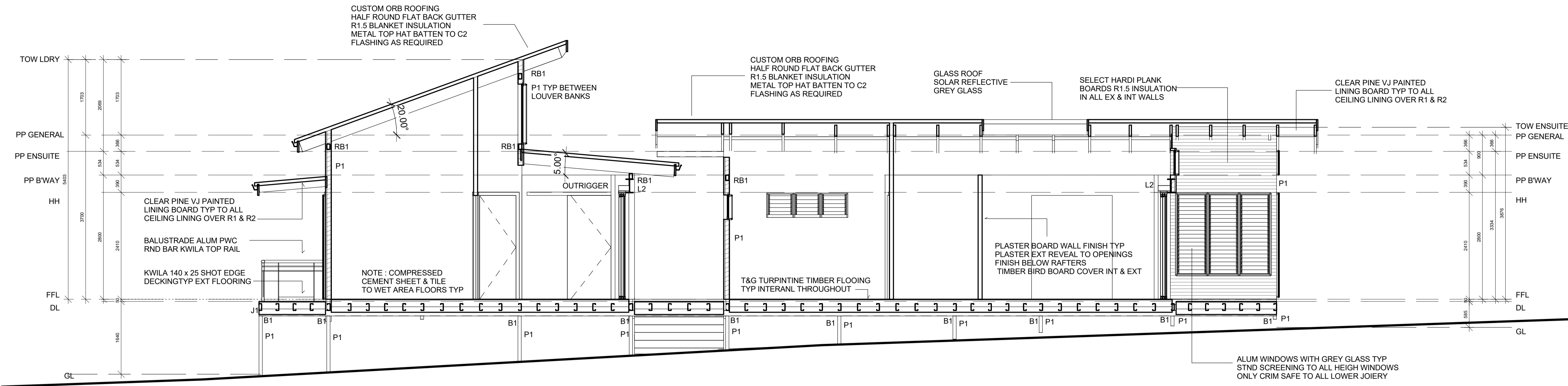
1 FLOOR PLAN HOUSE  
1 : 100





1 FRAMING PLAN WALL  
1 : 100



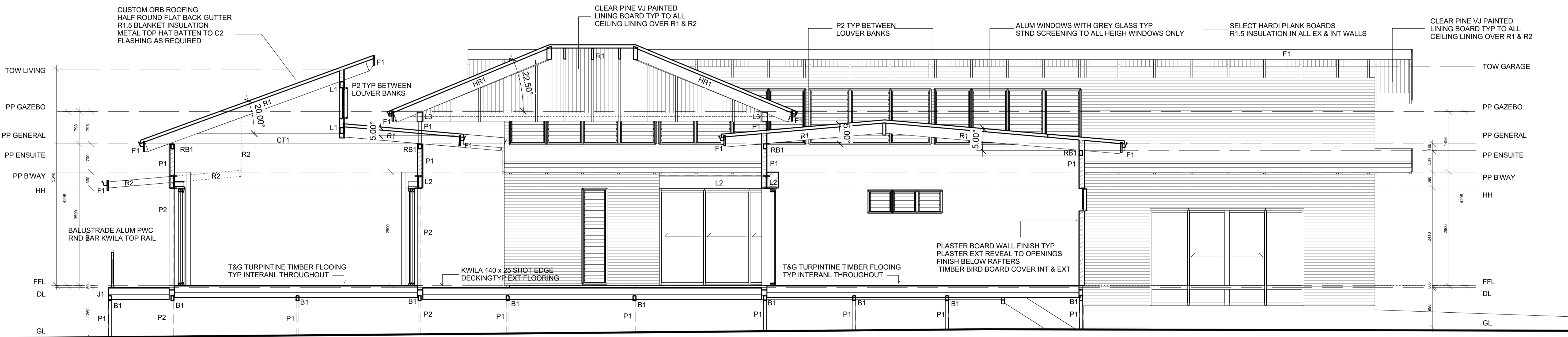


2 SECTION B-B  
1 : 50

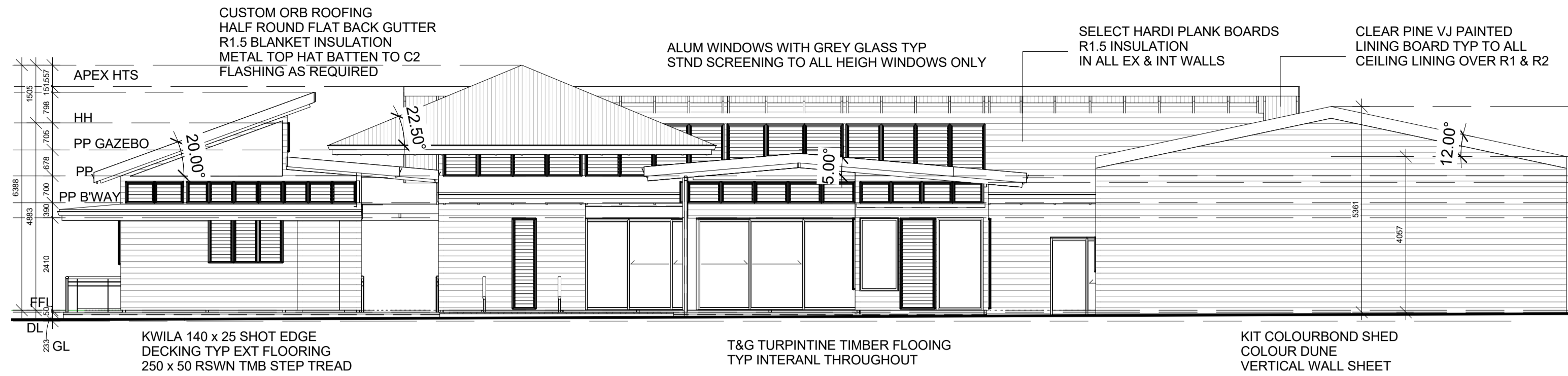
KEY	NOTES
P1	75 x 4 SHS DURAL GAL
P2	50 x 4 SHS DURAL GAL
B1	120 x 75 x 4 SHS DURAL GAL
L1	100 x 50 x 5 SHS DURAL GAL
J1	200 x 50 DUAL WND F14
OR	C10015 WND F14 x 50 WND TOP
BP1	4000 x 1200 CON BOARD PICK
BP2	4000 x 1200 CON BOARD PICK
F1	400 x 400 WITH 4017M

KEY	NOTES
P1	75 x 4 SHS DURAL GAL
P2	50 x 4 SHS DURAL GAL
B1	120 x 75 x 4 SHS DURAL GAL
L1	100 x 50 x 5 SHS DURAL GAL
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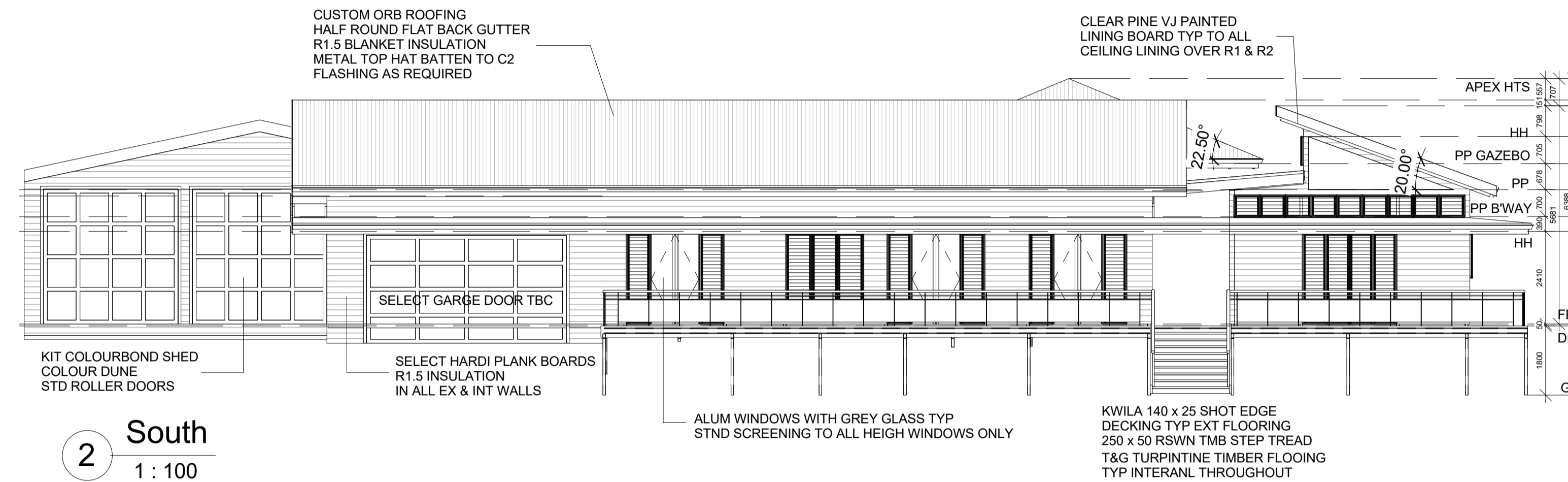
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BP2	4000 x 1200 CON BOARD PICK
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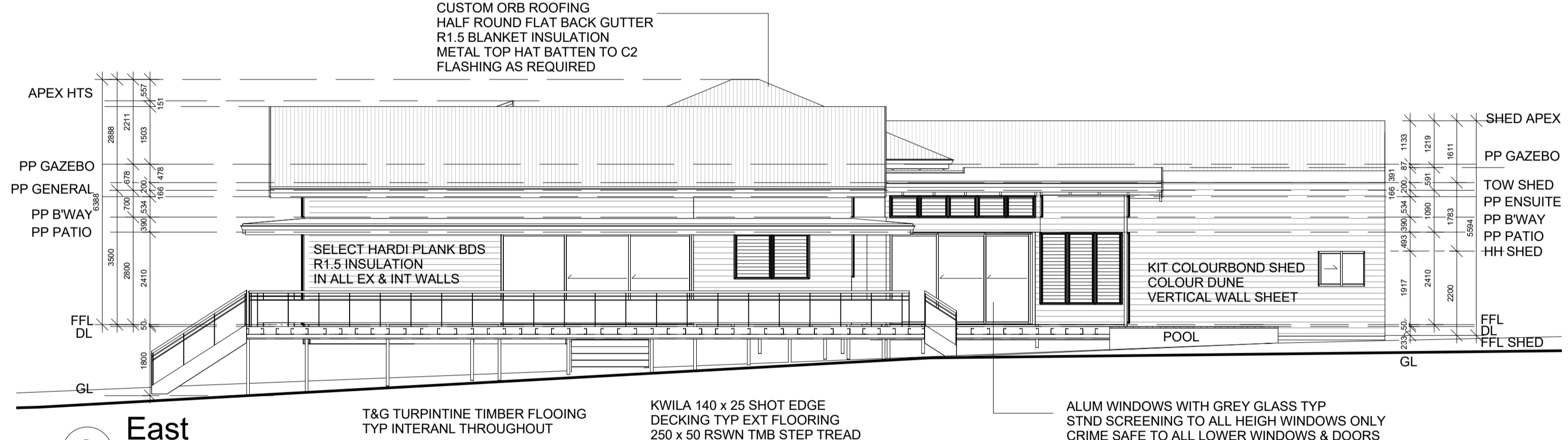
1 SECTION A-A  
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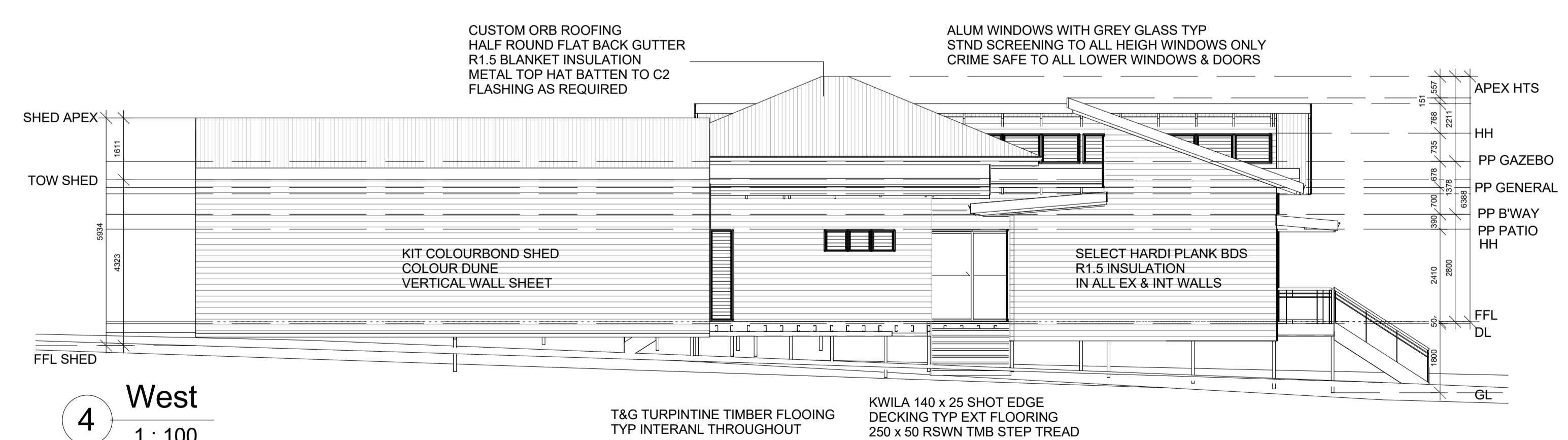
1 North  
1 : 100



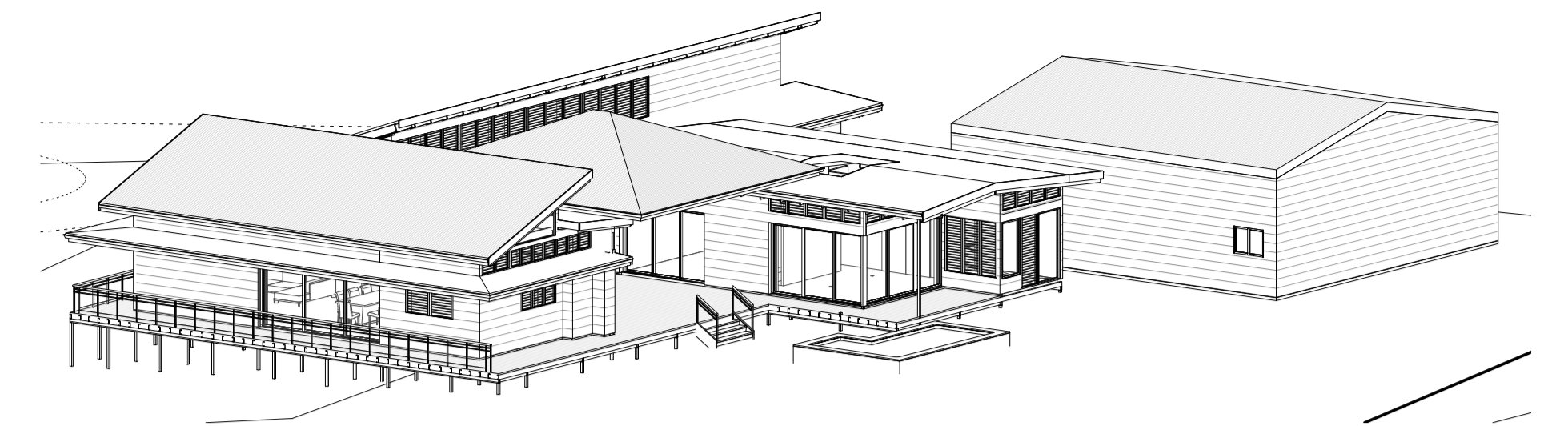
2 South  
1 : 100



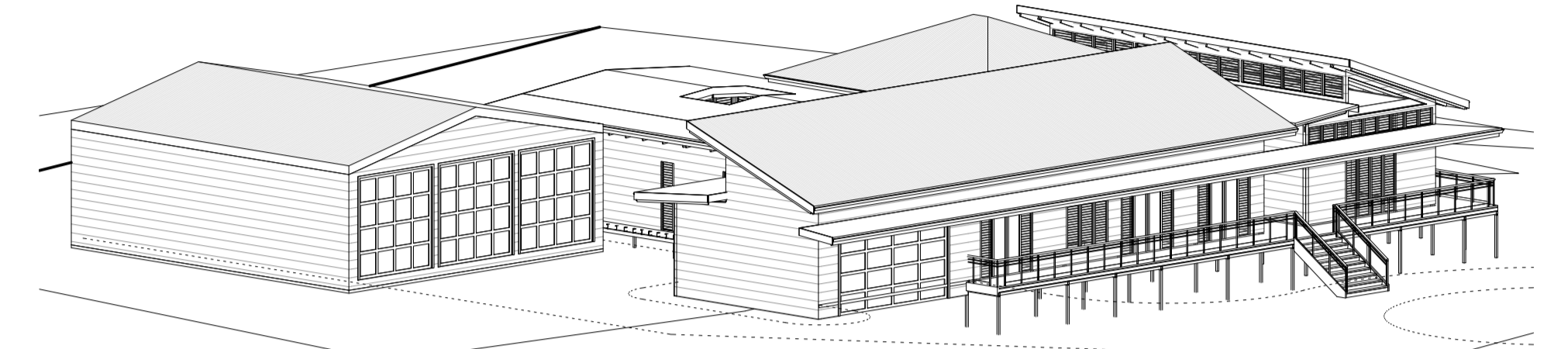
3 East  
1 : 100



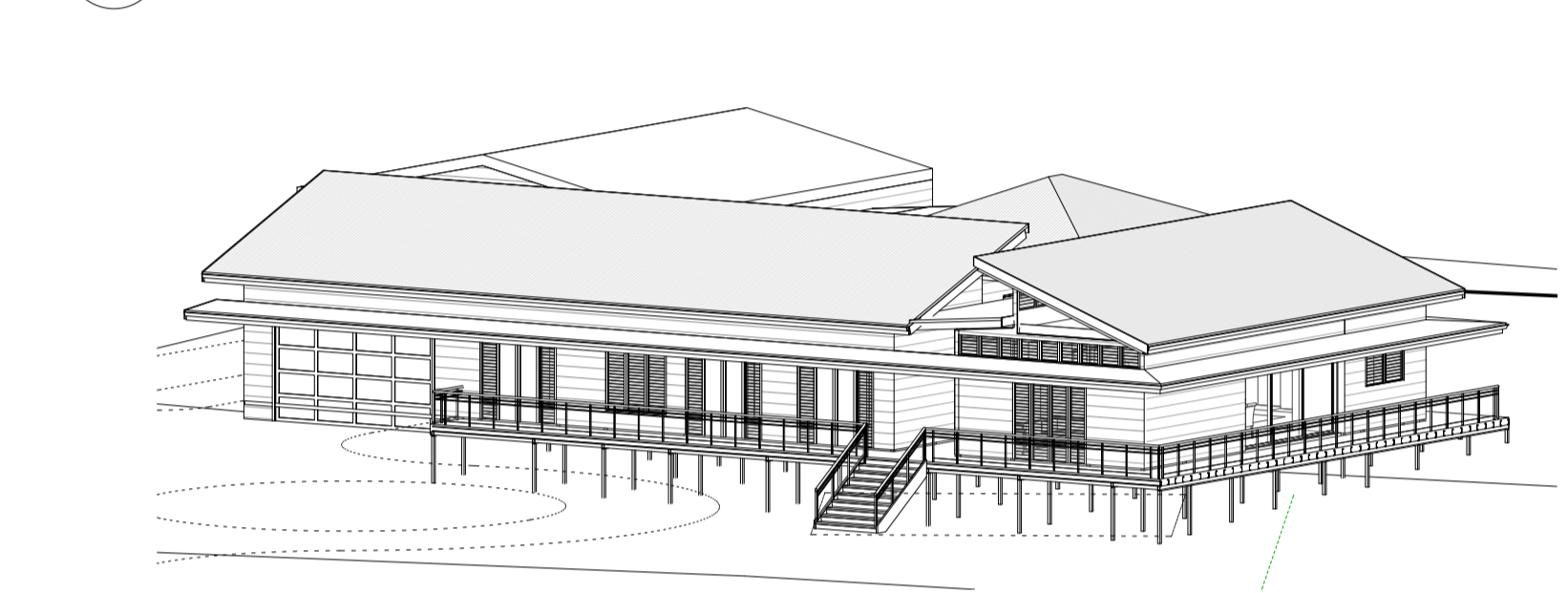
4 West  
1 : 100



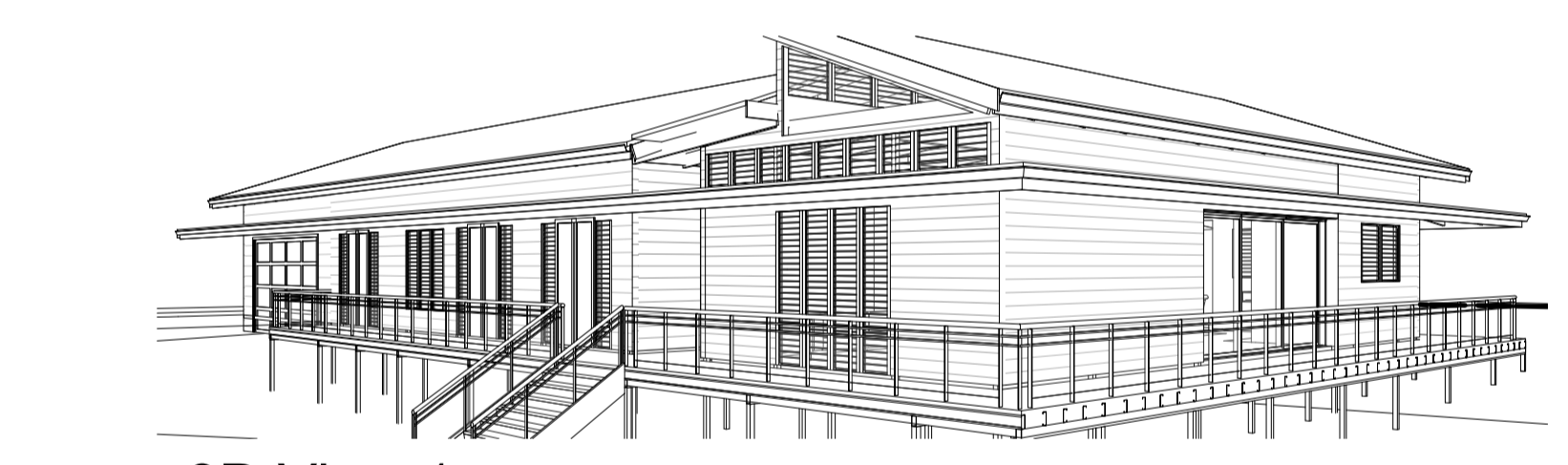
5 3D Ortho 1



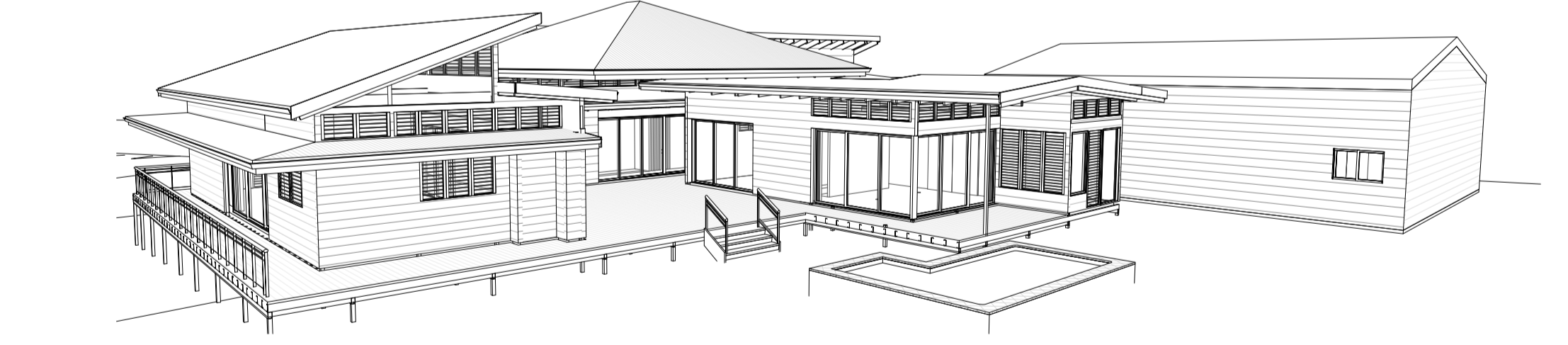
6 3D Ortho 2



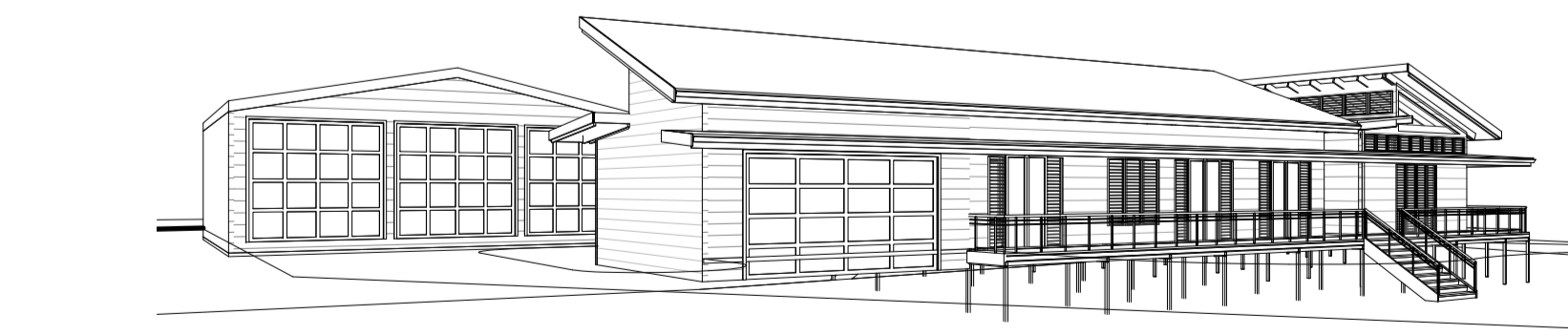
7 3D Ortho 3



8 3D View 1



9 3D View 2



10 3D View 3



www.nathanverri.com

**CLIENT DETAILS**

KIM & PAULINE CHRISTENSEN

LOT 92 MOBRAY RIVER ROAD

DESIGNED BY: PAULIN CHRISTENSEN

DRAWN BY: NATHAN VERRI

**REVISIONS**


COPY RIGHT!!! NATHAN VERRI PTY LTD

SHEET NAME: ELEVATION & PICTORIAL IMAGES

SHEET NUMBER: SHEET 7 OF 8

DATE: 23-Jun-16 6:07:43 PM

Window Schedule					
Comments	Type	Height	Width	Head Height	Sill Height
Crim Safe	SGW OX 0912 910 X 1210mm	910	1210	2365	1455
Crim Safe	LVR 2406 2410 X 610mm	2350	550	2350	0
Crim Safe	LVR 2406 2410 X 610mm	2350	550	2350	0
Crim Safe	LVR 2406 2410 X 610mm	2350	550	2350	0
Crim Safe	LVR 2406 2410 X 610mm	2350	550	2350	0
Crim Safe	LVR 2406 2410 X 610mm	2350	550	2350	0
Crim Safe	SP LVR 1906.70 1910 X 670mm	1850	610	2350	500
Crim Safe	SP LVR 1906.70 1910 X 670mm	1850	610	2350	500
Crim Safe	LVR 2406 2410 X 610mm	2350	550	2350	0
Crim Safe	LVR 2406 2410 X 610mm	2350	550	2350	0
Crim Safe	LVR 2406 2410 X 610mm	2350	550	2350	0
Crim Safe	LVR 2406 2410 X 610mm	2350	550	2350	0
Crim Safe	SP LVR 1206.43 1210 X 643mm 2	1150	583	2392	1242
Crim Safe	SP LVR 1206.43 1210 X 643mm 2	1150	583	2392	1242
Crim Safe	SP LVR 1206.43 1210 X 643mm 2	1150	583	2392	1242
Crim Safe	SP LVR 1209.75 1210 X 975mm	1150	915	2350	1200
Crim Safe	SP LVR 1209.75 1210 X 975mm	1150	915	2350	1200
Crim Safe	SP LVR 1907.11 1910 X 711mm	1850	651	2392	542
Crim Safe	SP LVR 1907.11 1910 X 711mm	1850	651	2392	542
Crim Safe	FGP 2412 - 2410 x 1210mm	2410	1210	2410	0
Crim Safe	LVR 2406 2410 X 610mm	2350	550	2392	42
Crim Safe	LVR 0606 610 X 610mm	550	550	2392	1842
Crim Safe	LVR 0606 610 X 610mm	550	550	2392	1842
Crim Safe	LVR 0606 610 X 610mm	550	550	2392	1842
Crim Safe	LVR 0606 610 X 610mm	550	550	2350	1800
Crim Safe	LVR 0606 610 X 610mm	550	550	2350	1800
Crim Safe	LVR 0606 610 X 610mm	550	550	2350	1800
Crim Safe	LVR 2409 2410 X 910mm	2350	850	2392	42
Crim Safe	SP LVR 0606.67 - 610 x 667mm 2	550	607	3350	2800
Crim Safe	SP LVR 0608.02 - 610 x 802mm	550	742	16	-534
Crim Safe	SP LVR 0608.02 - 610 x 802mm	550	742	16	-534
Crim Safe	SP LVR 0608.02 - 610 x 802mm	550	742	16	-534
Crim Safe	SP LVR 0608.02 - 610 x 802mm	550	742	16	-534
Not Required	FGP 1910 - 1910 x 1010mm	1910	1010	2410	500
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STD Screen	LVR 1409 - 1410 x 910mm 2	1350	850	4850	3500
STD Screen	LVR 1409 - 1410 x 910mm 2	1350	850	4850	3500
STD Screen	LVR 1409 - 1410 x 910mm 2	1350	850	4850	3500
STD Screen	LVR 1409 - 1410 x 910mm 2	1350	850	4850	3500
STD Screen	LVR 1409 - 1410 x 910mm 2	1350	850	4850	3500
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STD Screen	SP LVR 0810.04 - 810 x 1004mm 2	750	944	4883	4133
STD Screen	SP LVR 0810.04 - 810 x 1004mm 2	750	944	4883	4133
STD Screen	SP LVR 0810.04 - 810 x 1004mm 2	750	944	4883	4133
STD Screen	SP LVR 0810.04 - 810 x 1004mm 2	750	944	4883	4133
STD Screen	SP LVR 0810.04 - 810 x 1004mm 2	750	944	4883	4133
STD Screen	SP LVR 0809.75 - 810 x 975mm 2	750	915	4883	4133
STD Screen	SP LVR 0809.75 - 810 x 975mm 2	750	915	4883	4133
STD Screen	SP LVR 0809.75 - 810 x 975mm 2	750	915	4883	4133
STD Screen	SP LVR 0809.75 - 810 x 975mm 2	750	915	4883	4133
STD Screen	SP LVR 0607.50 - 610 x 750mm 2	550	690	3350	2800
STD Screen	SP LVR 0607.50 - 610 x 750mm 2	550	690	3350	2800
STD Screen	SP LVR 0605.72 - 610 x 572mm 2	550	512	3350	2800
STD Screen	SP LVR 0606.43 - 610 x 643mm 2	550	583	3350	2800
STD Screen	SP LVR 0606.43 - 610 x 643mm 2	550	583	3350	2800
STD Screen	SP LVR 0606.43 - 610 x 643mm 2	550	583	3350	2800
STD Screen	SP LVR 0606.43 - 610 x 643mm 2	550	583	3350	2800
STD Screen	SP LVR 0606.43 - 610 x 643mm 2	550	583	3350	2800
STD Screen	SP LVR 0606.43 - 610 x 643mm 2	550	583	3350	2800
STD Screen	SP LVR 0809.82 - 810 x 982mm 2	750	922	4883	4133
STD Screen	SP LVR 0606.67 - 610 x 667mm 2	550	607	3350	2800
STD Screen	SP LVR 0608.74 - 610 x 874mm 2	550	814	3350	2800

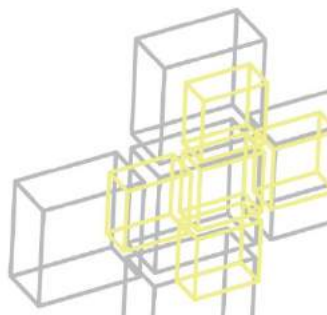
Window Schedule						
Comments	Type	Height	Width	Head Height	Sill Height	
STD Screen	SP LVR 0608.74 - 610 x 874mm 2	550	814	3350	2800	
STD Screen	SP LVR 0608.74 - 610 x 874mm 2	550	814	3350	2800	
STD Screen	SP LVR 0608.74 - 610 x 874mm 2	550	814	3350	2800	
STD Screen	SP LVR 0608.74 - 610 x 874mm 2	550	814	3350	2800	
STD Screen	SP LVR 0607.57 - 610 x 757mm 2	550	697	3350	2800	
STD Screen	SP LVR 0607.57 - 610 x 757mm 2	550	697	3350	2800	
STD Screen	SP LVR 0607.57 - 610 x 757mm 2	550	697	3350	2800	
STD Screen	SP LVR 0607.57 - 610 x 757mm 2	550	697	3350	2800	
STD Screen	SP LVR 0607.57 - 610 x 757mm 2	550	697	3350	2800	
STD Screen	SP LVR 0606.67 - 610 x 667mm 2	550	607	3350	2800	
STD Screen	SP LVR 0606.67 - 610 x 667mm 2	550	607	3350	2800	
STD Screen	SP LVR 0606.67 - 610 x 667mm 2	550	607	3350	2800	
STD Screen	SP LVR 0606.67 - 610 x 667mm 2	550	607	3350	2800	
STD Screen	SP LVR 0606.67 - 610 x 667mm 2	550	607	3350	2800	
STD Screen	SP LVR 0606.67 - 610 x 667mm 2	550	607	3350	2800	

GENERAL JOINERY NOTES:  
: ALL GLASS SOLAR REFLECTIVE GREY & OR SIMILAR  
: FRAME COLOUR TO BE BLACK POWDER COAT  
: SCRRENING AS NOTED  
: INSTALLTION AS NOTED ON HEAD & SILL HEIGHN FOR WORKER HEIGH REQUIREMENTS WIND CLASSIFICTION C2  
: FIXED GLASS PANELS TO RAKING GABLES TO BE INCLUDED IN SUPPLY & INSTALL QUOTATION  
  - TYPICAL TO THE NORTH & SOUTH GABLES OF LIVING & NORTH GABLE of MST BEDROOM  
: REVIEW ELEVATIONS & 3D IMAGES WITH JOINERY SCHEDULE FOR INSTALLTION ACCESS & LOUVER BANKS  
: LOUVERS OF SAME SILL & HEAD HEIGHT & SAME EXACT SIZES WILL BE BANKED TOGETHER IN RAKED ROOF SECTIONS AS SHOWN ON ELEVATIONS

DOOR SCHEDULE					
Comments	Type	Height	Width	Head Height	Sill Height
Roller Door Shed	PANEL LIFT DOOR 3535 - 3510 x 3510mm	3510	3510	3510	0
Roller Door Shed	PANEL LIFT DOOR 3535 - 3510 x 3510mm	3510	3510	3510	0
Roller Door Shed	PANEL LIFT DOOR 3535 - 3510 x 3510mm	3510	3510	3510	0
Panel Lift Door Garage TBC	PANEL LIFT DOOR 2852 2810X5210mm	2810	5210	2310	-500
INT Swing Door Shed	Interior Door 820 X 2340mm	2340	820	2340	0
INT Swing Door Bedroom	Interior Door 820 X 2340mm	2340	820	2340	0
INT Swing Door Bedroom	Interior Door 820 X 2340mm	2340	820	2340	0
INT Swing Door Bedroom	Interior Door 820 X 2340mm	2340	820	2340	0
INT Swing Door Main Bathroom	Interior Door 820 X 2340mm	2340	820	2340	0
INT Swing Door Toilet	Interior Door 820 X 2340mm	2340	820	2340	0
INT Cavity Slider Kitchen-Scullery	CAVITY SLIDER 2340 x 820mm	2340	820	2340	0
TMB Joinery Barn Style Door	Face Slider 2340 x 910mm	2340	910	2340	0
TMB Joinery Barn Style Door	Face Slider 2340 x 910mm	2340	910	2340	0
TMB Joinery Barn Style Door	Face Slider 2340 x 910mm	2340	910	2340	0
TMB Joinery Barn Style Door	Face Slider 2340 x 910mm	2340	910	2340	0
TMB Joinery Barn Style Door	Face Slider 2340 x 910mm	2340	910	2340	0
TMB Joinery Barn Style Door	Face Slider 2340 x 910mm	2340	910	2340	0
TMB Joinery Barn Style Door	Face Slider 2340 x 910mm	2340	910	2340	0
INT Swing Door Toilet	Interior Door 820 X 2340mm	2340	820	2340	0
EXT ALM French Door 1-2	Interior Door 620 X 2340mm	2340	620	2340	0
EXT ALM French Door 2-2	Interior Door 620 X 2340mm	2340	620	2340	0
EXT ALM French Door 1-2	Interior Door 620 X 2340mm	2340	620	2340	0
EXT ALM French Door 2-2	Interior Door 620 X 2340mm	2340	620	2340	0
EXT ALM French Door 1-2	Interior Door 620 X 2340mm	2340	620	2340	0
EXT ALM French Door 2-2	Interior Door 620 X 2340mm	2340	620	2340	0
Pocket Slider - Crim Safe Screening	SGD XXXXXX 2467 - 2410 X 6710mm	2410	6710	2410	0
Pocket Slider - Crim Safe Screening	SGD XXXXXX 2484 - 2410 X 8410mm	2410	8410	2410	0
Pocket Slider - Crim Safe Screening	SGD XXX 2450 - 2410 x 5010mm	2410	5010	2410	0
Pocket Corner Slider 1-2 - Crim Safe Screening	SGD XXX 2437 - 2410 x 3710mm	2410	3710	2410	0
Pocket Slider - Crim Safe Screening	SGD XXX 2435 - 2410 x 3510mm	2410	3510	2410	0
STND SGD - Crim Safe Screening	SGD OXXO 2438 2410X3810mm	2410	3810	1910	-500
Pocket Corner Slider 2-2 - Crim Safe Screening	SGD XXX 2442 - 2410 x 4210mm	2410	4210	2410	0

# Annexure A

## IDAS Forms



# IDAS form 1—Application details

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

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

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

For all development applications, you must:

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

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

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

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

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

## Mandatory requirements

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

Name/s (individual or company name in full)

**Kim and Pauline Christensen**

For companies, contact name

Postal address

C/- Planning Plus

PO Box 8046

Suburb	CAIRNS		
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State	QLD	Postcode	4870
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Country	Australia
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Contact phone number

07-40 283 653

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

Info

@ planningplusqld.com.au

Applicant's reference number (non-mandatory requirement)

16-17/R000639

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

- a) What is the nature of the development? (Please only tick one box.)
- ☒ Material change of use    ☐ Reconfiguring a lot    ☐ Building work    ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☒ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- Material Change of Use 'House'
- d) What is the level of assessment? (Please only tick one box.)
- ☐ Impact assessment    ☒ Code assessment

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

- a) What is the nature of development? (Please only tick one box.)
- ☐ Material change of use    ☐ Reconfiguring a lot    ☐ Building work    ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA    ☐ Preliminary approval under s241 and s242 of SPA    ☐ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- 
- d) What is the level of assessment?
- ☐ Impact assessment    ☐ Code assessment

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

- ☐ Refer attached schedule    ☐ Not required

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

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

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

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		354	Mowbray River Road	4877	92	SP121802	Douglas
ii)							
iii)							

**Planning scheme details** (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)			
ii)			
iii)			

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

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

**3. Total area of the premises on which the development is proposed** (indicate square metres)4,810m<sup>2</sup>**4. Current use/s of the premises** (e.g. vacant land, house, apartment building, cane farm etc.)

Vacant.

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

☒ No ☐ Yes—provide details below

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

**6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)**

☐ No  
☒ Yes—complete either Table F, Table G or Table H as applicable

**Table F**

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

**Table G**

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

**Table H**

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

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

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

**Table I**

Name of water body, watercourse or aquifer

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

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

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

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

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

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

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

☐ No—go to question 12 ☐ Yes

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

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

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

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

☒ No  
☐ Yes—please provide details below

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

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

Description of attachment or title of attachment	Method of lodgement to assessment manager
Planning Report	Smart eDA

**14. Applicant's declaration**

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

**Notes for completing this form**

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

**Applicant details**

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

**Question 1**

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

**Question 6**

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

**Question 7**

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

**Question 11**

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

**Question 12**

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

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

**OFFICE USE ONLY**

Date received

Reference numbers

**NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER**

To

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

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

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

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

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

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

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

This form must be used for development applications for a material change of use assessable against a planning scheme.

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

For all development applications, you must:

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

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

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

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

## Mandatory requirements

- 1. Describe the proposed use.** (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
House	House	1		

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

☒ No ☐ Yes—provide details below

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

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

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

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

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

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

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

#### OFFICE USE ONLY

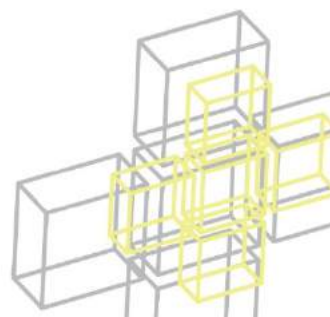
Date received

Reference numbers

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

## Annexure B

### Title Search



CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 23993531

Search Date: 09/08/2016 12:15

Title Reference: 50293499

Date Created: 23/12/1999

Previous Title: 18806012

REGISTERED OWNER

Dealing No: 716397750 27/03/2015

KIM CHRISTENSEN

PAULINE CHRISTENSEN

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 92 SURVEY PLAN 121802

Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 18806012 (Lot 76 on CP SR122)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

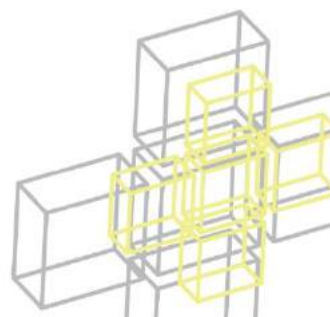
\*\* End of Current Title Search \*\*

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Requested By: D-ENQ SAI GLOBAL

# Annexure C

## Wastewater Report



46 Kennedy Highway,  
Tolga. Qld. 4882  
(P.O. Box 747, Tolga. Qld. 4882)  
Phone:- (07) 40955 211  
Fax:- (07) 40955 349

ABN-98 101 739 477  
BSA Licence No-1032472

■ Providing Approved  
Sewage, Wastewater & Water Services

■ Site & Soil Assessment Reports.  
Land Application Designs.  
Subdivisional & Development Assessment  
Reports.  
Pre Purchase Reports.

■ Domestic & Commercial Septic  
Disposal Systems.  
Domestic Wastewater Aerated Treatment  
Systems.  
Commercial Wastewater Aerated Treatment  
Systems.  
Domestic & Commercial Advanced  
Secondary Systems.  
Secondary Systems.

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

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

■ Submersible Borehole Pumps.  
Domestic or Commercial Pressure  
Pumps.  
Submersible Cutter / Macerator

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

## WASTEWATER DISPOSAL ASSESSMENT REPORT FOR A NEW RESIDENCE AT LOT 92 MOWBRAY RIVER ROAD

### MOWBRAY



### Report No. WC 20647

SITE ASSESSMENT DATE: 7<sup>th</sup> March 2012

Prepared For:  
Julie Binning  
2 Riverside Parade  
Trinity Park Qld 4878

12<sup>th</sup> March 2012

[www.wastewaterconsultants.com.au](http://www.wastewaterconsultants.com.au)



# **ON-SITE SEWAGE DISPOSAL SITE AND SOIL EVALUATION REPORT # WC20647**

Cairns Regional Council  
Cairns Qld 4870

Attn: Cairns Regional Council  
Re: Proposed wastewater disposal system/s.

This report is to determine and satisfy disposal of all on-site sewage & sullage waste for Lot 92 Mowbray River Road, Mowbray.

On visiting and further inspection of this property it was noted a proposed 3-bedroom dwelling is to be constructed on this site, no major water bodies or boreholes were encountered on the property, however it is noted the property has a significant drainage gully and intermittent watercourse at front northern boundary that can influence the recommended setback and separation distances for on site disposal.

It's proposed so as to satisfy the current regulations with on-site domestic wastewater and previous discussions with "CRC" wastewater systems that can achieved the setback and separation distances as per AS1547-2000 on site may be selected, therefore with our on site assessment and soil tests of this property primary treatment has been further investigated and can achieve the required setback and separation distances by adopting this report.

Therefore based on the soil permeability, associated health risks it is recommended if selecting primary treatment a minimum 3000 litre all-purpose septic tank which is to be installed with an approved solids outlet filter gravity fed to the proposed 72m<sup>2</sup> ETA trench bed as to our following designs.

If opting to located the proposed trenches in a higher location then a pump well will be required to transfer the effluent and wastewater to the LAA however the trench location must satisfy all setback and separation distances as per AS1547-2000.

Appropriate cover is required of the selected land application area such as turf or grass for primary ETA trench beds

## **A: SITE EVALUATOR**

Author: Brett Trebley

## **B: DESK TOP EVALUATION**

### **Location Details:**

Locality Address: **Lot 92 Mowbray River Road, Mowbray**

Owner's Details: **Julie Binning**

Plan Details: **SP237045**

**Lot No. 92**

Local Govt: **"CRC"** Parish: **Mowbray** County: **Solander**

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

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

---

### **Climate** (BOM \* ESTIMATED PORT DOUGLAS)

Annual Rainfall: **\*2360mm**

Annual Evaporation: **\*2240mm**

This site may experience heavier seasonal rainfall during December-March

### **Intended Water Supply Source:**

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

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

Type:

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

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

- ☐ **Satisfactory**
- ☐ Failed
- ☐ Problems evident

## **C: SITE ASSESSMENT**

### **Topography**

Slope: **Slightly sloping Site, LAA to be constructed level < 4%**

Ground Cover: **Grass**

Geology: **N/A**

Drainage Patterns Contours: **Flow Over Land**

#### **Available Clearances:**

Boundaries: **4 Metres**

Non-Potable Bores, Wells and Watercourses: **Viral Die Back**

Buildings: **4 Metres**

Embankments: **N/A**

Stand of Trees, Shrubs: **Existing**

Other \_\_\_\_\_

Site History (Previous Land Use) **Rural Farming**

Environmental Issues: **N/A**

Site Stability: **Good**

## Drainage Control

Depth of seasonal water table: (assumed greater than)

Winter: > **3.0M**

Summer: > **3.0M**

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

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

## Availability of Reserve / Setback Areas

Reserve area available for disposal: **100%**

Assessment Photographs attached: **Yes**

## D: SOIL INVESTIGATION

Method Of Tests:

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

Individual Soil Report:

By: \_\_\_\_\_ Report No. \_\_\_\_\_

## Soil Category:

**Description (TICK ONE ONLY)**

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

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

Reason for Design Load Rate (DLR) & (DIR) recommendation: **Based on minimum of primary treatment and ETA trench beds, on-site soil tests and tactile ribbon tests, have assumed a DLR & LTAR for primary treatment of 10mm/day for ETA beds with a K-sat rating assumed at 0.5m/day as to AS1547-2000.**

Need for groundwater protection: **No**

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

- ☐ **PRIMARY**
- ☐ **SECONDARY**
- ☐ **ADVANCED SECONDARY OR EQUIVALENT**

Evaluator's preliminary assessment of Land Application Area and best suited disposal option for site: **Primary treatment 72m<sup>2</sup> of ETA trench beds.**

Estimated Daily Flow: **Based on proposed 3-bedroom dwelling = maximum 5 people x 145L/P/Day = 725 Litres**

Design Consideration: **3-bedroom dwelling, allowed with "standard reduction fixtures". No allowance for expansion or additional bedrooms allowed with this design.**

Any specific environmental constraints? **No**

Any specific public health constraints? **No**

If Yes see attached or reason: \_\_\_\_\_

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

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

**DISPOSAL SYSTEM for EFFLUENT from DOMESTIC PREMISES AS 1547-2000 SIZING of DISPOSAL AREA**

REDUCTION FIXTURES REQUIRED:

Yes

#### TYPE OF FLOW FIXTURES

	RETICULATED SUPPLY	ON-SITE RAIN WATER
<input type="checkbox"/> Normal Fixtures	180L/P/Day	140L/P/Day
<input type="checkbox"/> <b>Standard Reduction</b>	<b>145L/P/Day</b>	115L/P/Day
<input type="checkbox"/> Full Reduction	110L/P/Day	80L/P/Day
<input type="checkbox"/> Other / Type and Reason		

**Notes:** These above flows are minimum rates unless actual flows from past experience can be demonstrated.

**Standard water-reduction fixtures included the combined use of reduced flush 6/3 litre water closets, shower-flow restrictors, aerator faucets (taps) and water-conserving automatic washing machines.**

Full water-reduction fixtures include the combined use of 6/3 litre water closets, shower-flow restrictors, aerator faucets, front load washing machines and flow /pressure control valves on all water-use outlets

#### **ADOPTED DISPOSAL CONCLUSIONS:**

1) ABSORPTION TRENCH BED: N/A

2) EVAPO-TRANSPARATION: AREA m2 REQUIRED: **72m2**

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

#### **EVALUATORS CONCLUSION:**

As with the suitable setback and separation distances the clay loam soils at this property, options for installation of primary treatment disposal systems, we have provided a suitable option for the owners and local government to further consider.

Therefore a *CONVENTIONAL SEPTIC DISPOSAL SYSTEM C/W APPROVED OUTLET FILTER, PUMP WELL AND ETA BEDS* will prove satisfactory for on this site; there is sufficient area available for disposal of all treated effluent including a 100% reserve land application area if required.

Therefore it is our recommendation for this primary septic treatment system a minimum *3000 litre all-purpose septic tank c/w an installed and approved solids outlet filter and connected into the minimum recommended 72m2 ETA trench beds as to our designs.*

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

## **RECOMMENDED DISPOSAL TYPE CALCULATIONS:**

### **2a) PRIMARY EVAPO-TRANSPIRATION ABSORPTION AREA**

#### **B) ETA Absorption Trench Bed**

$$A_w = q / LTAR$$

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

$$A_w = 725 \text{ litres per day} / 10$$

$$A_w = 72\text{m}^2 \text{ of wetted area required}$$

#### **b) LENGTH OF TRENCH**

$$L = A_w / b$$

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

$$L = 72 / 4$$

$$L = 18 \text{ metres long} \times 4 \text{ metres wide} \times 600\text{mm deep ETA absorption trench bed as to our designs.}$$

**NOTE:** Bed must be constructed level, inspection ports required on all 350mm trench arches as to AS/NZS1547-2000.

## Preferred Wastewater Treatment Unit Options:

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

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

## **Pollution Exclusion and Disclaimer:**

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

## On-Site Sewage Code Requirements:

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

Feature	Recommended Horizontal Separation Distance	Measured Distance
Footings of Buildings	Boundaries of land application areas should be positioned at least 2.0M down slope, 4.0M upslope from the footing or where the site is flat, 2.0M from any point of the building footing.	> 2 M
Property Boundaries, Pedestrian Paths and Walkways, Recreation Areas.	Boundaries of land application areas should be positioned at least 2.0M down slope, 4.0M upslope from the feature in column one or where the site is flat, 2.0M from any point of the feature.	4 M
Retaining Wall Footings	Boundaries of land application areas should be positioned at least 2.0M down slope, 4.0M upslope from the retaining wall footings or where the site is flat, 2.0M from any point of retaining wall footings.	N/A
Inground Swimming Pools	Boundaries of land application areas should be positioned at least 6.0M down slope, 6.0M upslope from the swimming pool or where the site is flat, 6.0M from any point of the pool	N/A
Inground Potable Water tanks	Primary effluent – 15M from the boundary of the land application area. Secondary effluent – 6M from the boundary of the land application area.	N/A
<b>Note:</b> The separation distances are recommended only. The local government may upon considering the public health and environmental risks reduce or increase the distances given in table 1.		

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

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

In accordance with table 3 of the On-site sewage facilities – guidelines for Vertical and Horizontal separation distance, the Vertical separation requirement for the minimum selection of primary treated effluent is 1.2M. The groundwater is not expected to rise within approximately 3.0 metres of natural ground surface on the proposed allotments.

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

## ON-SITE ASSESSMENT PHOTOS



**LOOKING OVER PROPERTY, PROPOSED BUILDING LOCATION AND DISPOSAL LAND APPLICATION AREA, DRAINAGE GULLY AND ONE OF THREE SOIL TESTS AND SAMPLES TAKEN ON SITE.**

# NOTICE TO LAND OWNER

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

## OPERATION AND MAINTENANCE:

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

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

## OPERATION & MAINTENANCE PROCEDURES

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

Practice water conservation and avoid exceeding the hydraulic capacity of the facility.

Minimise the input of cleaning agents, detergents, disinfectants, bleaches, alkalis, oil petrol, acids, degreasers, Photography chemicals, cosmetics, lotions, pesticides and herbicides into the facility.

Do not place materials such as disposal nappies, female sanitary products, paper towels, cigarette butts, bones and coffee grounds into the facility.

Be observant regarding signs of unsatisfactory performance, including unusual odours, leaks from the facility or choking.

Be familiar with safety procedures and any supplied maintenance and operation manuals.

Establish a time pattern of desludging – pump-outs.

## SEPTIC TANKS

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

Septic tanks should be deslugged when:

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

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

## ON-SITE WASTEWATER TREATMENT SYSTEMS

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

Contact the service agent following observation of unsatisfactory performance or breakdown.

Keep the area in the vicinity of the on-site sewerage facility tidy to facilitate ease of operation and maintenance.

Protect facility components from structural damage, such as from vehicles.

Where appropriate, or required by a condition of approval, enter into an annual service contract with an approved service provider or agent. The owner and any subsequent owners of all activities undertaken on the secondary wastewater system and disposal facility should keep all the records of the services and maintenance records.

## LAND APPLICATION SYSTEMS

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

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

## SUITABLE VEGETATION FOR WET SOILS (Informative)

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

### C2 TYPES OF VEGETATION

#### (a) CLIMBERS

Bignonias  
Clerodendrons  
Hardengeria  
Hibbertia Scandens  
Jasmin

Kennedia  
Lonicera Japonica  
Pandorea Jasminoides  
Passiflora Coccinea  
Pyrostegia Ignea  
Tecomanthe Venusta  
Thunbergia Mysorensis

#### (b) GRASSES

Buffalo

#### (c) GROUND COVER

Acanthus Mollis  
Acorus Grass  
Alternantheras  
Coleus  
Cuphea

Hemigraphis  
Liriope Muscari  
Mini Bamboos  
Ophiopogon  
Russellia  
Torenia

#### (d) PERENNIALS

Canna X Generalis  
Chrysanthemum Maximum  
Gingers

Heliconia  
Salvia X Superba  
Viola Hederace

#### (e) SHRUBS

Abelia X Grandiflora  
Auriculate  
Barlerias  
Beacke  
Brunsfelsia  
Calliandras  
Citrinus  
Callistemo  
Caphea Ignea  
Compact Lillypilly  
Clerodendron  
Correa Alba  
Crotons  
Callistemon  
Euonymus  
False Crotons  
Gardenias  
'Grandiflorum

Golden Myrtle  
Golden Penda cutting  
Hebe Speciosa  
Japonicu  
Jasminum Mesnyi  
Jasminum Officinale '  
Jaminum Polyanthum  
Justica  
Leptospermum Flavescens  
Melalouca  
PhyllanthusJustica  
Plumbago Auriculate  
Pyracantha Fortuneana

Thunbergia Alata  
Westringia Fruticosa

#### (f) TREES

Angophora Costata  
Ashoka  
Banksia Integrifolia  
Callistemon Salignus  
Callistemon Viminalis  
Casuarina Glauca  
Casuarina Stricta  
Eucalyptus Botryoides  
Eucalyptus Robusta  
Eucalyptus Robusta  
Golden Penda seedling  
Gustavia  
Hakea Salicifolia

Leptospermum Laevigatum  
Lillypilly  
Leptospermum Petersonii  
Melaleuca Armillaris – Sandy Soil  
Melaleuca Linariifolia – Clay Soil  
Melaleuca Quinquenervia – Sandy Soil  
Melaleuca Styphelioides – Clay Soil  
Michelia Champaca  
Native Gardenia  
Nyssa Sylvatica  
Photinea X Frasieri 'Robusta'  
Saraca  
Tristanopsis Laurina

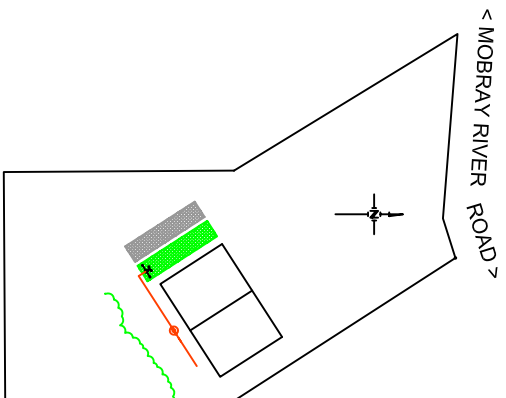
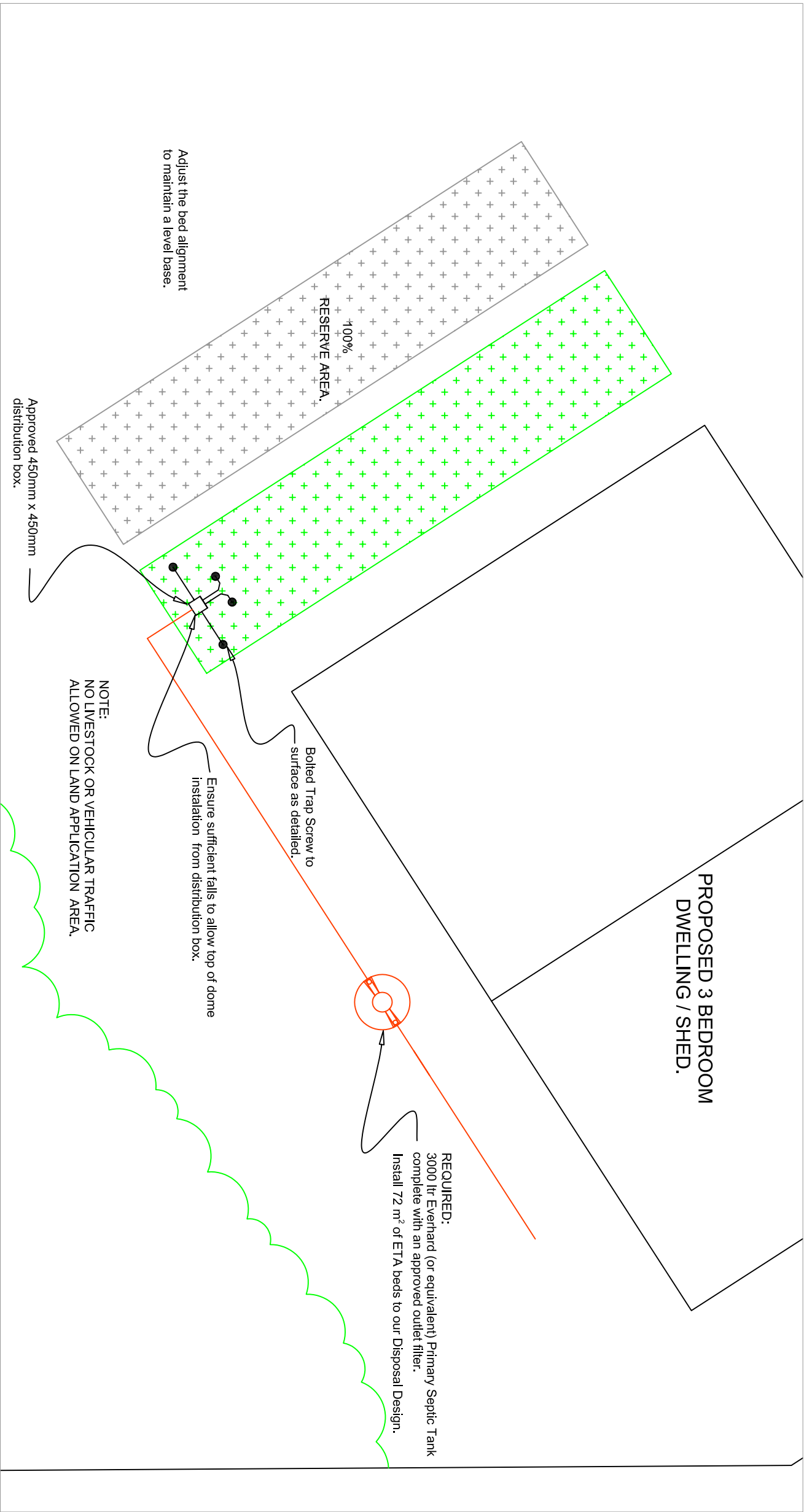
This report is based on the on-site assessment and conditions assessed and encountered on this site. Julie Binning & Andrew Murray provided the proposed positioning and all site locations including number of bedrooms for the proposed new dwelling. Should any aspect of this report change or differ from these indicated including soil types, Wastewater Consultants shall be contacted prior any proceedings as amendments to this design may be required. No allowances for additional bedrooms or numbers of permanent people have been allowed for expansion with this design and evaluation report.

**SITE INVESTIGATORS:**

Wastewater Consultants  
Brett Trebley & Kevin Boutell

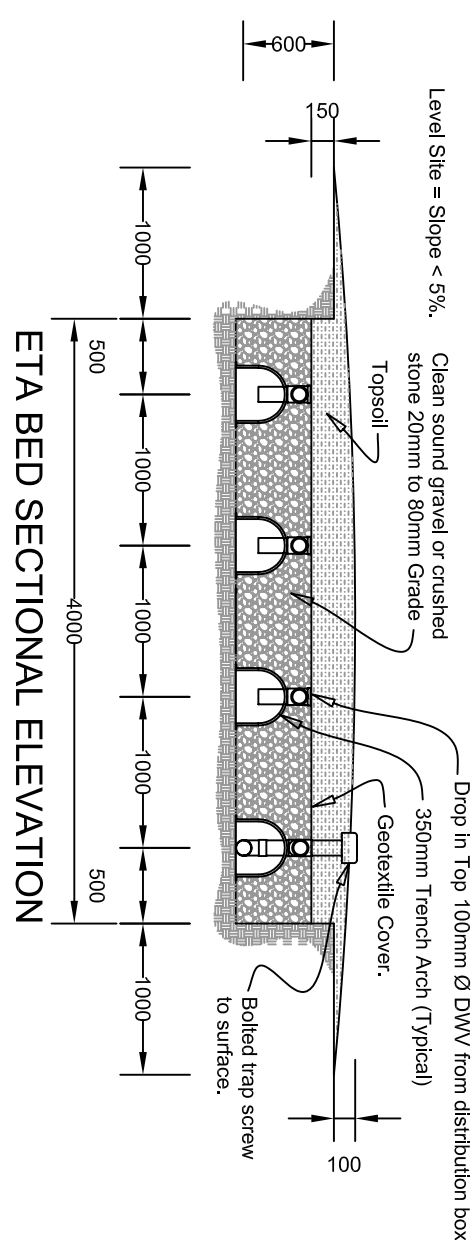
Signature:  Date: 12.03.2011

**WASTEWATER CONSULTANTS  
WASTEWATER MANAGEMENT SPECIALISTS**



**NOTE:**  
Refer to report for Disposal Details.  
As Constructed drawings are to be supplied to CRC on completion of any variations with this design.

**NOTE:**  
Tank invert height levels to be confirmed by builders plumber and positioning by builder prior to installation of system.

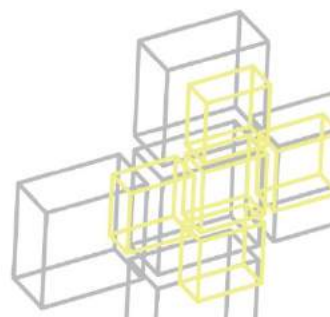


All Plumbing and Draining to comply with AS3500

**Real Property Description**  
Lot 92 on SP 121802  
Parish of MOWBRAY  
County of SOLANDER  
Site Area: 4810 m<sup>2</sup>

# Annexure D

## Code Assessment – Douglas Shire Planning Scheme 2008



PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Elements of the Code</b>				
<b>Site Requirements</b>				
<b>P1</b> 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.	<b>A1.1</b> 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.	✓	Proposal complies.	
<b>P2</b> Development is connected to all urban services or to sustainable on Site infrastructure services.	<b>A2.1</b> Development is connected to available urban services by underground connections, wherever possible.  AND/OR  Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.  OR  Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks.	✓	Proposal complies. The proposed development will include onsite sewerage.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
	Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting.  AND  An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.  AND  On-site sewerage facilities are provided in accordance with the On-site Sewerage Code.			
<b>P3</b> Landscaping of development Sites complements the existing rural character of the Locality.	<b>A3.1</b> 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.  AND  A minimum of 60% of the total proposed species are endemic or native species	✓	Proposal is capable of complying.	
<b>P4</b> Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	<b>A4.1</b> All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	✓	Proposal complies.	
<b>Protecting Rural/Rural Settlement Amenity - General</b>				
<b>P5</b> 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.	<b>A5.1</b> Any industrial development is limited to rural industrial activities which, by necessity, are related to primary industries in the surrounding area and require a rural location and where an urban location is inappropriate.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>P6</b> 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.	<b>A6.1</b> Community facilities are only sited in a rural area or a rural settlement area by necessity and where an urban location is inappropriate.	N/A	Not applicable.	
	<b>A6.2</b> Community facilities are screened from adjacent Roads by landscape buffers of Dense Planting a minimum of 5 metres in width.  AND  All side and rear boundaries are provided with Dense Planting for a minimum width of 1.5 metres.	N/A	Not applicable.	
<b>P7</b> 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.	<b>A7.1</b> The old Rocky Point School Site is developed for residential purposes in accordance with the following:  <ul style="list-style-type: none"> <li>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.</li> </ul> AND  The remnant vegetation on the western boundary of the Site is dedicated as public park.	N/A	Not applicable.	
<b>P8</b> 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.	<b>A8.1</b> The minimum lot size in this area is 3500 m2 .  AND  Any proposed reconfiguration of existing lots in this area only occurs utilising the Access driveway servicing the existing lot, by including reciprocal Access easements over the existing Access driveway for any additional lots.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
	<p><b>A8.2</b> Any new lots are included in a Designated Development Area (DDA) identified on the proposal plan of reconfiguration and ultimately, on the registered survey plan.</p> <p><b>A8.3</b> Development located within a Designated Development Area is sited where Clearing is limited to a maximum area of 800 m<sup>2</sup> of the Site or 4% Site Coverage of the Site, whichever is the lesser. (The 800m<sup>2</sup> 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> <p><b>A8.4</b> 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>	<p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>	

Solution: ✓ = Acceptable Solution

A/S = Alternative Solution

N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
	<b>A8.5</b> The DDA is sited so that the development of a House does not obstruct the views from any adjacent existing Houses.  AND  Ensures the new House is not visually prominent from adjacent public viewing points, such as Mossman-Daintree Road and Rocky Point.	N/A	Not applicable.	
<b>P9</b> Development of Lot 32 on RP 850495, Vixies Road, Wonga Beach is connected to urban services.	<b>A9.1</b> Any future reconfiguration of Lot 32 on RP 850495 for Rural Settlement purposes only occurs in association with connection to reticulated sewerage and water supply servicing Wonga Beach.	N/A	Not applicable.	
<b>P10</b> 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.	<b>A10.1</b> Residential development occurs on the more gently sloping part of the site, elevated above the steep bank adjacent to Mossman-Daintree Road.  AND  The area appropriate for residential development is determined on the basis of contour and vegetation surveys of the site.  AND  Only one access point from the site to the State-Controlled Road is permitted.  AND  At reconfiguration stage a broad vegetation screen is provided along the elevated frontage of the site to the Mossman-Daintree Road so that the residential development is screened from the road.  AND  The balance of the site is protected from clearing to maintain the forested mountain landscape and no further reconfiguration of the balance area occurs.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Protection of Scenic Amenity and Natural Values</b>				
<b>P11</b> 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.	<b>A11.1</b> 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).	✓	Proposal complies.	
<b>Indigenous Interests</b>				
<b>P12</b> The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	<b>A12.1</b> Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Elements of the Code</b>				
<b>Consistent and Inconsistent Uses</b>				
<b>P1</b> The establishment of uses is consistent with the outcomes sought for the Rural Settlement Planning Area	<b>A1.1</b> Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area.	✓	Proposal complies.	
<b>Site Coverage</b>				
<b>P2</b> The built form is subservient to the natural environment or the rural character of the area.	<b>A2.1</b> The maximum Site Coverage for all Buildings (including Outbuildings) contained on an allotment is 450 m2.	<b>A/S</b>	When calculated as per the planning scheme definition of 'Site Coverage', the proposal comprises a total Site Coverage of 352.2m2 – excluding the shed, garage and part of the patio. Although the proposed development exceeds the desired site cover (when including outbuildings) of 450m2, the built form is subservient to the rural character of the area and does not impact on the natural environment.	
	<b>A2.2</b> 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.	<b>A/S</b>	The proposal includes a shed of 164m2 which exceeds the Acceptable Measure. Again, given the size and dimensions of the site, and location of the proposed structure, it is considered to remain subservient to the natural environment and rural character of the area.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Building Setbacks</b>				
<b>P3</b> Buildings are Setback to: <ul style="list-style-type: none"> <li>• maintain the natural or rural character of the area; and</li> <li>• achieve separation from neighbouring Buildings and from Road Frontages.</li> </ul>	<b>A3.1</b> Buildings are Setback not less than: <ul style="list-style-type: none"> <li>• a minimum of 40 metres from the property boundary adjoining a State-Controlled Road; or</li> <li>• a minimum of 25 metres from the property boundary adjoining the Cape Tribulation Road Frontage; or</li> <li>• 20 metres from the property boundary adjoining any other Road; and</li> <li>• 6 metres from side and rear property boundaries.</li> </ul>	A/S	<p>The proposed development complies with the front and rear setback however does not comply with the side boundary setback of 6m. The eastern side boundary is 5.3m, requiring a dispensation of .7m, and the western side boundary is 5.4m, requiring a dispensation of .6m.</p> <p>Although slightly non-compliant, these setbacks do not affect or impact the natural or rural character of the area, and achieve adequate separation from neighbouring buildings.</p>	
<b>P4</b> Buildings/structures are screened from any adjacent Road to maintain the natural or rural character of the area.	<b>A4.1</b> 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.	✓	Proposal is capable of complying.	
<b>Scenic Amenity</b>				
<b>P5</b> 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.	<b>A5.1</b> White and shining metallic finishes are avoided on external surfaces in prominent view.	✓	Proposal is capable of complying.	
<b>P6</b> Buildings/structures are sited to achieve the retention of native trees and protect existing Watercourses, riparian vegetation and wildlife corridors.	<b>A6.1</b> 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).	✓	Proposal complies.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Sloping Sites</b>				
<b>P7</b> Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<b>A7.1</b> Building/structures are Erected on land with a maximum slope not exceeding 15%.  OR Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.  OR Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign-off that the site can be stabilised.  AND Any Buildings/structures proposed to be erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.  (Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No. 10 – Reports and Information the Council may request, for code and impact assessable development.	✓	Proposal complies.	
<b>P8</b> The building style and construction methods used for development on	<b>A8.1</b> A split level building is utilised. <b>A8.2</b> A single plane concrete slab is not utilised.	<b>N/A</b> <b>N/A</b>	Not applicable. Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
sloping Sites are responsive to the Site constraints.	<b>A8.3</b> Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.	N/A	Not applicable.	
<b>P9</b> Development on sloping land minimises any impact on the landscape character of the surrounding area.	<b>A9.1</b> Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	N/A	Not applicable.	
<b>P10</b> 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.	<b>A10.1</b> All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	N/A	Not applicable.	
<b>Sustainable Siting and Design of Houses on Sloping Sites and/or on land where the Natural Areas and Scenic Amenity Code is triggered</b>				
<b>P11</b> A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing	<b>A11.1</b> A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 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.)	N/A	Not applicable.	
	<b>A11.2</b> The approved area for the Clearing of the House is not cleared until a Building Permit is issued.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>P10</b> A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	<b>A10.1</b> 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.	N/A	Not applicable.	
<b>P10</b> The exterior finishes of a House complements the surrounding natural environment.	<b>A10.1</b> The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.	N/A	Not applicable.	
<b>P10</b> A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	<b>A10.1</b> The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

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

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Bushfire</b>					
<b>P1</b>	Development does not compromise the safety of people or property from bushfire.	<b>A1.1</b> 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.	<b>N/A</b>	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>P2</b> Development maintains the safety of people and property by: <ul style="list-style-type: none"> <li>- avoiding areas of High or Medium Risk Hazard; or</li> <li>- mitigating the risk through:               <ul style="list-style-type: none"> <li>o lot design and the siting of Buildings; and</li> <li>o including firebreaks that provide adequate:                   <ul style="list-style-type: none"> <li>▪ Setbacks between Building/structures and hazardous vegetation, and</li> <li>▪ Access for fire fighting/other emergency vehicles;</li> </ul> </li> </ul> </li> <li>- providing adequate Road Access for fire fighting/other emergency vehicles and safe evacuation; and</li> <li>- providing an adequate and accessible water supply for firefighting purposes</li> </ul>	<b>A2.1</b> Development is located on a Site that is not subject to High or Medium Risk Hazard.  OR  For all development (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:  Buildings and structures on lots greater than 2500 m2:  <ul style="list-style-type: none"> <li>- are sited in locations of lowest hazard within the lot; and</li> <li>- achieve Setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree Height or 10 metres, whichever is the greater; and</li> <li>- 10 metres from any retained vegetation strips or small areas of vegetation; and</li> <li>- are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.</li> </ul> Building and structures on lots less than or equal to 2500 m2, maximise Setbacks from hazardous vegetation.  AND	✓	Proposal complies.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
	<p>For uses involving new or existing Buildings with a Gross Floor Area greater than 50 m<sup>2</sup> each lot has:</p> <ul style="list-style-type: none"> <li>- a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litres a second at 200 kPa); or</li> <li>- an on Site water storage of not less than 5000 litres (eg. Accessible dam or tank with fire brigade tank fittings, swimming pool).</li> </ul> <p><b>A2.2</b> 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"> <li>- efficient emergency Access to Buildings for fire fighting appliances (eg. by avoiding long narrow lots with long Access drives to buildings); and</li> <li>- Setbacks and Building siting in accordance with 2.1 (a) above.</li> </ul> <p>AND</p>	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution

A/S = Alternative Solution

N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
	<p>Firebreaks are provided by:</p> <ul style="list-style-type: none"> <li>- a perimeter Road that separates lots from areas of bushfire hazard and that Road has:</li> <li>- a minimum cleared width of 20 metres; and</li> <li>- a constructed Road width and all-weather standard complying with Council standards.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>- 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:</li> <li>- have a minimum cleared width of 6 metres; and</li> <li>- have a formed width and gradient, and erosion control devices to Council standards; and</li> <li>- have vehicular Access at each end; and</li> <li>- provide passing bays and turning areas for fire fighting applicants; and</li> <li>- 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).</li> </ul> <p>AND</p>			

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
	<ul style="list-style-type: none"> <li>- 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.</li> </ul> <p>AND</p> <p>Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <ul style="list-style-type: none"> <li>- Have a maximum gradient of 12.5%; and</li> <li>- Exclude a cul-de-sac, except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sacs are provided with an alternative Access linking the cul-de-sac to other through roads.</li> </ul>			
<b>P3</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	<b>A3.1</b> Development complies with a bushfire Management Plan prepared for the site	✓	Proposal complies/is capable of complying.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Disturbance of Acid Sulfate Soils</b>				
<b>P1</b> The release of acid and associated metal contaminants into the environment are avoided either by: - not disturbing Acid Sulfate Soils; or by - preventing the potential impacts of any disturbance through appropriate Site planning, treatment and ongoing management.	<b>A1.1</b> The disturbance of Acid Sulfate Soils is avoided by: - not excavating or removing more than 100 m <sup>3</sup> of material identified as containing or potentially containing Acid Sulfate Soils; - not permanently or temporarily extracting groundwater that results in the aeration of previously saturated Acid Sulfate Soils; and - demonstrating that any filling in excess of 500 m <sup>3</sup> of material to depths greater than an average depth of 0.5 metres will not result in ground water extrusion from Acid Sulfate Soils and the aeration of previously saturated Acid Sulfate Soils from the compaction or movement of those soils.	✓	The proposal complies/is capable of complying.	
	<b>A2.1</b> Site planning, treatment and ongoing management are undertaken so that: - acid and metal contaminants are not generated and acidity is neutralised; - untreated Acid Sulfate Soils are not taken off-Site unless this is to an alternative location for treatment; and - surface and groundwater flows from areas containing Acid Sulfate Soils do not release leachate containing acid or metal contaminants into the environment.	✓	The proposal complies/is capable of complying.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Identification and Management of Acid Sulfate Soils</b>				
<b>P2</b> The location and extent of Acid Sulfate Soils are identified on the development Site and appropriately management so as to avoid the release of acid and associated metal contaminants into the environment.	No Acceptable Solution.  (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 9 – Reports and Information the Council May Request, for code and impact assessable development).	✓	The proposal complies/is capable of complying.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Elements of the Code</b>					
<b>General Requirements</b>					
<b>P1</b> All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area.	<b>A1.1</b>	The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.	✓	Proposal is capable of complying.	
	AND	Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.			
	<b>A1.2</b>	Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	✓	Proposal is capable of complying.	
	<b>A1.3</b>	Cuts are screened from view by the siting of the Building/structure, wherever possible.	✓	Proposal is capable of complying.	
	<b>A1.4</b>	Topsoil from the Site is retained from cuttings and reused on benches/terraces.	✓	Proposal is capable of complying.	
	<b>A1.5</b>	No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600 mm To any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained.	✓	Proposal is capable of complying.	
	<b>A1.6</b>	Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Visual Impact and Site Stability</b>					
<b>P2</b> Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	<b>A2.1</b>	The extent of filling or excavation does not exceed 40% of the Site area or 500 m <sup>2</sup> whichever is the lesser.	✓	Proposal is capable of complying.	
	EXCEPT THAT				
	<b>A2.1</b>	does not apply to reconfiguration of 5 lots or more.	N/A	Not applicable.	
	<b>A2.2</b>	Filling and excavation does not occur within 2 metres of the Site boundary.	N/A	Not applicable.	
<b>Flooding and Drainage</b>					
<b>P3</b> Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves.	<b>A3.1</b>	Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.	✓	Proposal is capable of complying.	
	<b>A3.2</b>	Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.	✓	Proposal is capable of complying.	
	<b>A3.3</b>	Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.	✓	Proposal is capable of complying.	
	<b>A3.4</b>	Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	✓	Proposal is capable of complying.	
<b>Water Quality</b>					
<b>P4</b> Filling and excavation does not result in a reduction of the water quality of receiving waters.	<b>A4.1</b>	Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

Solution: ✓ = Acceptable Solution  
A/S = Alternative Solution  
N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Elements of the Code</b>				
<b>Landscape Design</b>				
<b>P1</b> Landscape design satisfies the purpose and the detailed requirements of this Code.	<b>A1.1</b> 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.	✓	Proposal is capable of complying.	
	AND  Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Landscape-Character and Planting</b>					
<b>P2</b>	Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	<b>A2.1</b>	A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.	✓	Proposal is capable of complying.
		<b>A2.2</b>	The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.	✓	Proposal is capable of complying.
		OR	Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.		
		<b>A2.3</b>	Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	✓	Proposal is capable of complying.

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>P3</b> Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	<b>A3.1</b> Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.	✓	Proposal is capable of complying.	
	<b>A3.2</b> Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.	✓	Proposal is capable of complying.	
	<b>A3.3</b> 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.	✓	Proposal is capable of complying.	
	<b>A3.4</b> Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	✓	Proposal is capable of complying.	
<b>P4</b> Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	<b>A4.1</b> Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>P5</b> Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	<b>A5.1</b> 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.	N/A	Not applicable.	
	<b>A5.2</b> A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.	N/A	Not applicable.	
	<b>A5.3</b> Landscape beds and trees are protected by garden edging, bollards or wheel stops.	✓	Proposal is capable of complying.	
	<b>A5.4</b> Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.	N/A	Not applicable.	
<b>Screening</b>				
<b>P6</b> Fences along street Frontages are articulated with appropriate Landscaping.	<b>A6.1</b> Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.	✓	Proposal is capable of complying.	
	<b>A6.2</b> Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>P7</b> Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	<b>A7.1</b> One shade tree is provided for each private open space or private Recreation Area.	✓	Proposal is capable of complying.	
	<b>A7.2</b> Tree species provide 30% shade over the area within 5 years.	✓	Proposal is capable of complying.	
	<b>A7.3</b> A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.	✓	Proposal is capable of complying.	
	<b>A7.4</b> Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	✓	Proposal is capable of complying.	
<b>P8</b> Undesirable features are screened with Landscaping.	<b>A8.1</b> 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.	✓	Proposal is capable of complying.	
<b>P9</b> The environmental values of the Site and adjacent land are enhanced.	<b>A9.1</b> Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Streetscape and Site Amenity</b>				
<b>P10</b> Landscaping for residential development enhances the streetscape and the visual appearance of the development.	<b>A10.1</b> Dense Planting along the front of the Site incorporates: <ul style="list-style-type: none"> <li>• shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting;</li> <li>• landscape screening of blank walls;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	✓	Proposal is capable of complying.	
	<b>A10.2</b> Dense Planting to the rear of the Site incorporates: <ul style="list-style-type: none"> <li>• 1 shade tree for an average of every 75 m<sup>2</sup>, growing to the Building eave Height within 5 years of planting;</li> <li>• screening shrubs to grow to 3 metres in Height within 2 years of planting;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	✓	Proposal is capable of complying.	
	<b>A10.3</b> Dense Planting to the side boundaries incorporates: <ul style="list-style-type: none"> <li>• trees planted for an average of every 10 metres where adjacent to a Building;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>P11</b> Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.	<b>A11.1</b> Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates: <ul style="list-style-type: none"> <li>• shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate;</li> <li>• landscape screening of blank walls;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	N/A	Not applicable.	
	<b>A11.2</b> Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates: <ul style="list-style-type: none"> <li>• 1 shade tree for an average of every 75 m2 growing to the Building eave Height within 5 years of planting;</li> <li>• screening shrubs to grow to 3 metres in Height within 2 years of planting;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	N/A	Not applicable.	
	<b>A11.3</b> Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates: <ul style="list-style-type: none"> <li>• trees planted for an average of every 10 metres where adjacent to a Building;</li> <li>• screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area;</li> </ul>	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
	<ul style="list-style-type: none"> <li>low shrubs, groundcovers and mulch to completely cover unsealed ground</li> </ul> <p><b>A11.4</b> 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>	N/A	Not applicable.	
<b>Maintenance and Drainage</b>				
<b>P12</b> Landscaped areas are designed in order to be maintained in an efficient manner.	<b>A12.1</b> A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.	✓	Proposal is capable of complying.	
	<b>A12.2</b> 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.	✓	Proposal is capable of complying.	
	<b>A12.3</b> Turf areas accessible by standard lawn maintenance equipment.	✓	Proposal is capable of complying.	
	<b>A12.4</b> Plant species are selected with long life expectancy and minimal maintenance requirement where on-site management will be limited.	✓	Proposal is capable of complying.	
	<b>A12.5</b> Mulching is provide to all garden beds to reduce weed growth and to retain water, as is to be replenished every year in the ongoing maintenance program	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>P13</b> Stormwater runoff is minimised and re-used in Landscaping through water infiltration, where appropriate.	<b>A13.1</b> 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.	✓	Proposal is capable of complying.	
	<b>A13.2</b> Overland flow paths are not to be restricted by Landscaping works.	✓	Proposal is capable of complying.	
	<b>A13.3</b> 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.	✓	Proposal is capable of complying.	
<b>Safety</b>				
<b>P14</b> Tree species and their location accommodate vehicle and pedestrian sight lines.	<b>A14.1</b> Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.	✓	Proposal is capable of complying.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>P15</b> The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<b>A15.1</b> Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.	N/A	Not applicable.	
	<b>A15.2</b> Hard surfaces are stable, non-slippery and useable in all weathers.	✓	Proposal is capable of complying.	
	<b>A15.3</b> 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).	✓	Proposal is capable of complying.	
	<b>A15.4</b> Lighting for bicycle paths is provided in accordance with the relevant Australian Standards	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Utilities and Services</b>				
<b>P16</b> The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	<b>A16.1</b> Plant species are selected and sited with consideration to the location of overhead and underground services.	✓	Proposal is capable of complying.	
	<b>A16.2</b> All underground services are to be located under pathways and below the eaves of the Building.	✓	Proposal is capable of complying.	
	<b>A16.3</b> Irrigation control devices are located in the common Landscaping and Recreation Area.	✓	Proposal is capable of complying.	
	<b>A16.4</b> Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.	✓	Proposal is capable of complying.	
	<b>A16.5</b> Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.	✓	Proposal is capable of complying.	
	<b>A16.6</b> Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land: - in an electric line shadow; or - within 5.0 metres of an electric line shadow; or within 5.0metres of a substation boundary.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
	<b>A16.7</b> 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.	N/A	Not applicable.	
	<b>A16.8</b> On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Elements of the Code</b>				
<b>Vehicle Parking Numbers</b>				
<b>P1</b> Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to: <ul style="list-style-type: none"> <li>• the desired character of the area in which the Site is located;</li> <li>• the nature of the particular use and its specific characteristics and scale;</li> <li>• the number of employees and the likely number of visitors to the Site;</li> <li>• the level of local accessibility;</li> <li>• the nature and frequency of any public transport serving the area;</li> <li>• whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building;</li> <li>• whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and</li> <li>• whether or not the use involves the retention of significant vegetation.</li> </ul>	<b>A1.1</b> The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.	✓	Proposal complies. Two (2) car parking spaces are provided as part the dwelling.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
Parking for People with Disabilities				
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"><li>• Medical, higher education, entertainment facilities and shopping centres – 2 spaces;</li><li>• All other uses – 1 space.</li></ul>	✓	Proposal complies.	
	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"><li>• Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required;</li><li>• All other uses – 2% (to the closest whole number) of the total number of spaces required.</li></ul>	N/A	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"><li>• ordinary vehicles do not demand</li></ul>	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.	✓	Proposal complies.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<p>parking in the spaces reserved for motor cycles due to capacity constraints; and,</p> <ul style="list-style-type: none"> <li>• it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and,</li> <li>• it is not a reflection of the lower cost of providing motorcycle parking.</li> </ul>				

Solution: ✓ = Acceptable Solution  
A/S = Alternative Solution  
N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Compact Vehicles</b>				
<b>P4</b> A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering: <ul style="list-style-type: none"> <li>• compact vehicles spaces are not available to non-compact vehicles; and,</li> <li>• it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and,</li> <li>• 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,</li> <li>• the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces.</li> </ul>	<b>A4.1</b> 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: <ul style="list-style-type: none"> <li>• compact vehicle parking does not exceed 10% of total vehicle parking required; and,</li> <li>• the parking location is proximate to the entry locations for parking users; and,</li> <li>• the parking provided complies with other elements of this Code.</li> </ul>	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Bicycles Parking</b>				
<b>P5</b> Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.	<b>A5.1</b> The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.	✓	Proposal complies.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Vehicular Access to the Site</b>				
<b>P6</b> The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account: <ul style="list-style-type: none"> <li>• the amount and type of vehicular traffic;</li> <li>• the type of use (eg long-stay, short-stay, regular, casual);</li> <li>• Frontage Road traffic conditions;</li> <li>• the nature and extent of future street or intersection improvements;</li> <li>• current and future on-street parking arrangements;</li> <li>• the capacity of the adjacent street system; and</li> <li>• the available sight distance.</li> </ul>	<b>A6.1</b> The location of the Access points is in accordance with the provisions of the relevant Australian Standards.  <b>AND</b> Where the Site has Frontage to more than one street, the Access is from the lowest order street.	✓	Proposal complies.	
	<b>A6.2</b> All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.	N/A	Not applicable.	
	<b>A6.3</b> Only one Access point is to be provided to each Site unless stated otherwise in another Code.	✓	Proposal complies.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Accessibility and Amenity for Users</b>				
<b>P7</b> On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.	<b>A7.1</b> Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located	N/A	Not applicable.	
	AND  In mixed use premises that include residential or accommodation uses (excluding Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the non-residential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors	N/A	Not applicable.	
<b>P8</b> The layout of parking areas provides a high degree of amenity and accessibility for different users.	<b>A8.1</b> The layout of the parking area provides for the accessibility and amenity of the following: <ul style="list-style-type: none"> <li>• People with Disabilities</li> <li>• Cyclists</li> <li>• Motorcyclists</li> <li>• Compact Vehicles</li> <li>• Ordinary Vehicles</li> <li>• Service Delivery Vehicles.</li> </ul>	✓	Proposal complies.	
	<b>A8.2</b> 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.	✓	Proposal complies. All spaces are covered.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Access Driveways</b>				
<b>P9</b> The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	<b>A9.1</b> Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	✓	Proposal complies.	
<b>P10</b> The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	<b>A10.1</b> 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.	✓	Proposal complies.	
<b>Access for People with Disabilities</b>				
<b>P11</b> Access for people with disabilities is provided to the Building from the parking area and from the street.	<b>A11.1</b> Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	N/A	Not applicable.	
<b>Access for Pedestrians</b>				
<b>P12</b> Access for pedestrians is provided to the Building from the parking area and from the street.	<b>A12.1</b> Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Access for Cyclists</b>				
<b>P13</b> Access for cyclists is provided to the Building or to bicycle parking area from the street.	<b>A13.1</b> Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards.  AND  Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	<b>N/A</b>	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>Dimensions of Parking Spaces</b>				
<b>P14</b> Parking spaces must have adequate areas and dimensions to meet user requirements.	<b>A14.1</b> Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.  AND  Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.  AND  Parking spaces for standard sized buses have the following minimum dimensions: <ul style="list-style-type: none"> <li>• width: 4 metres</li> <li>• length: 20 metres</li> <li>• clear Height: 4 metres.</li> </ul> AND  Parking spaces for compact vehicles have the following minimum dimensions:  <ul style="list-style-type: none"> <li>• 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and,</li> <li>• 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle.</li> </ul>	✓	Proposal complies.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
	<p>AND</p> <p>Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p> <p><b>A14.2</b> Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>	N/A	Not applicable.	
Solution: ✓ = Acceptable Solution A/S = Alternative Solution N/A = Not applicable to this proposal				Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas</b>				
<b>P15</b> On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they: <ul style="list-style-type: none"> <li>• are at gradients suitable for intended vehicle use;</li> <li>• consider the shared movements of pedestrians and cyclists;</li> <li>• are effectively drained and surfaced; and</li> <li>• are available at all times they are required.</li> </ul>	<b>A15.1</b> On-Site driveways, vehicle manoeuvring and loading/unloading areas: <ul style="list-style-type: none"> <li>• are sealed in urban areas:</li> </ul> AND upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code; <ul style="list-style-type: none"> <li>• have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and</li> <li>• drain adequately and in such a way that adjoining and downstream land is not adversely affected.</li> </ul>	✓	Proposal complies.	
	<b>A15.2</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.	✓	Proposal is capable of complying.	
<b>Vehicle Circulation, Queuing and Set Down Areas</b>				
<b>P16</b> 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.	<b>A16.1</b> Circulation and turning areas comply with the provisions of the relevant Australian Standards.	N/A	Not applicable.	
<b>P17</b> An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.	<b>A17.1</b> Circulation driveways comply with the provisions of the relevant Australian Standards.	N/A	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	SOLUTION <sup>1</sup>	COMMENTS	COUNCIL USE ONLY
<b>P18</b> 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.	<b>A18.1</b> Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.	<b>N/A</b>	Not applicable.	

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

LAND USE	MINIMUM NUMBER OF SPACES
<b>Residential Uses</b>	
Caretaker's Residence	1 car space.
Home Activity	The parking required for a House plus 1 car space.
Home Based Business	<p>The parking required for a House plus 1 car space per 25 m<sup>2</sup> of Net Lettable Area used for the Home Based Business.</p> <p><u>Bed &amp; Breakfast Accommodation.</u></p> <p>The parking required for a House plus 1 car space per bedroom/2 Bed Spaces.</p> <p><u>Forest Stay Accommodation.</u></p> <p>The parking required for a House plus 1 car space per bedroom/2 Bed Spaces and/or 1 car space per 2 Bed Spaces in a communal bunkhouse and 2 car spaces for 6 staff or 1 car space for 4 staff.</p> <p><u>Host Farm Accommodation.</u></p> <p>The parking required for a House plus 1 car space per bedroom/2 Bed Spaces and/or 1 car space per 2 Bed Spaces in a communal bunkhouse.</p>
House	2 spaces which may be in tandem.
Multi-Unit Housing	<p>Within the Port Douglas Tourist Centre – 1 car space per Dwelling Unit</p> <p>Outside the Port Douglas Tourist Centre and elsewhere in the Shire – 1.5 car spaces per Dwelling Unit</p> <p>In all cases, 60% of the car parking area is to be covered.</p> <p>Plus 1 bicycle space per 3 units and 1 visitor bicycle space per 12 units.</p>
Outstation/Seasonal Camp	1 car space per 2 bedrooms.
Retirement Facility	<p>1 car space per Dwelling Unit;</p> <p>plus 1 visitor car space per 5 Dwelling Units;</p> <p>plus 1 visitor car space per 10 hostel, nursing home or similar beds;</p> <p>plus 1 car space per 2 staff members;</p> <p>plus 1 car space for ambulance parking, designated accordingly.</p>

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

LAND USE	MINIMUM NUMBER OF SPACES
Special Residential Use	1 visitor car space per 5 bedrooms plus 1 car space per 2 staff members.
<b>Tourist and Short Term Accommodation Uses</b>	
Caravan Park/Camping Ground	1 car space per caravan Site, tent Site or cabin plus- 1 visitor car space per 10 caravan Sites, tent Sites or cabins; plus- 1 vehicle washing space per 20 caravan Sites, tent Sites or cabins; plus- 1 car space for an on-Site manager.
Holiday Accommodation	<p><u>Non-Self Contained Rooms (motel or hotel):</u></p> <p>1 car space per room for the first ten rooms plus 1 car space for every 3 rooms for the remainder of rooms.</p> <p><u>Self Contained:</u></p> <p>Within the Port Douglas Tourist Centre – 1 car space per Dwelling Unit</p> <p>Outside the Port Douglas Tourist Centre and elsewhere in the Shire – 1.5 car spaces per Dwelling Unit</p> <p><u>Dual Key:</u></p> <p>1 car space for the self-contained element of the Dual Key Units; and</p> <p>30% of a car space for the non-Self Contained element of the Dual Key apartment.</p> <p>A parking bay for the loading and unloading of buses where thirty rooms/Dwelling Units or more.</p> <p>In all cases, 60% of car spaces are to be covered</p> <p>Plus 1 bicycle space per 10 rooms.</p>

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
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Annexure D

LAND USE	MINIMUM NUMBER OF SPACES
Short Term Accommodation	<p>1 car space per Private Room for the first ten rooms, plus 1 car space for every 3 rooms for the remainder of rooms.</p> <p>1 car space per 10 beds where dormitory accommodation.</p> <p>A parking bay for the loading and unloading of buses where thirty rooms or more, or where 30 beds in the dormitory accommodation.</p> <p>In all cases, 60% of car parking spaces are to be covered.</p> <p>Plus 1 bicycle space per 4 rooms/4 beds and 1 visitor bicycle space per 16 rooms/16 beds.</p>
Staff Quarters	1 car space per 2 Bed Spaces
<b>Retail Uses</b>	
Shopping Facility	<p>1 car space per 25 m<sup>2</sup> of Net Lettable Area.</p> <p>Plus 1 bicycle space per 200 m<sup>2</sup> of Net Lettable Area and 1 visitor bicycle space per 500 m<sup>2</sup> over 1000 m<sup>2</sup></p> <p><u>In a Local Centre:</u></p> <p>1 car space per 50 m<sup>2</sup> of Net Lettable Area.</p> <p><u>In the Tourist Centre of Port Douglas:</u></p> <p>1 car space per 30 m<sup>2</sup> of Net Lettable Area.</p>
Business and Commercial Uses	
Aircraft Landing Facility – Commercial	1 car space per 20 m <sup>2</sup> of covered reception area, plus 1 car space per 2 staff, plus a covered bus setdown area adjacent to the entry to the reception area and 2 bus parking spaces.

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

LAND USE	MINIMUM NUMBER OF SPACES
Business Facilities	<p>1 car space per 25 m2 of Net Lettable Area.</p> <p>Plus 1 bicycle space per 200 m2 Net Lettable Area and 1 visitor bicycle space per 750 m2 over 1000 m2</p> <p><u>In a Local Centre:</u></p> <p>1 car space per 50 m2 of Net Lettable Area.</p> <p><u>In the Tourist Centre of Port Douglas:</u></p> <p>1 car space per 30 m2 of Net Lettable Area.</p>
Child Care Centre	<p>1 car space per full time staff member, plus 1 car space per 10 children to be used for setting down and picking up of children, with a minimum of 3 car spaces to be provided for set down/collection. Any drive-through facility can provide tandem short term parking for 3 car spaces for the setting down and picking up of children, on the basis that a passing lane is provided and linemarked to be kept clear of standing vehicles at all times.</p>
Display Facilities	<p>For garden supplies, hardware &amp; the like: 1 car space per 50 m2 Net Lettable Area.</p> <p>For boats, caravans, machinery, motor vehicles and the like: 1 car space per 100 m2 Net Lettable Area.</p> <p>EXCEPT THAT</p> <p><u>When located in the Town Centre and in the Mossman and Environs Locality</u></p> <p>All Display Facilities provide 1 car space per 25 m2 of Net Lettable Area.</p>

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A/S = Alternative Solution  
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Annexure D

LAND USE	MINIMUM NUMBER OF SPACES
Restaurant	<p>1 car space per 25 m<sup>2</sup> of Net Lettable Area.</p> <p>Plus 1 bicycle space per 100 m<sup>2</sup> Net Lettable Area.</p> <p><u>In a Local Centre:</u></p> <p>1 car space per 50 m<sup>2</sup> of Net Lettable Area.</p> <p><u>In the Tourist Centre of Port Douglas:</u></p> <p>1 car space per 30 m<sup>2</sup> of Net Lettable Area.</p>
Service Station	1 car space per 15 m <sup>2</sup> of the floor area of any Shopping Facility, Restaurant or take-away food facilities. Staff parking at the rate of 1 car space per full time or part time staff member.
Tavern	<p>Licensed Facilities</p> <p>1 space per 10 m<sup>2</sup> of bar, lounge, beer garden, and other public area; plus</p> <p>1 space per 50 m<sup>2</sup> of floor area of liquor barn or bulk liquor sales area; plus if drive in bottle shop is provided queuing lane/s on site for 12 vehicles; plus parking for other uses incorporated in the Tavern, as listed in this Table.</p>
Tourist Attraction	<p>Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.</p> <p>Plus 1 bicycle space per 200 m<sup>2</sup> Net Lettable Area.</p>
Veterinary Facilities	1 car space per 50 m <sup>2</sup> of Net Lettable Area.
<b>Industry and Associated Uses</b>	
Aquaculture	1 car space per 2 staff members
Extractive Industry	1 car space per 2 staff members.
Industry Class A and Class B	1 car space per 90 m <sup>2</sup> of Net Lettable Area.
Intensive Animal Husbandry	1 car space per 2 staff members.
Primary Industry	1 car space per 2 staff members.
Private Forestry	1 car space per 2 staff members.

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Annexure D

LAND USE	MINIMUM NUMBER OF SPACES
Service Industry	1 car space per 90 m2 of Net Lettable Area
<b>Community Facilities</b>	
Cemetery and Crematorium	Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.
Educational Establishment	<ul style="list-style-type: none"> <li>• primary and secondary school: 1 car space per 2 staff members 4 tertiary and further education: 1 car space per 2 staff members plus 1 car space per 10 students</li> <li>• for all other establishments :</li> <li>• Designated area on Site for the short term setdown of students, in addition to the requirements above.</li> </ul> <p>School – 1 bicycle space per 5 pupils over year 4</p> <p>University/TAFE – 2 bicycle spaces per 10 full time students</p>
Health Facility	1 car space per 4 beds, plus 1 car space per 2 staff members, plus 1 car space for ambulance parking, designated accordingly, 1 bicycle space per 200 m2 Net Lettable Area.
Interpretive Facility	Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.
Park and Open Space	Sufficient car spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.
Place of Assembly	<p>1 car space per 15 m2 of Net Lettable Area.</p> <p>Plus 1 bicycle space per 200 m2 Net Lettable Area</p>
Public Utilities and Facilities	1 car space per 2 staff members.
Telecommunication Facilities	1 car space per 2 staff members.

Solution: ✓ = Acceptable Solution  
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Annexure D

LAND USE	MINIMUM NUMBER OF SPACES
<b>Recreation Uses</b>	
Indoor Sports and Entertainment	Squash Court or another court game: 4 car spaces per court. Indoor Cricket: 25 car spaces per cricket pitch. Ten Pin bowling: 3 car spaces per bowling lane. Gymnasium: 1 car space per 15 m2 of Net Lettable Area. Places where people congregate including Cinemas, Theatres, Convention Centre or Function Centre or the like: 1 car space per 15 m2 of Net Lettable Area. Unlicensed Clubrooms: 1 car space per 45 m2 of Net Lettable Area. Licensed Clubrooms: 1 car space per 15 m2 of Net Lettable Area. Plus 1 bicycle space per 4 employees
Outdoor Sport and Recreation	Coursing, horse racing, pacing or trotting: 1 car space per 5 seated spectators plus, 1 car space per 5m2 of other spectator areas. Football: 50 car spaces per field. Lawn Bowls: 30 car spaces per green. Swimming Pool: 15 car spaces plus 1 car space per 100 m2 of useable Site area. Tennis or other Court game: 4 car spaces per court. Golf Course: 4 car spaces per tee on the course, plus parking for club as per Indoor Entertainment. Outdoor Cinema: 1 car space per 5 m2 of designated viewing area, plus 1 car space per 2 staff members. Plus 1 bicycle space per 20 spectator places

Note: A contribution may be required by Council if the car parking rate is different, where a new use is proposed in an existing Building.

Solution: ✓ = Acceptable Solution  
 A/S = Alternative Solution  
 N/A = Not applicable to this proposal

Annexure D

Smart eDA ID: 1472423948374

## State assessments

**Lot 92 MOWBRAY RIVER RD, MOWBRAY**

1 matters requiring further investigation.

State Assessment and Referral Agency

**State Assessment and Referral Agency**

**Environment and Heritage**

[Coastal zone](#)

Yes