

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)

RICKY JOHN KNOWLES

For companies, contact name

Postal address

PO BOX 55
TRINITY BCH

Suburb	TRINITY BCH		
State	QLD	Postcode	4879
Country	AUSTRALIA		

Contact phone number

Mobile number (non-mandatory requirement)

0408079993

Fax number (non-mandatory requirement)

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DOUGLAS SHIRE COUNCIL	
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Information	

Email address (non-mandatory requirement)

wendyph 64
@ BIG POND . COM

Applicant's reference number (non-mandatory requirement)

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

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

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

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

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

SHED - 12mm x 7mrs 1a

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.)

SHED - 12mm x 7mrs

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)		38	RONALD RD		38	RP 735833	
ii)			FORREST CREEK				
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)

20,000 ~~2~~ M² LAND SHED 84²M

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

VACANT LAND

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

☒ No ☐ Yes—provide details below

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

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

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

Table F

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	RICKY JOHN KNOWLES
Date	12-8-2016

Table G

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

Table H

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

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

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

Table I

Name of water body, watercourse or aquifer

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)

Question 12

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

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

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

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

Date of engagement	Name	BSA Certification license number	Building classification/s
<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.

- 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

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*.

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

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

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

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

For all development applications, you must:

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

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

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

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

Mandatory requirements

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

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Shed/House 1a		842m		

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="radio"/> No	Yes
New building work on the premises	No	<input checked="" type="radio"/> Yes
The reuse of existing operational work on the premises	<input checked="" type="radio"/> No	Yes
New operational work on the premises	No	Yes
Mandatory supporting information		
4. Confirm that the following mandatory supporting information accompanies this application		
Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) any existing or proposed easements on the relevant land and their function the location and use of buildings on land adjoining the relevant land all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked for any new building on the relevant land, the location of refuse storage the location of any proposed retaining walls on the relevant land and their height the location of any proposed landscaping on the relevant land the location of any stormwater detention on the relevant land. 	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.	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.).	Confirmed	
<p>Information that states:</p> <ul style="list-style-type: none"> the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	Confirmed Not applicable	

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



DOUGLAS SHIRE COUNCIL Received	
File Name.....	
Document No.....	
31 AUG 2016	
Attention	
Information	

EARTH TEST

Site Classification

And

Wastewater Management System

For

Rick Knowles

At

Lot 38 Ronald Road

Forest Creek



INTRODUCTION:

Earth Test has been engaged by Rick Knowles to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 38 Ronald Road, Forest Creek.

Real Property Description:-

Lot 38, on RP 735855

Local Authority: Douglas Shire Council.

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

A site and soil evaluation was carried out in April 2016.

SITE FACTORS:

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

The Lot has an area of 2.001 hectares and is predominantly covered with rainforest.

The water supply to the site is will be on-site roof rain water only.

An intermittent watercourse is shown on the site plan.

Six Dynamic Cone Penetrometer tests were performed at locations DCP1 through to DCP6, one borehole BH1 and one constant head soil permeability test P1 as shown on the site plan.

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



Proposed residence location at Lot 38 Ronald Road, Forest Creek

**SITE INVESTIGATION REPORT****BOREHOLE LOG**

CLIENT: Rick Knowles.		DATE SAMPLED: 14/4/2016
PROJECT: Lot 38 Ronald Road, Forest Creek.		Sampled by: G. Negri & P. Weigand
REPORT DATE: 26/04/2016		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.1 1.1	Orange-Brown Gravelly Silt Refusal	Disturbed sample 0.6- 0.9m. Watertable not encountered

**ATTERBERG LIMITS TEST REPORT****CLIENT:** Rick Knowles**SAMPLE No:** SI 111-16**PROJECT:** Lot 38 Ronald Road, Forest Creek**DATE SAMPLED:** 14/4/2016**SAMPLE DETAILS:** BH1 0.6-0.9m**Sampled by:** G. Negri & P. Weigand**REPORT DATE:** 26/04/2016**Tested By:** G. Negri

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.1.2	44%
Plastic Limit: AS 1289.3.2.1	27%
Plasticity Index: AS 1289.3.3.1	17%
Linear Shrinkage: AS 1289.3.4.1	10.0%
Length Of Mould:	250.2mm
Cracking, Crumbling, Curling, Number Of Breaks:	One Break
Sample History:	Air Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	22.5%
% Passing 0.075mm:	50%

**EARTH TEST**

QBSA Lic No. 1017941.

DYNAMIC CONE PENETROMETER REPORT

AS 1289.6.3.2

CLIENT: Rick Knowles**SAMPLE No:** SI 111-16**PROJECT:** Lot 38 Ronald Road, Forest Creek.**DATE SAMPLED:** 14/4/2016**SAMPLE DETAILS:** Sites "DCP1 though DCP6" as per site plan.**Tested By:** G. Negri & P. Weigand**REPORT DATE:** 26/04/2016

DEPTH (Metres)	Site: DCP1	Site: DCP2	Site: DCP3	Site: DCP4	Site: DCP5	Site: DCP6
	No Blows	No Blows	No Blows	No Blows	No Blows	No Blows
0.0 – 0.1	2	1	2	2	1	1
0.1 – 0.2	4	1	2	1	2	1
0.2 – 0.3	4	1	3	3	2	2
0.3 – 0.4	3	1	3	1	2	1
0.4 – 0.5	3	2	3	2	2	3
0.5 – 0.6	2	2	3	1	2	3
0.6 – 0.7	2	1	2	1	2	5
0.7 – 0.8	2	2	3	2	1	4
0.8 – 0.9	1	2	3	3	2	7
0.9 – 1.0	2	1	3	3	3	4
1.0 – 1.1	2	2	2	3	2	3
1.1 – 1.2	4	2	3	5	3	ROCK
1.2 – 1.3	4	2	2	3	3	
1.3 – 1.4		3	2			
1.4 – 1.5						
1.5 – 1.6						
1.6 – 1.7						
1.7 – 1.8						
1.8 – 1.9						
1.9 – 2.0						



SITE CLASSIFICATION

Lot 38 Ronald Road, Forest Creek.

The Dynamic Cone Penetrometer test results indicate soft conditions “uncontrolled fill” to depths up to 1.1m at DCP1 and DCP5.

DCP2 & DCP3 results indicate soft conditions to 1.4m.

DCP4 has soft conditions to 0.8m and adequate allowable bearing pressure from 0.8 to 1.5m.

DCP6 has soft conditions to 0.4m and adequate allowable bearing pressure from 0.4 to 1.5m.

The Atterberg Limits test results indicate a moderately reactive soil.

Due to the soft conditions and “uncontrolled fill” the site must be classified **CLASS-“P”**.

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

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

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

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

Leonard Quinn.
Earth Test.

**SITE AND SOIL EVALUATION****Lot 38 Ronald Road, Forest Creek.**

The site and soil evaluation carried out on 14/4/2016 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	Level cut and fill pad on 3 degree slope.
Shape	Linear-Planar
Aspect	East
Exposure	Limited.
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not noted
Vegetation	Clearing in rainforest.
Watercourse/Bores	As shown on site plan.
Water table	Not encountered during investigation.
Fill	Uncontrolled fill on house pad.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist
Other site specific factors	Not noted

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Orange-Brown
Texture	Clay-Loam
Structure	Moderate
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	P1= 0.43
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rate, DLR (mm/day)	20



WASTEWATER MANAGEMENT SYSTEM

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

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

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

SYSTEM SIZING FACTORS.

A population equivalent of five (5) persons has been chosen for the proposed three bedroom dwelling.

The residence is connected will be connected to an on-site roof water supply system.

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

They shall include:-

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

Note: - Garbage grinders are not permitted.

As per AS/NZ 1547:2012 Appendix H, Table H1 the "Typical wastewater design flow" for a "Reticulated water supply" gives a flow allowance of 150 L/Person/day.

The daily flow for the dwelling (5 persons @ 150 L/person/day) will be 750 L/day.

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

The tank must NOT be fitted with an outlet filter.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

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

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 750 / (20 \times 2.40) \\ &= 15.6\text{m.} \end{aligned}$$

Use one 2.40m wide by 15.6m long Advanced Enviro-Septic bed.

See site plan and detail cross-section.

SYSTEM SAND

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

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

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



EARTH TEST

QBSA Lic No. 1017941.

SYSTEM INSTALLATION

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

Operation and Maintenance

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

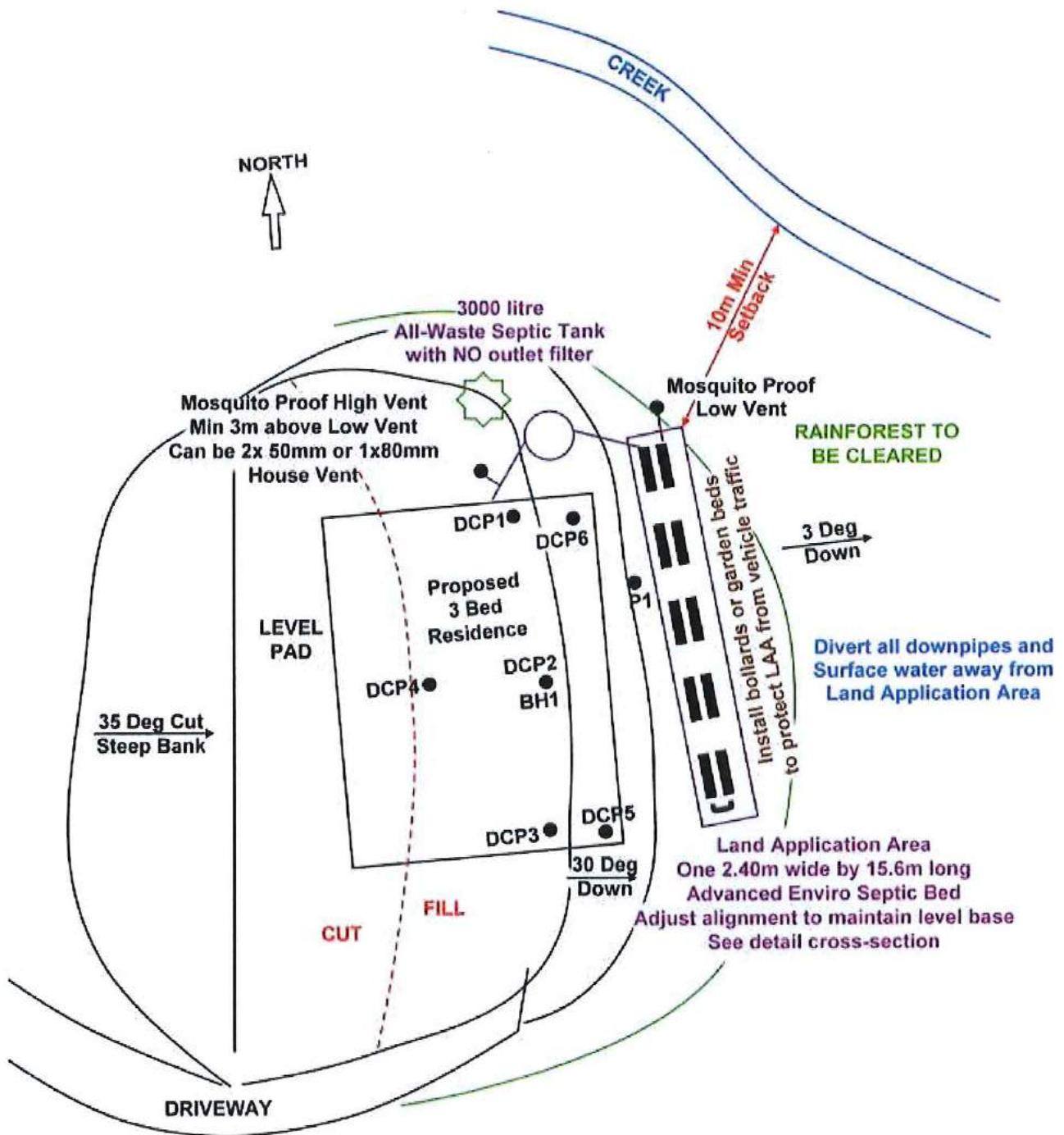
Leonard Quinn
Earth Test



EARTH TEST

QBSA Lic No. 1017941.

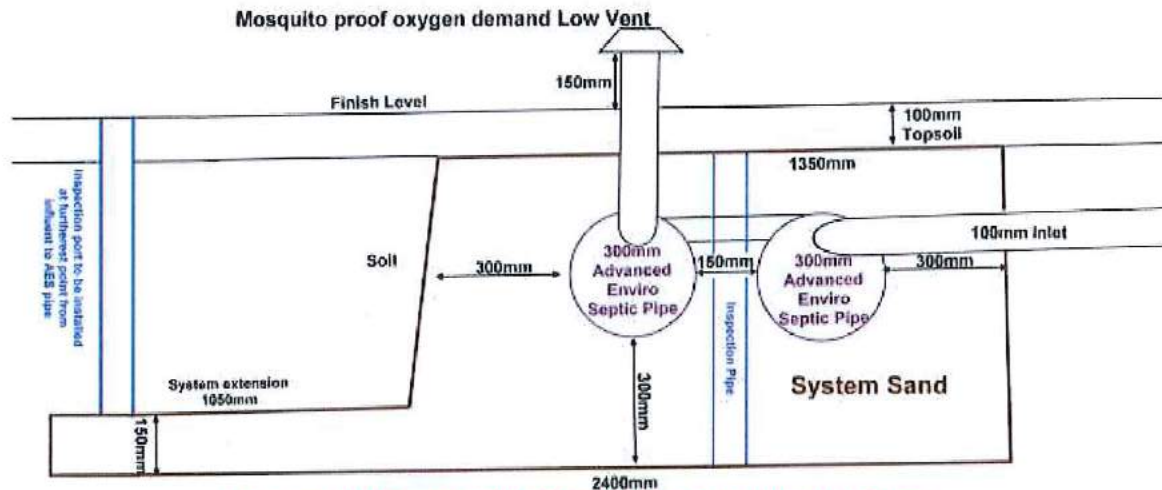
SITE PLAN Lot 38 Ronald Road, Forest Creek. NOT TO SCALE





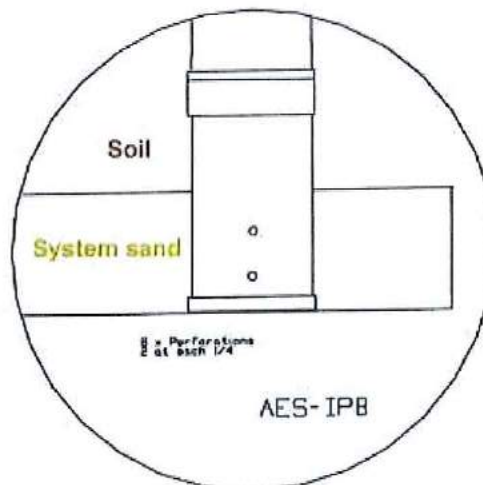
EARTH TEST

QBSA Lic No. 1017941.



Base must be scarified 200mm deep. Parallel to AES Pipes

**2400mm Wide Two Pipe
Advanced Enviro-Septic Cross-Section**

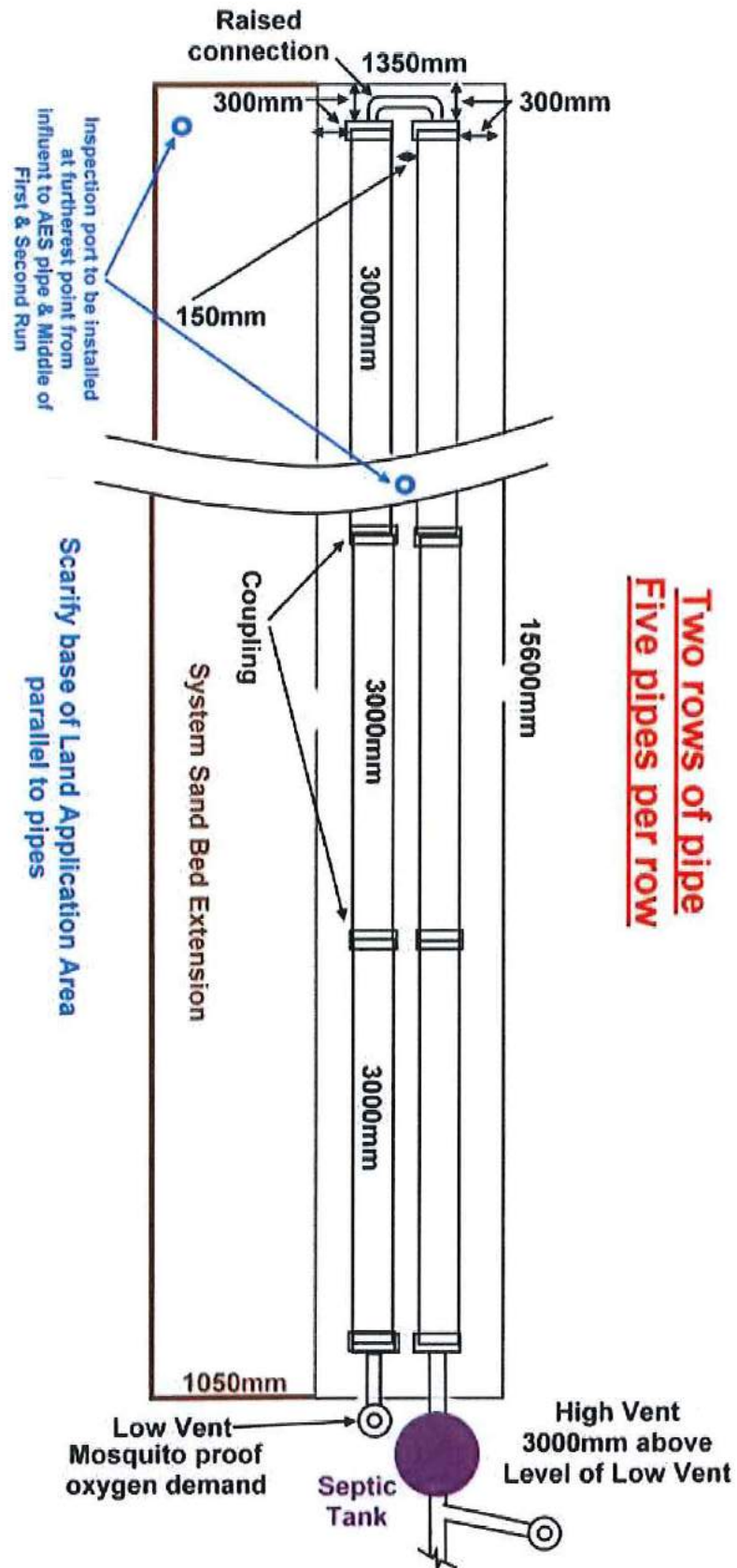


AES Inspection point detail



EARTH TEST

QBSA Lic No. 1017941.





EARTH TEST

QBSA Lic No. 1017941.



Advanced Enviro-septic Design Calculator v8.5

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

Site Address	Lot 38 Ronald Road, Forest Creek	State	QLD	Post Code	
Client Name	Rick Knowles				
Designers Name	Earth Test	Designers Ph Number	40954734	Designer Lic Number (eg.QBCE)	1017941
Lic Plumber Name		Plumber Ph Number		Plumber / Drainer Lic Number	
Council Area	Douglas Shire Council	Designers AES Cert Number		Date	

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

System Designers site and soil calculation data entry		IMPORTANT NOTES
Enter the AES litre/meter loading rate, "30" for Advanced Secondary or "38" Secondary	30	>> This design is for an ADVANCED SECONDARY system
Is this a new installation Y or N	y	>> Minimum single vent size is 80mm or 2 x 50mm house vents
Number of person	5	a septic tank outlet filter is NOT RECOMMENDED
Daily Design Flow Allowance Litre/Person/Day	150	
Number of rows required to suit site constraints	2	>> The maximum lth of a single AES pipe run is 30 meters
Infiltration surface Soil Category as established by site and soil evaluation, CATEGORY	4	>> Category may require design considerations, Ref AS1547
Design Loading Rate based on site & soil evaluation DLR (mm/day)	20	>> Soil conditioning may be necessary, Ref AS1547 & Comments.
Bore log depth below system Basal area	1600	>> Min depth below basal area is 800 mm to establish water table or restrictive layer
Enter System footprint Slope in % for standard AES systems to calculate extension	5	>> Consideration required for Sloping sites, Ref AS1547, refer comment.
Is this design a gravity system with no outlet filter? Y or N	y	>> A House Vent & LOW VENT required on this system

PLEASE CHECK YOU HAVE FILL FROM TANK TO AES SYSTEM PIPES

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

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

AES System Calculator Outcomes			AES dimensions		
Total System load - litres / day (Q)	750	l/d		AES System	System Extension
Min Length of AES pipe rows to treat loading	12.5	lm	Lth m: (L)	15.6	15.6
Number of FULL AES Pipe lengths per row	5	lths	Width m:(W)	1.35	1.05
Total Capacity of AES System pipe in Litres	2120	ltr.	Sand Depth:	0.75	0.15
			Area m2	21.1	10.4
DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)					
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"			Enter Custom Width in metre		
AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \times W)$			Length		
for this Basic Serial design is			Width		
			Minimum AES foot print required		
			15.6 x 2.40 = 37.3 m2 total		

Code	AES System Bill of Materials	Quantity	Unit	Charlton Environmental Use Only
AES PIPE	AES 3 mtr Lths required	10	lths	<p>Digitally signed by Kane Dickson DN: cn=Kane Dickson, o=Charlton Environmental, ou=Design Review, email=designreview@enviro-septic.com.au, c=AU Date: 2016.04.26 15:57:56 +10'00'</p>
AESC	AESC Couplings required	8	ea	
AESO	AESO Offset adaptors	4	ea	
AESOCV	AES Oxygen demand vent	1	ea	
AES-IPB	AES 100mm inspection point base	2	ea	
AES Equ	AES Speed Flow Equaliser		ea	
TOTAL SYSTEM SAND REQUIRED (Guide Only)		22	m3	
PLEASE email your AES CALC and Drawings to DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU				Designreview@enviro-septic.com.au

- The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil conditions referencing the AS 1547 standard are calculated and designed by a Qualified Designer.
- Charlton Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.
- AES pipes can be cut to length on site. They are supplied in 3 meter lths only.

AES Design-V8.5-Calculator Copy Right - Charlton Environmental Pty Ltd 1.11.2015



RURAL SETTLEMENT



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4.3.2 Rural Settlement Planning Area Code

Purpose

The purpose of this Code is to facilitate the achievement of the following outcomes for the Rural Settlement Planning Area:

- maintain and enhance the natural or semi-rural character of these settlement areas;
- protect areas of vegetation, riparian corridors and wildlife corridors;
- identify and provide for low density rural residential living in a limited number of areas in the Shire; and
- ensure residential development remains subservient to the rural character of the area.

Applicability

This Code applies to assessable development in the Rural Settlement Planning Area for:

- Material Change of Use;
- Reconfiguring a Lot;
- Operational Work Associated with Reconfiguring a Lot;
- Operational Work – Filling or Excavation not associated with a Material Change of Use;
- Operational Work – Engineering Works not associated with a Material Change of Use; and
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use.

Elements of the Code

Consistent and Inconsistent Uses

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
P1	The establishment of uses is consistent with the outcomes sought for the Rural Settlement Planning Area.	A1.1	Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area.



Site Coverage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P2 The built form is subservient to the natural environment or the rural character of the area.	<p>A2.1 The maximum Site Coverage for all Buildings (including Outbuildings) contained on an allotment is 450 m².</p> <p>A2.2 An Outbuilding used for purposes ancillary to a House has a maximum Site Coverage not greater than 20% of the total Site Coverage specified in A2.1 above.</p>

THE MAXIMUM SITE COVERAGE FOR ALL BUILDINGS IS 100M²

NO OUTBUILDINGS

Building Setbacks

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P3 Buildings are Setback to: <ul style="list-style-type: none"> maintain the natural or rural character of the area; and achieve separation from neighbouring Buildings and from Road Frontages. 	<p>A3.1 Buildings are Setback not less than:</p> <ul style="list-style-type: none"> a minimum of 40 metres from the property boundary adjoining a State-Controlled Road; or a minimum of 25 metres from the property boundary adjoining the Cape Tribulation Road Frontage; or 20 metres from the property boundary adjoining any other Road; and 6 metres from side and rear property boundaries.
P4 Buildings/structures are screened from any adjacent Road to maintain the natural or rural character of the area.	<p>A4.1 At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is landscaped with Dense Planting.</p>

30M FROM ROAD.

OVER 20 METRES FROM SIDE AND REAR BOUNDARIES

RAIN FOREST ALREADY DENSE FROM ROAD TO HOUSE



Scenic Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P5 Buildings/structures are designed to maintain the low-density rural settlement character of the area and sited to minimise impacts on the environment and Scenic Amenity values of the area.	A5.1 White and shining metallic finishes are avoided on external surfaces in prominent view.
P6 Buildings/structures are sited to achieve the retention of native trees and protect existing Watercourses, riparian vegetation and wildlife corridors ²⁶ .	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).

(DUNE-NIGHTSKY)

ALL COLOURS WILL BE NATURAL EXTERIOR COLOURS.

ALL NATIVE TREES AND EXISTING WATERCOURSE WILL BE PROTECTED

AND NOT AFFECTED BY STRUCTURES.

²⁶ Vegetation clearing is required to be undertaken in accordance with Local Law – Vegetation Management.



Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P7 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.</p>	<p>A7.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p style="text-align: center;">OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p style="text-align: center;">OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign-off that the Site can be stabilised.</p> <p style="text-align: center;">AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage. (Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>

HAVE HAD
ALL SOIL
TESTING DONE
WITH REPORT



P8	The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	A8.1	A split level building form is utilised.
		A8.2	A single plane concrete slab is not utilised.
		A8.3	Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.
P9	Development on sloping land minimises any impact on the landscape character of the surrounding area.	A9.1	Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.
P10	Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A10.1	All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.

ALL
STORMWATER
DRAINAGE
RUNS ON
NORMAL
WATER COURSE



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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P11 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing</p>	<p>A11.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800 m² and is sited clear of the High Bank of any Watercourse.</p> <p>EXCEPT</p> <p>In the World Heritage Areas and Environs Locality and the Settlement Areas North of the Daintree River Locality where the maximum clearing is limited to 700m².</p> <p>(The 800m²/700m² area of Clearing does not include an access driveway.)</p> <p>A11.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>
<p>P12 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.</p>	<p>A12.1 A House is effectively screened from view by existing native trees planted in designated Setback area/s, or by the planting of additional native trees endemic to the local area.</p>
<p>P13 The exterior finishes of a House complements the surrounding natural environment.</p>	<p>A13.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.</p>
<p>P14 A House is designed to be energy efficient and functional in a humid tropical rainforest environment.</p>	<p>A14.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p>

WILL COMPLY

WILL COMPLY

COMPLIES

COMPLIES

COMPLIES



4.5.12 House Code

Purpose

The purpose of this Code is to ensure that:

- Houses and ancillary facilities are compatible with and complementary to surrounding development;
- Houses do not adversely impact on the natural environment;
- the location of Houses is appropriate and separated from incompatible noise and hazards; and
- Houses contribute to the creation of a sense of place within residential areas or their local environment.

Applicability

This Code applies to assessable and self-assessable development for a Material Change of Use for a House.

For self-assessable development assessed against this Code, the applicable Acceptable Solutions are A1.1, A1.2, A2.1, A3.1 and A3.2

Self assessable development which does not comply with Acceptable Solutions as listed above, will require Code Assessment.

Elements of the Code

General

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

ONE HOUSE ON THE LOT

HOUSEHOLD USE ONLY

HAVE MINIMUM OF 3 VEHICLE SPACES ON SITE

CARPORT LOCATED 30M FROM STREET FRONTAGE



4.6.3 Landscaping Code

Purpose

The purpose of this Code is to:

- ensure that new Landscaping incorporates plants which encourage Biodiversity;
- maintain and strengthen the tropical and native landscape character of the Shire through high quality landscape works;
- ensure that Landscaping enhances the visual quality and unique identity of different parts of the Shire by featuring endemics;
- create attractive streetscapes and public spaces through landscape design and the use of street trees and shade trees;
- ensure that native species are incorporated into Landscaping, as a means of providing continuity between developed and undeveloped areas;
- ensure that existing vegetation on Site is retained, protected during works and integrated with the built environment;
- ensure preferred plant species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping; and
- ensure that Landscaping screens Buildings to reduce their bulk and to enhance the landscape character of the Shire.

Applicability

This Code applies to assessable development for:

- Material Change of Use:
 - Except for the following Use:
 - House (other than a House which is Code Assessable and then the Code applies)
- Operational Work Associated with Reconfiguring a Lot;



Elements of the Code

Landscape Design

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P1 Landscape design satisfies the purpose and the detailed requirements of this Code.</p>	<p>A1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.</p> <p style="text-align: center;">AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>

Landscape Character and Planting

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P2 Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.</p>	<p>A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p>A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</p> <p style="text-align: center;">OR</p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.</p> <p>A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.</p>

100% OF
LANDSCAPE
IS OPEN TO SUNLIGHT
AND VENTILATION



P3	Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping ⁴⁷ .	A3.1	Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.	ALL NATIVE VEG WILL BE RETAINED
		A3.2	Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.	NO MATURE VEG ON SITE WILL BE REMOVED
		A3.3	Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.	
		A3.4	Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	ALL STREET TREES ARE 100% NATIVE SPECIES
P4	Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	A4.1	Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	
P5	Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	A5.1	Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.	CAR PARKING WILL BE UNDER COVER
		A5.2	A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.	
		A5.3	Landscape beds and trees are protected by garden edging, bollards or wheel stops.	ALL LANDSCAPE BEDS AND TREES WILL BE PROTECTED BY GARDEN EDGING
		A5.4	Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.	

⁴⁷ Vegetation clearing is required to be undertaken in accordance with Local Law – Vegetation Management.



Screening

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	
P6 Fences along street Frontages are articulated with appropriate Landscaping.	<p>A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.</p> <p>A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.</p>	THERE IS NO FENCING.
P7 Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	<p>A7.1 One shade tree is provided for each private open space or private Recreation Area.</p> <p>A7.2 Tree species provide 30% shade over the area within 5 years.</p> <p>A7.3 A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.</p> <p>A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.</p>	<p>THERE ARE LOADS OF NATURAL TREES FOR SHADE</p> <p>A MINIMUM OF 80% OF THE LANDSCAPING + RECREATIONAL AREA IS LANDSCAPED WITH TREES, SHRUBS, GROUNDCOVERS AND LAWN</p> <p>PLANTS WILL BE PLANTED TO PROVIDE SHELTER TO HABITABLE ROOMS.</p>
P8 Undesirable features are screened with Landscaping.	A8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	ANY UNDESIRABLE FEATURES WILL BE SCREENED WITH LANDSCAPING
P9 The environmental values of the Site and adjacent land are enhanced.	A9.1 Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	ALL LANDSCAPING WILL BE NATIVE SPECIES AND SIMILAR ENDEMIC.



Streetscape and Site Amenities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P10 Landscaping for residential development enhances the streetscape and the visual appearance of the development.</p>	<p>A10.1 Dense Planting along the front of the Site incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.2 Dense Planting to the rear of the Site incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m², growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A10.3 Dense Planting to the side boundaries incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground.
<p>P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.</p>	<p>A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank



	<p>walls;</p> <ul style="list-style-type: none"> • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m² growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.3 Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; • low shrubs, groundcovers and mulch to completely cover unsealed ground. <p>A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p>
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Maintenance and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P12 Landscaped areas are designed in order to be maintained in an efficient manner.</p>	<p>A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p>A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p> <p>A12.3 Turf areas are accessible by standard lawn maintenance equipment.</p> <p>A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.</p> <p>A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>
<p>P13 Stormwater runoff is minimised and re-used in Landscaping through water infiltration, where appropriate.</p>	<p>A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p>A13.2 Overland flow paths are not to be restricted by Landscaping works.</p> <p>A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.</p>

ALL TURF AREAS WILL BE ACCESSIBLE

MOST PLANT SPECIES WILL HAVE LONG LIFE AND LOW MAINTENANCE

MULCHING WILL BE PROVIDED TO ALL GARDEN BEDS.

ADEQUATE DRAINAGE ALL WATER COURSES ARE FILLED WITH ROCK AND SAND/GRASS

NO PATH WILL BE RESTRICTED.

ALL RUNOFF WILL BE REUSED ON AREAS

TURF GARDEN BEDS TO STOP EROSION.



Safety

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P14 Tree species and their location accommodate vehicle and pedestrian sight lines.	A14.1 Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.
P15 The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<p>A15.1 Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.</p> <p>A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.</p> <p>A15.3 Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).</p> <p>A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards</p>

ALL HARD SURFACES COULD IN ROAD BASE AND USEABLE IN ALL WEATHER

Utilities and Services

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P16 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	<p>A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.</p> <p>A16.2 All underground services are to be located under pathways and below the eaves of the Building.</p> <p>A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.</p> <p>A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.</p> <p>A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.</p>

NO PLANTS ON UNDER GROUND SERVICES.



	<p>A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land:</p> <ul style="list-style-type: none">• in an electric line shadow; or• within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary. <p>A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p> <p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>
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NO
ELECTRICAL
LINES
IN AREA



4.4.3 Natural Hazards Code

Purpose

The purpose of this Code is to ensure that development does not occur in areas prone to the natural hazard of bushfires and to minimise any risks associated with bushfires in the Shire.

Applicability

This Code applies to assessable development for:

- Material Change of Use;
- Reconfiguring a Lot;
- Operational Work Associated with Reconfiguring a Lot;
- Operational Work – Filling or Excavation not associated with a Material Change of Use;
- Operational Work – Engineering Works not associated with a Material Change of Use;
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use in the World Heritage and Environs Locality; and
- Building Work other than Minor Building Work not associated with a Material Change of Use in the World Heritage and Environs Locality.

on a Site identified as containing:

- Medium Risk Hazard; or
- High Risk Hazard;

as depicted on the Natural Hazards Overlay on the Locality Maps.



Elements of the Code

Bushfire

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P1 Development does not compromise the safety of people or property from bushfire.</p>	<p>A1.1 Any development on land identified as High Risk Hazard on any Natural Hazards Overlay on any Locality Map complies with the relevant requirements of State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.</p> <p style="text-align: center;">AND</p> <p>Development complies with a Bushfire Management Plan prepared for the site.</p>

ANY DEVELOPMENT
ON LAND
DOES NOT
COMPROMISE
THE SAFETY
OF PEOPLE
OR PROPERTY
FROM BUSHFIRE
BEING
RAINFORREST



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



	<p>For uses involving new or existing Buildings with a Gross Floor Area greater than 50 m² each lot has:</p> <ul style="list-style-type: none">• a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litres a second at 200 kPa); or• an on Site water storage of not less than 5000 litres (eg. accessible dam or tank with fire brigade tank fittings, swimming pool). <p>A2.2 For development that will result in multiple Buildings or lots (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Residential lots are designed so that their size and shape allow for:</p> <ul style="list-style-type: none">• efficient emergency Access to Buildings for fire fighting appliances (eg. by avoiding long narrow lots with long Access drives to Buildings); and• Setbacks and Building siting in accordance with 2.1 (a) above. <p>AND</p>
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	<p>Firebreaks are provided by:</p> <ul style="list-style-type: none">• a perimeter Road that separates lots from areas of bushfire hazard and that Road has:<ul style="list-style-type: none">- a minimum cleared width of 20 metres; and- a constructed Road width and all-weather standard complying with Council standards. <p>OR</p> <ul style="list-style-type: none">• where it is not practicable to comply with fire break provisions above, maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire/maintenance trails:<ul style="list-style-type: none">- have a minimum cleared width of 6 metres; and- have a formed width and gradient, and erosion control devices to Council standards; and- have vehicular Access at each end; and- provide passing bays and turning areas for fire fighting applicants; and- are either located on public land, or within an Access easement that is granted in favour of the Council and Queensland Fire Rescue Service (QFRS). <p>AND</p>
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AN ALL
WEATHER
ROAD
FOR ACCESS.



	<ul style="list-style-type: none"> • sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (eg. creek corridors and other retained vegetation) to allow burning of sections and Access for bushfire response. <p style="text-align: center;">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"> • have a maximum gradient of 12.5%; and • exclude culs-de-sac, except where a perimeter Road isolates the development from hazardous vegetation or the culs-de-sac are provided with an alternative Access linking the cul-de-sac to other through Roads.
<p>P3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>A3.1 Development complies with a Bushfire Management Plan prepared for the site.</p>



SETTLEMENT AREAS NORTH OF THE DAINTREE RIVER LOCALITY



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4.2.2 Settlement Areas North of the Daintree River Locality Code

Purpose

The purpose of this Code is to facilitate the achievement of the following outcomes for the Settlement Areas North of the Daintree River Locality:

- protect the values of the WTWHA by ensuring that adjacent settlement areas are limited in extent and have a character and identity which are complementary to those values;
- ensure that all development remains low key and sustainable and within the development limits imposed by the Daintree River ferry crossing and the vehicular capacity of the Alexandra Range crossing and the local Road network;
- provide adequate services and facilities for settlement areas and an appropriate level of economic opportunity for local residents;
- ensure that all development is designed and operated to achieve an environmentally sustainable outcome by taking into account the specific values of the area and/or Management Area and Precinct in which it is located and the site's constraints and opportunities;
- ensure that all development is sensitive and sympathetic to its remote location in an area of unique Biodiversity and Scenic Amenity value; and
- ensure the natural forested landscape character of the locality is protected and enhanced.

Applicability

This Code applies to assessable development in the Settlement Areas North of the Daintree River Locality for:

- Material Change of Use;
- Reconfiguring a Lot;
- Operational Work Associated with Reconfiguring a Lot;
- Operational Work – Filling or Excavation not associated with a Material Change of Use;
- Operational Work – Engineering Works not associated with a Material Change of Use;
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use; and
- Building Work other than Minor Building Work not associated with a Material Change of Use, except when in the Rural Planning Area.



Elements of the Code

General Requirements – All Development in this Locality

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P1 The Height of Buildings and structures is subservient to the surrounding environment and is in keeping with the unique character of the Locality.	A1.1 In the Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.
P2 Development is connected to sustainable on Site infrastructure services.	A2.1 Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and sited so as to be visually unobtrusive.
	Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects.
	A2.2 On any roof exceeding 100 m ² , gutters are installed and the flow diverted to a storage tank. A2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).

3.3mtrs

30,000
LTRS

will
comply

will
comply

will
comply



P3	Onsite wastewater does not adversely impact on the environmental quality of the water and soil resources or the amenity of residents, through the implementation of best environmental practice.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).
P4	The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	<p>A4.1 If groundwater is to be used development is limited to one bore per site and the bore is:</p> <ul style="list-style-type: none"> • Not located within 100 metres of a septic disposal trench (on the Site or adjoining Sites); and • not located within 100 metres of another bore. <p>A4.2 Surface water is to be used for domestic purposes only.</p>
P5	Development does not adversely on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and the natural values of the Locality ⁵ .	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).
P6	Development is subservient to the surrounding natural environment in scale and intensity and is designed to be energy efficient and functional in a humid tropical rainforest environment.	<p>A6.1 The exterior finishes and colours of Buildings are non-reflective and complement the colours of the surrounding vegetation and viewshed.</p> <p>A6.2 Buildings must be designed such that natural light is maximized and the need for internal lighting during daylight hours is minimized.</p>

AS
PER
BATH TEST
RECOMENDATION

N/A

will
comply

DONE
+ NIGHTSKY

⁵ The Environmental Protection Agency is a Concurrence Agency for assessable development within a Coastal Management District.



	<p>A6.3 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p> <p>A6.4 The noise of generators is controlled by design or the generator is enclosed in a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.</p> <p>A6.5 Any fuel storage associated with an on site generator and storage of 20 Litres or more of fuel is enclosed in a building and bunded.</p>	<p>will comply</p> <p>will comply</p>
P7 Landscaping of development Sites ensures the native landscape character of the Locality is dominant.	<p>A7.1 Landscaping utilises only native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping.</p> <p>AND</p> <p>All of the existing Landscaping to be retained and all of the proposed Landscaping is 100% endemic or native species and the details are provided on a Landscape Plan.</p>	<p>LANDSCAPING</p> <p>WILL UTILISE NATIVE NATIVE SPECIES AND ALL OTHER EXISTING LANDSCAPING WILL BE RETAINED.</p>
P8 Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.	<p>A8.1 Site Access driveways and existing or proposed Roads comply with the relevant requirements of Planning Scheme Policy No 6 – FNQROC Development Manual and are maintained as low speed gravel Roads to maintain the scenic drive experience and to discourage the use of Roads by through-traffic.</p> <p>AND</p> <p>Where existing Roads/tracks are 4 wheel drive only, upgrading to facilitate conventional vehicles and an increase in through-traffic does not occur.</p>	<p>WILL COMPLY</p> <p>N/A</p>
P9 The onsite impacts on natural flow regimes and erosion and sedimentation are	A9.1 Excavation and Fill is kept to a minimum and involves not more than	



<p>minimised.</p>	<p>5% of the cleared area of the lot.</p> <p>A9.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation or other permanent stabilization has occurred.</p> <p>A9.3 There is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p>A9.4 On Site drainage and stormwater management:</p> <p>P1 maintains natural flow regimes;</p> <p>P2 minimises impervious surfaces;</p> <p>P3 avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (eg: rock rip rap, gravel beds, diffusers etc).</p>
<p>P10 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.</p>	<p>A10.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.</p>

WILL
COMPLY

NO
FURTHER
CLEARING
REQUIRED

WATER
FLOWS
MAINTAINED
CONTROLS

SAND BAGS
+ ROCKS

N/A

General Requirements – House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P11 Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site⁶.</p>	<p>A11.1 The elements of development and Access to the site are included in a Designated Development Area (DDA).</p> <p>A11.2 Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.</p>
	<p>A11.3 Any new Clearing is limited to a maximum area of 700 m² and is sited clear of the High Bank of any Watercourse.</p>

NO FURTHER
CLEARING
REQUIRED

DDA
IS
EXISTING

NO NEW
CLEARING
AROUND
500M²
CLEARED

⁶ Vegetation clearing is required to be undertaken in accordance with Local Law – Vegetation Management.



	(The 700m ² area of new Clearing does not include an access driveway).
P12 All existing native vegetation on a House Site, other than that required and approved to be cleared to provide for the construction of a House and Access thereto, is protected to ensure the environmental integrity of the Locality.	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
P13 Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts minimised.	<p>A13.1 Fences are limited in extent to the confines of the cleared area around the House and any associated gates are self closing.</p> <p>A13.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or have timers.</p>
P14 House Sites have efficient and safe vehicle Access and manoeuvring areas on Site and to the Site to an acceptable standard for the Locality.	<p>A14.1 Vehicle Access is limited to one access per lot and sited in an approved location clear of significant vegetation, any Watercourse or steep slopes.</p> <p>A14.2 Vehicular Access, with a maximum width of 4 metres, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75 mm of road base on a compacted soil surface.</p> <p>A14.3 Vehicular Access is constructed prior to the construction of the House.</p>

WILL COMPLY

NO FENCING

NOT PROPOSED

USE EXISTING ACCESS

ALL READY COMPLY

COMPLY

General Requirements – Tourist and Commercial/Community Development

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P15 Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental	<p>A15.1 The elements of development and Access to the site are included in a Designated Development Area (DDA).</p>

AS ABOVE



<p>values of the Site⁷.</p>	<p>A15.2 Development is sited in an existing cleared area.</p> <p>AND</p> <p>Where the existing cleared area is greater than that required for the use, the balance of the clearing is revegetated and rehabilitated.</p> <p>OR</p> <p>Where no clearing exists, development is sited in an area approved for clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.</p> <p>A15.3 Any new clearing is limited to a maximum area of 700 m² and is sited clear of the High Bank of any Watercourse.</p> <p>(The 700 m² of new clearing does not include an access driveway).</p>	<p>AS ABOVE</p> <p>AS ABOVE</p>
<p>P16 Development is sited so that it is not clearly visible from any public Road or public viewing point.</p>	<p>A16.1 Any Tourist or other development is effectively screened from view either by existing native vegetation located within the Setback area/s or by the planting of additional native trees identified on an approved Landscape Plan prepared by a suitably qualified professional and lodged at Development Application stage..</p>	<p>AS ABOVE</p>

⁷ Vegetation clearing is required to be undertaken in accordance with Local Law – Vegetation Management.



	A16.2 Any Commercial development, which relies on passing trade, is partially screened from the Road Frontage by filtered views using native vegetation located within the Setback area/s or by the planting of additional native trees identified on an approved Landscape Plan prepared by a suitably qualified professional and lodged at Development Application stage	N/A
P17 Native fauna, their habitat and corridors are protected from development or the impact of the operations of the development.	A17.1 No fences or barriers are Erected within 10 metres of an area identified as a fauna habitat or corridor and no perimeter fences or barriers are Erected around the development Site.	NOT PROPOSED
P18 Development Sites have efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	A18.1 Vehicular Access with a maximum width of 6 metres is sited in an approved location, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors, is clear of significant vegetation, any Watercourse or steep slopes and is constructed and maintained to a standard commensurate with the use. A18.2 Vehicular Access is constructed prior to the construction of the development.	COMPLYS
P19 The establishment of a Caretaker's Residence reduces traffic impacts in the Locality.	A19.1 A Caretaker's Residence only establishes in association with an operational Commercial / Community activity located on the same Site.	

Specific Provisions for the Settlement Area of Degarra/Bloomfield

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P20 For the future economic and social well being of all residents, opportunities are provided for local commercial development and employment opportunities in the Degarra/Bloomfield area.	A20.1 The development of commercial activities at Degarra/Bloomfield which service the residents of the local area and passing tourists/travellers are to occur in the area designated for that purpose on the Locality Map subject to an assessment of the opportunities and constraints of the Site.



	A20.2 Home Industry uses are also supported generally in the Degarra/Bloomfield area, subject to an assessment of the opportunities and constraints of the Site.
P21 For the future social well being of residents of the Wujal Wujal Community, alternative-housing options will be supported in the Degarra/Bloomfield area.	<p>A21.1 Within the area designated for that purpose on the Locality Map the development of Outstations/Seasonal Camps will be supported, provided:</p> <ul style="list-style-type: none"> the number of Expanded Houses is limited to a maximum of one Expanded House for every 500 m² of Site area; <p style="text-align: center;">AND</p> <ul style="list-style-type: none"> the siting and design of any Expanded Houses takes account of the opportunities and constraints of the Site. <p>A21.2 Other community services and facilities may also be supported by Council within this designated area on the Locality Map, subject to an assessment of the opportunities and constraints of the Site.</p>
P22 The development of recreational facilities to service the local community at Degarra/Bloomfield is supported and encouraged.	<p>A22.1 Part of Lot 10 on RP 903517, adjacent to the Bloomfield River, is developed for a multi purpose sporting complex (including clubhouse and ancillary facilities) to service the local community.</p> <p>A22.2 The design and siting of a multi purpose sporting complex on part of Lot 10 takes account of the opportunities and constraints of the Site.</p>



Specific Provisions for the Settlement Area of Daintree Lowlands

Northern Management Area – Cape Tribulation to Thornton Beach

Rainforest Conservation Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P23 The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation Precinct⁸.</p>	<p>A23.1 No new development occurs in the Rainforest Conservation Precinct whether on vacant land or already developed land.</p> <p>EXCEPT THAT</p> <p>Vacant land which meets one or more of the following criteria and is listed on Council's Register:</p> <ul style="list-style-type: none"> (a) Land which has previously been lawfully cleared and currently remains cleared; or (b) Land which is the subject of a current Clearing Permit but has yet to be cleared; or (c) Land which is the subject of a current Operational Works Permit, <p>can be developed for a House or, where appropriate, a Caretaker's Residence, subject to compliance with all the relevant Codes.</p> <p>IN ADDITION</p> <p>Minor extensions can be undertaken to an existing development.</p> <p>PROVIDED</p>

LAND HAD
PREVIOUSLY
BEEN
CLEARED
AND REMAINS
CLEARED.

⁸ Any existing land use activities undertaken in association with a lawfully established land use, such as ongoing maintenance and operational activities, can continue, notwithstanding the Rainforest Conservation Precinct designation, until such time as the cessation of the lawful land use.



	<p>The extensions are limited to a maximum area of 30% of the existing gross floor area for a House.</p> <p>OR</p> <p>The extent of extensions are determined on a site specific/use specific basis for other land uses.</p> <p>AND PROVIDED</p> <p>No further on site clearing is required to accommodate the extensions for either a House or any other land use development.</p>
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Rainforest Residential Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P24 Land included in the Rainforest Residential Precinct is only developed for a House and Bed and Breakfast Accommodation where it can be demonstrated that the scale of the Bed and Breakfast Accommodation can establish on the site and not detrimentally impact on the environmental or scenic values of the Site and the surrounding area.	<p>A24.1 Development in the Rainforest Residential Precinct is limited to one House per lot.</p> <p>A24.2 Establishment of Bed and Breakfast Accommodation only occurs on land in the Rainforest Residential Precinct on which a House has been approved and constructed.</p> <p>AND</p> <p>Is limited to existing cleared areas on the land confirmed by Council's Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site.</p> <p>EXCEPT THAT</p> <p>Bed and Breakfast can establish within an existing House where there is no existing cleared area to facilitate development in separate building/s.</p>

THERE WILL
BE ONLY
ONE HOUSE
ON THIS LOT



	<p>A24.3 Bed and Breakfast Accommodation only establishes in accordance with the following criteria:</p> <ul style="list-style-type: none">a) a maximum of 4 bedrooms (8 Bed Spaces) where a site has a minimum area of 4 hectares;b) a maximum of 3 bedrooms (6 Bed Spaces) where a site has a minimum area of 3 hectares;c) a maximum of 2 bedrooms (4 Bed Spaces) where a site has a minimum area of 2 hectares; andd) a maximum of 1 bedroom (2 Bed Spaces) where a site has a minimum area of 1 hectare. <p>A24.4 Development on any site in the Rainforest Residential Precinct with frontage to the Esplanade is setback from the Esplanade 250 metres,</p> <p style="text-align: center;">EXCEPT THAT</p> <p>Lots 2 and 3 on RP 726706 have a minimum development setback from the Esplanade of 100 metres.</p> <p style="text-align: center;">UNLESS</p> <p>An existing clearing exists on site and is confirmed by Council's Environmental Officer as a preferred location for development, in order to protect the integrity of existing vegetation on the site.</p>
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Rainforest Tourism Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P25 Development on land in the Rainforest Tourism Precinct complements, protects and enhances the environmental and scenic values of the site.</p>	<p>A25.1 Only one House establishes per lot.</p> <p>A25.2 Development in the Rainforest Tourism Precinct is limited to existing cleared areas on the site.</p> <p>A25.3 No development is to occur above the 60m contour line.</p> <p>A25.4 Any new Primary Industry activity or a change in Primary Industry activity has minimal impact on the existing natural values of the Site and the surrounding area⁹.</p> <p>A25.5 Rural activities are carried out in accordance with a Property Management Plan.</p> <p>A25.6 The balance area of the Development Site, including any existing cleared area/s not identified for development, is/are revegetated / rehabilitated in accordance with a Landscaping Plan.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
<p>P26 Large partially cleared sites are revegetated and rehabilitated in association with small scale environmentally sustainable development.</p>	<p>A26.1 Lots with a maximum area greater than 65 hectares and containing cleared areas are developed for Forest Stay Accommodation or Staff Quarters</p>

DEVELOPMENT
IS LOWER
THAN 60M-
CONTOURLINE

⁹ Examples of inconsistent Primary Industry activity include: animal grazing due to the potential environmental impacts associated with erosion and runoff; and non-endemic fruit trees, crops and flower farms due to the potential for dispersal of seeds which may naturalise and alter the natural environment.



	<p>.A26.2 Any Forest Stay Accommodation is limited to a maximum of 20 guests (20 Bed Spaces) and provides staff accommodation for a minimum of 6 staff (6 Bed Spaces).</p> <p>A26.3 Any Staff Quarters accommodates a maximum of 26 staff (26 Bed Spaces).</p> <p>AND</p> <p>Contains a mix of accommodation types, in the form of both self contained and non-self contained accommodation.</p> <p>AND</p> <p>The Staff Quarters remain on one land title with the provision of communal recreation areas and car parking areas for the use of tenants.</p>
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Central Management Area – Upper Cooper Creek to McLean Creek

Rainforest Conservation Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P27 The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation Precinct¹⁰.</p>	<p>A27.1 No new development occurs in the Rainforest Conservation Precinct whether on vacant land or already developed land.</p> <p>EXCEPT THAT</p> <p>Vacant land which meets one or more of the following criteria and is listed on Council's Register:</p> <ul style="list-style-type: none"> (d) Land which has previously been lawfully cleared and currently remains cleared; or (e) Land which is the subject of a current Clearing Permit but has yet to be cleared; or (f) Land which is the subject of a current Operational Works Permit, <p>can be developed for a House or, where appropriate, a Caretaker's Residence, subject to compliance with all the relevant Codes.</p> <p>IN ADDITION</p> <p>Minor extensions can be undertaken to an existing development.</p> <p>PROVIDED</p> <p>The extensions are limited to a maximum area of 30% of the existing gross floor area for a House.</p> <p>OR</p>

¹⁰ Any existing land use activities undertaken in association with a lawfully established land use, such as ongoing maintenance and operational activities, can continue, notwithstanding the Rainforest Conservation Precinct designation, until such time as the cessation of the lawful land use.



	<p>The extent of extensions are determined on a site specific/use specific basis for other land uses.</p> <p>AND PROVIDED</p> <p>No further on site clearing is required to accommodate the extensions for either a House or any other land use development.</p>
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Rainforest Residential Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P28 Land included in the Rainforest Residential Precinct is only developed for a House and Bed and Breakfast Accommodation where it can be demonstrated that the scale of the Bed and Breakfast Accommodation can establish on the site and not detrimentally impact on the environmental or scenic values of the Site and the surrounding area.</p>	<p>A28.1 Development in the Rainforest Residential Precinct is limited to one House per lot.</p> <p>A28.2 Establishment of Bed and Breakfast Accommodation only occurs on land in the Rainforest Residential Precinct on which a House has been approved and constructed.</p> <p>AND</p> <p>Is limited to existing cleared areas on the land confirmed by Council's Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site.</p> <p>EXCEPT THAT</p> <p>Bed and Breakfast can establish within an existing House where there is no existing cleared area to facilitate development in separate building/s.</p> <p>A28.3 Bed and Breakfast Accommodation only establishes in accordance with the following criteria:</p> <ul style="list-style-type: none"> - a maximum of 3 bedrooms (6 Bed Spaces) where a site has a minimum area of 3 hectares.



Rainforest Tourism Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P29 Development on land in the Rainforest Tourism Precinct complements, protects and enhances the environmental and scenic values of the site.</p>	<p>A29.1 Only one House establishes per lot.</p> <p>A29.2 Development in the Rainforest Tourism Precinct is limited to existing cleared areas on the Site.</p> <p>A29.3 Any new Primary Industry activity or a change in Primary Industry activity has minimal impact on the existing natural values of the Site and the surrounding area¹¹.</p> <p>A29.4 Rural activities are carried out in accordance with a Property Management Plan.</p> <p>A29.5 The balance area of the Development Site, including any existing cleared area/s not identified for development is/are revegetated / rehabilitated in accordance with a Landscaping Plan.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
<p>P30 Large partially cleared sites are revegetated and rehabilitated in association with small scale environmentally sustainable development.</p>	<p>A30.1 Lots with a maximum area greater than 100 hectares and containing cleared areas are developed for Forest Stay Accommodation.</p> <p>A30.2 Any Forest Stay Accommodation is limited to a maximum of 20 guests (20 Bed Spaces) and provides staff accommodation for a minimum of 6 staff (6 Bed Spaces).</p>

¹¹ Examples of inconsistent Primary Industry activity include: animal grazing due to the potential environmental impacts associated with erosion and runoff; and non-endemic fruit trees, crops and flower farms due to the potential for dispersal of seeds which may naturalise and alter the natural environment.



<p>P31 Medium sized partially cleared sites are revegetated and rehabilitated in association with small scale environmentally sustainable development.</p>	<p>A31.1 Lots with a maximum area greater than 10 hectares and containing cleared areas are developed for Forest Stay Accommodation.</p> <p>A31.2 Any Forest Stay Accommodation is limited to a maximum of 10 guests (10 Bed Spaces) and provides staff accommodation for a minimum of 4 staff (4 Bed Spaces).</p>
<p>P32 Small cleared sites are revegetated and rehabilitated in association with small scale environmentally sustainable development.</p>	<p>A32.1 Establishment of Bed and Breakfast Accommodation only occurs on land in the Rainforest Tourism Precinct on which a House has been approved and constructed.</p> <p style="text-align: center;">AND</p> <p>Is limited to existing cleared areas on the land confirmed by Council's Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site.</p> <p style="text-align: center;">EXCEPT THAT</p> <p>Bed and Breakfast can establish within an existing House where there is no existing cleared area to facilitate development in separate building/s.</p> <p>A32.2 Bed and Breakfast Accommodation only establishes in accordance with the following criteria:</p> <ul style="list-style-type: none"> • a maximum of 3 bedrooms (6 Bed Spaces) where a site has a minimum area of 3 hectares.



<p>P33 A range of suitable options for access and transportation are provided for residents and tourists.</p>	<p>A33.1 Any limited commercial airport facility to service the local area is only established on the existing Cow Bay Airstrip located on Lot 551 on RP 748411.</p> <p>A33.2 Any proposed upgrading of the Cow Bay Airstrip for small scale commercial purposes must only occur if the residential and general amenity of the area is protected.</p>
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Rainforest Commercial/Community Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P34 Commercial development is located in a convenient location and meets the requirements of the local community and visitors to the area.</p>	<p>A34.1 Commercial development is located within the Rainforest Commercial/Community Precinct on Cape Tribulation Road at Cow Bay.</p>
<p>P35 Community facilities are protected and established for the use of local residents in convenient locations, central to residential settlement. New community facilities establish, taking into account the environmental integrity of the site.</p>	<p>A35.1 Community facilities are located and established within the Rainforest Commercial/Community Precinct at Diwan and the Alexandra Bay Primary School.</p> <p style="text-align: center;">AND</p> <p>The QPWS Ranger Station site, being Lot 42 on RP 739765, is developed and the Ranger Station sited and operated taking into account the environmental integrity of the site.</p>



Eastern Management Area – Cow Bay

Rainforest Conservation Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P36 The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation Precinct¹².</p>	<p>A36.1 No new development occurs in the Rainforest Conservation Precinct whether on vacant land or already developed land.</p> <p>EXCEPT THAT</p> <p>Vacant land which meets one or more of the following criteria and is listed on Council's Register:</p> <ul style="list-style-type: none"> (g) Land which has previously been lawfully cleared and currently remains cleared; or (h) Land which is the subject of a current Clearing Permit but has yet to be cleared; or (i) Land which is the subject of a current Operational Works Permit, <p>can be developed for a House or, where appropriate, a Caretaker's Residence, subject to compliance with all the relevant Codes.</p> <p>IN ADDITION</p> <p>Minor extensions can be undertaken to an existing development.</p> <p>PROVIDED</p> <p>The extensions are limited to a maximum area of 30% of the existing gross floor area for a House.</p> <p>OR</p>

¹² Any existing land use activities undertaken in association with a lawfully established land use, such as ongoing maintenance and operational activities, can continue, notwithstanding the Rainforest Conservation Precinct designation, until such time as the cessation of the lawful land use.



	<p>The extent of extensions are determined on a site specific/use specific basis for other land uses.</p> <p>AND PROVIDED</p> <p>No further on site clearing is required to accommodate the extensions for either a House or any other land use development.</p>
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Rainforest Residential Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P37 Land included in the Rainforest Residential Precinct is only developed for a House.	A37.1 Development in the Rainforest Residential Precinct is limited to one House per lot.



Rainforest Tourism Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P38 Development on land in the Rainforest Tourism Precinct complements, protects and enhances the environmental and scenic values of the site.</p>	<p>A38.1 Only one House establishes per lot.</p> <p>A38.2 No development is to occur above the 60 metre contour line.</p> <p>A38.3 Any new Primary Industry activity or a change in Primary Industry activity has minimal impact on the existing natural values of the site and on the surrounding area¹³.</p> <p>A38.4 Rural activities are carried out in accordance with a Property Management Plan.</p> <p>A38.5 The balance area of the Development Site, including any existing cleared area/s not identified for development is/are revegetated / rehabilitated in accordance with a Landscaping Plan.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
<p>P39 Medium partially cleared sites are revegetated and rehabilitated in association with small scale environmentally sustainable development.</p>	<p>A39.1 Lots with a maximum area greater than 30 hectares and containing cleared areas are developed for Forest Stay Accommodation.</p> <p>A39.2 Any Forest Stay Accommodation is limited to a maximum of 10 guests (10 Bed Spaces) and provides staff accommodation for a minimum of 4 staff (4 Bed Spaces).</p>

¹³ Examples of inconsistent Primary Industry activity include: animal grazing due to the potential environmental impacts associated with erosion and runoff; and non-endemic fruit trees, crops and flower farms due to the potential for dispersal of seeds which may naturalise and alter the natural environment.



Rainforest Commercial/Community Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P40 Community facilities are protected and established for use by local residents, in convenient locations and have no detrimental impact on the environment.	A40.1 The Waster Transfer Station located within the Commercial /Community Precinct on Cedar Road is operated under stringent environmental controls to protect the environmental integrity of the area.

Specific Provisions for the Settlement Areas of Forest Creek and Cape Kimberley

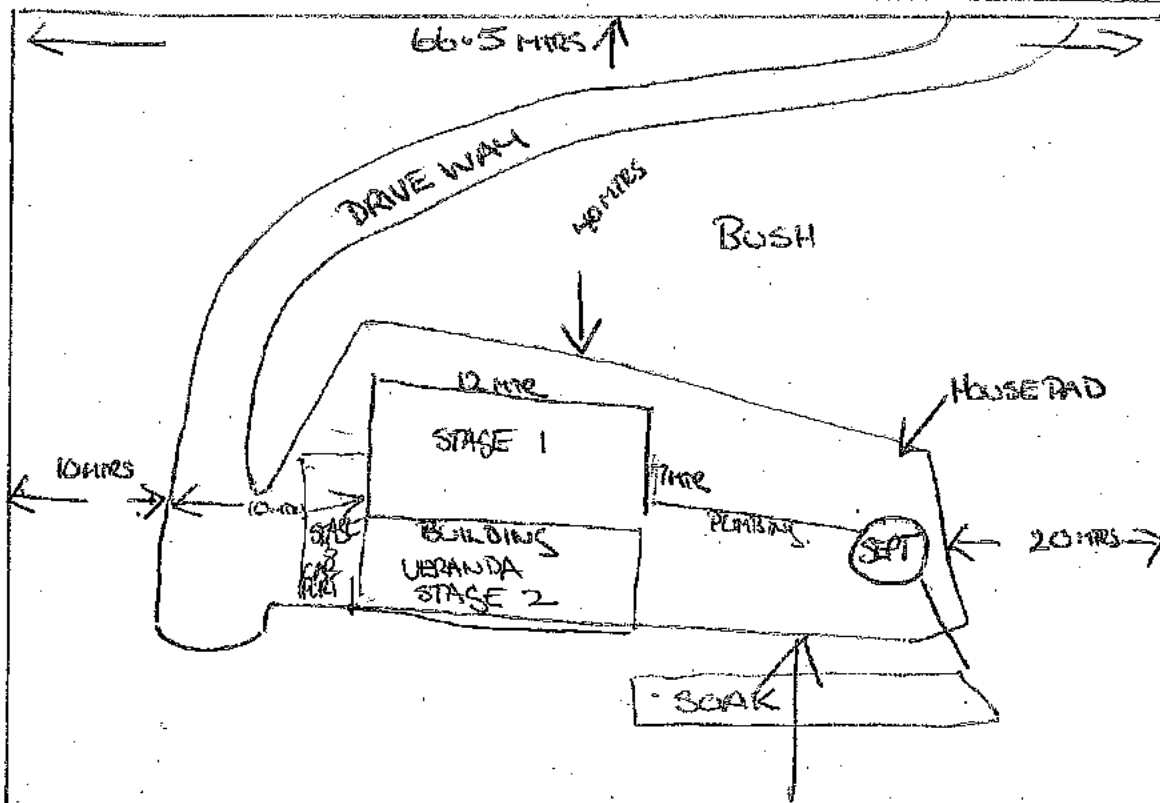
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P41 Development in the Rural Settlement Planning Area consolidates and protects the values of the area and provides for Houses and where appropriate, Bed and Breakfast Accommodation.	<p>A41.1 Only one House per lot is allowed in the Rural Settlement Planning Area.</p> <p>A41.2 Establishment of Bed and Breakfast Accommodation only occurs on land in the Rural Settlement Planning Area on which a House has been approved and constructed.</p> <p style="text-align: center;">AND</p> <p>Is limited to existing cleared areas on the land confirmed by Council's Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site.</p>
P42 Land included in the Rural Planning Area is only developed for rural and/or tourism accommodation purposes which complement the values of the area.	<p>A42.1 Only one House establishes per lot.</p> <p>A42.2 Any new Primary Industry activity or a change in the Primary Industry activity has minimal impact on the existing natural values of the Site and the surrounding area¹⁴.</p> <p>A42.3 Rural activities are carried out in accordance with a Property Management Plan.</p>

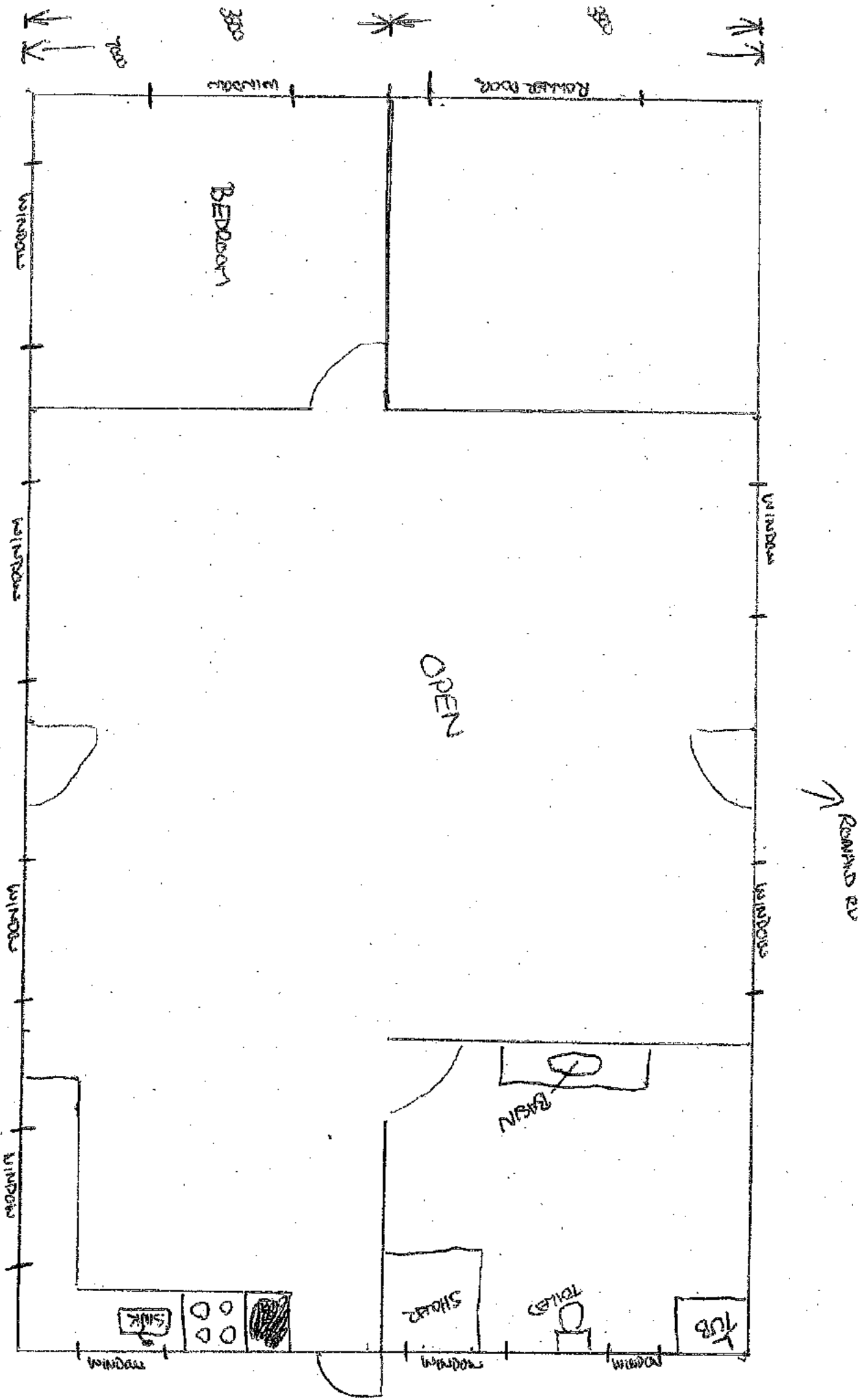
¹⁴ Examples of inconsistent Primary Industry activity include: animal grazing due to the potential environmental impacts associated with erosion and runoff; and non-endemic fruit trees, crops and flower farms due to the potential for dispersal of seeds which may naturalise and alter the natural environment.



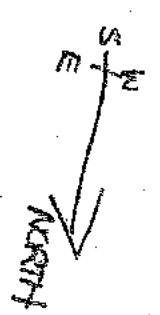
	<p>A42.4 The balance area of the Development Site, including any existing cleared area/s not identified for development is/are revegetated / rehabilitated in accordance with a Landscaping Plan.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>
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RONALD ROAD





FOUNT





Metroof Contracting Pty Ltd trading as
Dunnrite Metal Buildings
ACN 079 696 843 ABN 59 079 696 843
QBCC Licence # 079378

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DATE: 26-7-16 QUOTE No: CNS 0171

Name: Rick Knowels

Phone: 0408 079 993 Fax:

E-mail: wendyph64@bigpond.com

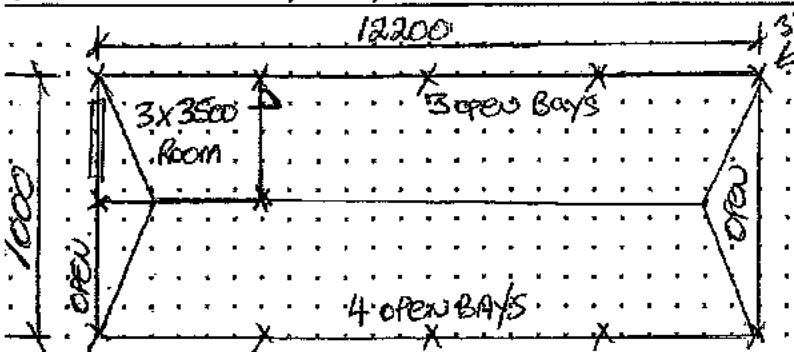
Postal Address:

Delivery Address: DAINTREE 38 RONALD RD Forrest CRK. 4873

PLAN DETAILS		Awning	Mez Floor	C/B	Z/A	ERECTION DETAILS
Wind Rating	W60C2			✓		Erection = —
Roof Pitch	10°					Concrete = —
Length	12200					Certification = ✓
Span	7000					Extras = —
Height	3300					Erect Total = —

EXTRAS & NOTES	TOTAL COSTS
1x R/D 2700H x 2800W TYPHON	Materials = ✓
1x P/A Door.	Concrete = —
	Erect = —
	Delivery = ✓
	Extras = —
	Total Inc. GST = \$10500-00

QUOTE BASED ON CLEAR, LEVEL, DE-GRASSED AND ACCESSIBLE SITE	KIT ONLY PAYMENT SCHEDULE
	20% Deposit PD 9-8-16 = \$1000-00
	3 Days prior to delivery = \$9500-00



COMPLETE JOB PAYMENT SCHEDULE
5% Deposit = \$
15% certification = \$
35% On completion of concrete = \$
40% 3 days prior to kit delivery = \$
5% On completion of work = \$
TOTAL INC GST = \$

ACCEPTANCE OF QUOTATION

I/We have read and understand the terms and conditions set out on the reverse of this form and wish to advise the acceptance of your estimate with your terms and conditions.

Credit Terms:

Client Signature: [Signature] Date: 9-7-2016

Deposit: Customer O/No:

THIS IS A QUOTATION ONLY BASED ON THE MEASUREMENTS TAKEN FROM THE DRAWING AND/OR INFORMATION GIVEN TO THE WRITER AND MAY VARY WHEN ACTUAL SITE MEASUREMENTS ARE TAKEN. OUR PRICES ARE THEREFORE INDICATIVE ONLY. ALL PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

N.B. ALL SIZES TO BE CONFIRMED FROM SITE

OFFICE USE ONLY
Inspected & Approved
Date

E/M 26-7-16