

# GMA Certification Group Pty Ltd

## BUILDING SURVEYORS

*Queensland's leaders in Building Certification Services*



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9 November 2016

The Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN Q 4873

Attention: Development Assessment

Dear Sir/Madam,

**Re: Application for Building Work Assessable Against a Planning Scheme  
Lot 36 RP720301 [no. 2/29] Pringle Street, Mossman**

GMA Certification Group has been engaged to assess an application for the construction of additions to an existing duplex on the abovementioned allotment. The subject site is located within the Residential 1 Planning Area.

The proposal includes the addition of a bedroom and carport as illustrated on the attached plans.

An application for Building Work Assessable Against a Planning Scheme is enclosed for Council's consideration, which includes:

1. IDAS Forms 1 & 6
2. Assessment against applicable Codes
3. 1 x copy of plans

#### BUILDING APPROVALS & INSPECTIONS

Gold Coast  
(07) 5578 1622

Sunshine Coast  
(07) 5449 0383

#### BUILDING CERTIFICATION

Cloncurry  
(07) 4742 2022

Ginchilla  
(07) 4669 1166

#### FIRE SAFETY AUDITS

Alberrton  
(07) 4091 4196

Childers  
(07) 4126 3069

## Assessment

The following tables provide an assessment of the proposed development with regard to the applicable Codes.

### Mossman and Environs Locality Code

#### General Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> Buildings and structures complement the Height of surrounding development and/or are subservient to the surrounding environment and are in keeping with the unique character of the Locality.	<b>A1.1</b> 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.	Proposal Complies.
<b>P2</b> Development is connected to all urban services.	<b>A2.1</b> Development is connected to available urban services by underground connections, wherever possible.  AND/OR Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.	Existing services to remain.
<b>P3</b> Landscaping of development Sites complement the existing character of the Mossman Locality.	<b>A3.1</b> Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality.	Additional landscaping is not proposed at this time.
<b>P4</b> Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	<b>A4.1</b> All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Existing driveway to be utilised.

#### Town Centre

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P5</b> Development in the Town Centre, as identified on the Locality Map, enhances Mossman's distinct commercial character and identity.	<b>A5.1</b> All Buildings in the Town Centre are built to the front alignment and address the street frontage;  EXCEPT THAT Commercial expansion of Lot 10 on RP 891901 in Front Street is integrated and aligned with the existing commercial development <sup>15</sup> .  <b>A5.2</b> An awning with a minimum width of 3 metres is provided along the Frontages of those parts of Front Street, Foxton Avenue, Mill Street, Junction Road and Johnston Road located within the Town Centre.	N/A
<b>P6</b> Development in the Town Centre is complementary in scale and Height to surrounding development, and is subservient to the surrounding key	<b>A6.1</b> Buildings/structures must not interrupt the views of the mountains to the west and the surrounding cane fields, viewed from the Front Street shopping and business area.	N/A

<p>environmental elements and in keeping with the rural character of the town.</p>	<p><b>A6.2</b> The proportion and scale of development does not exceed the identified Plot Ratio designation on the Locality Map:</p> <ul style="list-style-type: none"> <li>• land designated High Scale in the Town Centre has a base Plot Ratio of 0.5:1 and a maximum Plot Ratio of 0.9:1.</li> </ul> <p style="text-align: center;">AND</p> <p>To achieve the maximum Plot Ratio specified above a development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements;</p> <p style="text-align: center;">AND SPECIFICALLY INCORPORATES:</p> <ul style="list-style-type: none"> <li>• appropriate roof form and roofing material [10% Plot Ratio Bonus]; and</li> <li>• appropriate fenestration in combination with roof form [5% Plot Ratio Bonus]; and</li> <li>• appropriate window openings with window awnings, screens or eaves shading 80% of the window opening, refer Planning Scheme Policy No 2 – Building Design and Architectural Elements [15% Plot Ratio Bonus]; and</li> <li>• minimum of 700 mm wide eaves [15% Plot Ratio Bonus]; and</li> <li>• orientation of the Building to address the street/s [5% Plot Ratio Bonus]; and</li> <li>• sheltered pedestrian Access by unenclosed covered common area walkway 1.2 metres footspace in width from the car parking area/s to the development [5% Plot Ratio Bonus]; and</li> <li>• inclusion of windows and balconies to the street facade of the Building [10% Plot Ratio Bonus]; and</li> <li>• balconies with a minimum width of 2 metres , and extending a minimum length of 3 metres and incapable of being fully enclosed and used as a Habitable Room [20% Plot Ratio Bonus]; and</li> <li>• provision of lattice, battens or privacy screens [5% Plot Ratio Bonus]; and</li> <li>• the overall length of a Building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres [10% Plot Ratio Bonus].</li> </ul> <p>Where, due to the design and layout of the development, an architectural element listed above is not incorporated, (eg: unenclosed covered walkway), Council, at its discretion, may reallocate the Plot Ratio Bonus percentage to another element listed above, where the design of that element warrants an additional bonus.</p>	
<p><b>P7</b> Development in the Town Centre is predominantly commercial in nature or has a service delivery function.</p>	<p><b>A7.1</b> Development at street level is limited to commercial activities or community services, with residential development limited to minor ancillary residential uses or to tourist accommodation located above Ground Level, or</p>	<p>N/A</p>

	to the rear of the Site at Ground Level.	
<b>P8</b> Key elements which contribute to the character and integrity of the Town Centre are retained.	<p><b>A8.1</b> The sense of place which characterizes the main town intersection of Foxton Avenue, Mill Street and Junction Road is reinforced with new development or redevelopment contributing to the existing continuity of the built form by being built up to the street Frontage.</p> <p><b>A8.2</b> The cane tram line which runs along Mill Street, the vista down Mill Street to Mt Beaufort and the sugar mill chimney are retained as unique features of the town and its sugar town heritage.</p> <p><b>A8.3</b> Avenue planting within the Town Centre along the centre median of Front Street is maintained and extended to reinforce the character of the Town Centre.</p>	N/A
<b>P9</b> Display Facilities are appropriately located and designed to complement the character and style of commercial development in the Town Centre.	<p><b>A9.1</b> Display Facilities are only located within the Town Centre and within areas included in the Commercial Planning Area.</p> <p><b>A9.2</b> Display Facilities are built to the front alignment addressing the street Frontage and continue the scale of the existing built form and provide car parking spaces at the rear of the Site.</p> <p><b>A9.3</b> Display Facilities integrate with the street Frontage and provide a proportional street facade to reflect the existing streetscape with design elements including glass shop fronts.</p> <p><b>A9.4</b> The exterior colours of the Building complement the existing colours of surrounding Buildings and are in keeping with the character of the Town Centre.</p> <p><b>A9.5</b> Any air conditioning plant is screened from the street Frontage and the public view by the use of architectural features as referred to in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p>	N/A
<b>P10</b> Commercial expansion of Lot 10 on RP 891901 in Front Street is integrated with the existing shopping facilities.	<p><b>A10.1</b> Any future expansion of the shopping development on this site incorporates the following design parameters:</p> <ul style="list-style-type: none"> <li>• access is limited to the existing access from Front Street;</li> <li>• any additional access is limited to Johnston Road;</li> <li>• any expansion complements the existing development in scale, height, roof alignment and colour;</li> <li>• any expansion is integrated with the existing development such that the final development functions as one shopping/commercial development;</li> <li>• any expansion takes account of adjacent (future) residential development and incorporates service areas, car parking and other utilities which are screened to protect the residential amenity of the area; and</li> <li>• provision is made in the final layout and design for pedestrian access to the shopping development from adjacent residential areas.</li> </ul>	N/A

## Local Centres

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P11</b> Local Centres outside the Town Centre service the surrounding residential area and do not adversely impact on the viability of the Mossman Town Centre.	<p><b>A11.1</b> The Net Lettable Area of the existing Local Centre does not exceed 300 m2 and is apportioned equally between the total number of lots which comprise the Local Centre.</p> <p><b>A11.2</b> Any proposed new Local centre with a maximum Net Lettable Area of 300 m2, only establishes when an identifiable population of 1000 persons is located more than 2 km from the existing Local Centre or the Town Centre.</p> <p><b>A11.3</b> Any new Local Centre is located at a "gateway" location to a residential area which best serves the surrounding residential area.</p>	N/A

## Residential Development

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P12</b> The proportion and scale of residential development, other than a House, does not exceed the applicable Plot Ratio requirements outlined on the Locality Map and incorporates building elements which also take account of the climate.	<p><b>A12.1</b> The proportion and scale of residential development, other than a House, does not exceed the identified Plot Ratio designation on the Locality Map:</p> <ul style="list-style-type: none"> <li>land designated Medium Scale has a base Plot Ratio of 0.3:1 and a maximum Plot Ratio of 0.5:1;</li> </ul> <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> <li>land designated Low Scale has a base Plot Ratio of 0.25:1 and a maximum Plot Ratio of 0.4:1.</li> </ul> <p style="text-align: center;">AND</p> <p>To achieve the maximum Plot Ratio specified above a development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements;</p> <p style="text-align: center;">AND SPECIFICALLY INCORPORATES:</p> <ul style="list-style-type: none"> <li>appropriate roof form and roofing material [10% Plot Ratio Bonus]; and</li> <li>appropriate fenestration in combination with roof form [5% Plot Ratio Bonus]; and</li> <li>appropriate window openings with window awnings, screens or eaves shading 80% of the window opening, refer Planning Scheme Policy No 2 – Building Design and Architectural Elements [15% Plot Ratio Bonus]; and</li> <li>minimum of 700 mm wide eaves [15% Plot Ratio Bonus]; and</li> <li>orientation of the Building to address the street/s [5% Plot Ratio Bonus]; and</li> <li>sheltered pedestrian Access by unenclosed covered common area walkway 1.2 metres footspace in width from the car parking area/s to the development [5% Plot Ratio Bonus]; and</li> <li>inclusion of windows and balconies to the street facade of the Building [15% Plot Ratio Bonus]; and</li> <li>balconies with a minimum width of 2 metres , and extending a minimum length of 3 metres and</li> </ul>	N/A

	<p>incapable of being fully enclosed and used as a Habitable Room [25% Plot Ratio Bonus]; and</p> <ul style="list-style-type: none"> <li>• provision of lattice, battens or privacy screens [5% Plot Ratio Bonus.</li> </ul> <p>Where, due to the design and layout of the development, an architectural element listed above is not incorporated, (eg: unenclosed covered walkway), Council, at its discretion, may reallocate the Plot Ratio Bonus percentage to another element listed above, where the design of that element warrants an additional bonus.</p>	
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### Other Development

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P13</b> GQAL, particularly sugar cane land, within the environs of the locality is protected from urban or incompatible development.	<p><b>A13.1</b> No urban development encroaches into the Rural Planning Area located within the Locality boundary.</p> <p>UNLESS</p> <p>A buffer is provided in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).</p>	N/A
<b>P14</b> Industrial development is located in existing or identified industrial areas to facilitate efficient use of industrial land and to effectively service the needs of the Shire.	<p><b>A14.1</b> Class A Industry uses are located in the Industry Planning Area at the southern end of Mossman around Sawmill Road to effectively service the Shire, particularly Port Douglas.</p> <p><b>A14.2</b> Class B Industry uses are located in the Industry Planning Area at the northern end of Mossman around the Mill to service the needs of the Mill and to consolidate allied industrial uses.</p>	N/A
<b>P15</b> Industrial land and uses are protected from incompatible urban development.	<p><b>A15.1</b> No residential development encroaches into the Industry Planning Area.</p> <p><b>A15.2</b> Buffers are provided between Industry uses and incompatible urban uses of 40 metres and include Landscaping for screening or incorporate land use activities which are compatible to interface with the adjacent Industry uses.</p>	N/A

### Community Facilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P16</b> Community facilities are provided to service the local community in convenient and accessible locations.	<p><b>A16.1</b> Community facilities are conveniently located within or near the Town Centre and in close proximity to existing community facilities to service the needs of local residents.</p> <p><b>A16.2</b> Public car parking areas are provided within or in close proximity to the Town Centre, existing community facilities, sporting/recreation grounds.</p>	N/A

### Flood Immunity for Residential Development

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P17</b> Residential development does not occur on flood prone land.	<b>A17.1</b> Residential development occurs on land on or above Q100 flood level.	N/A

	<p><b>A17.2</b> Development of Lot 3 on RP 720296, Junction Road is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the Site to make it suitable for residential development and avoid impacts on adjoining land.</p> <p style="text-align: center;">AND</p> <p>Council may enter into a partnership to investigate/address the drainage and flooding issues which affect the general area.</p>	
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### Scenic Amenity and Conservation Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P18</b> Development does not adversely impact on Scenic Amenity, natural vegetation or Watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek.	<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>	N/A

### Residential 1 Planning Area Code

#### Consistent and Inconsistent Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> The establishment of uses is consistent with the outcomes sought for the Residential 1 Planning Area.	<b>A1.1</b> Uses identified as inconsistent uses in the Assessment Table are not established in the Residential 1 Planning Area.	The use is consistent with the Table.

#### Site Coverage – Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P2</b> The Site Coverage of all Buildings does not result in a built form that is bulky or visually obtrusive.	<b>A2.1</b> Any form of development, other than a House, has a Site Coverage which does not exceed the Site Coverage specified for Multi-Unit Housing outlined below in this Code.	Complies.

#### Building Setbacks- Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P3</b> All Buildings are Setback to: <ul style="list-style-type: none"> <li>• maintain the character of residential neighbourhoods; and</li> <li>• achieve separation from neighbouring Buildings and from Road Frontages.</li> </ul>	<b>A3.1</b> Any form of development, other than a House, satisfies the same Setback requirements as specified for Multi- Unit Housing outlined below in this Code.	Complies.

## Fencing

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P4</b> Any perimeter fencing to the Frontage of a Site in the Residential 1 Planning Area is not visually obtrusive and does not detract from the residential character of the area.	<p><b>A4.1</b> Any fencing provided to the Main Street Frontage of the Site is a maximum of 1.2 metres in Height and does not present a blank facade to the street.</p> <p style="text-align: center;">AND</p> <p>Fencing at the side and the rear boundaries of the Site is a maximum of 1.8 metres in Height.</p>	Additional fencing not proposed.

## Landscaping – Other than a House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P5</b> A Site which is developed for any purpose, other than a House, has Landscaping which is functional, provides visual interest and form, incorporates native vegetation and provides privacy to adjacent residential uses.	<p><b>A5.1</b> Within the Site Frontage Setback area a minimum width of 2 metres of Landscaping including 60% Dense Planting is provided.</p> <p style="text-align: center;">AND</p> <p>Within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping including 60% Dense Planting is provided in accordance with the Landscaping Code.</p> <p><b>A5.2</b> Where the proposed use incorporates or requires the provision of a public open space recreation/landscape area, that area is connected</p>	No additional landscaping is proposed.

## Multi-Unit Housing

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P6</b> In new residential areas Multi-Unit Housing is limited to a small proportion of the total number of lots and is dispersed to ensure conventional residential detached Houses dominate the streetscape.	<b>A6.1</b> In new residential areas, not more than 15% of the total number of new lots are nominated on an approved Plan of Reconfiguration for Multi-Unit Housing, with corner lots being preferred.	N/A
<b>P7</b> Multi-Unit Housing is sited and designed to complement the residential amenity of the area.	<p><b>A7.1</b> Multi-Unit Housing establishes on a lot with a minimum area of 1000 m<sup>2</sup> and the lot has a minimum Frontage of 25 metres.</p> <p><b>A7.2</b> A Multi-Unit Housing development incorporates 1 Dwelling Unit per 500 m<sup>2</sup> of Site area and with a maximum of 3 Dwelling Units per Site area.</p> <p><b>A7.3</b> A Dwelling Unit in a Multi-Unit Housing development incorporates a maximum number of 3 bedrooms (or rooms capable of being used as a bedroom).</p> <p><b>A7.4</b> Site Coverage of Multi-Unit Housing is limited to:</p> <ul style="list-style-type: none"> <li>• 40% for 1 Storey development; or</li> <li>• 35% for 2 Storey development</li> </ul> <p><b>A7.5</b> Building Setbacks for Multi-Unit Housing are:</p> <ul style="list-style-type: none"> <li>• 6 metres to the Main Street Frontage</li> </ul>	Proposal complies.

	<ul style="list-style-type: none"> <li>• 4 metres to any secondary Road Frontage</li> <li>• 6 metres to the rear boundary</li> <li>• 2.5 metres to the side boundary for 1 Storey development or 3 metres to the side boundary for 2 Storey development.</li> </ul> <p><b>A7.6</b> A minimum of 40% of the Site is provided as Landscaping and Recreation Area.</p> <p style="text-align: center;">AND</p> <p>A minimum of 4 metres by 4 metres of Landscaping and Recreation Area is provided for each Dwelling Unit which is directly accessible from a habitable living room.</p> <p style="text-align: center;">OR</p> <p>At least 50% of the total Landscaping and Recreation Area is provided as one communal area having a minimum dimension of 6 metres.</p> <p><b>A7.7</b> Each Dwelling Unit is provided with a designated refuse area which is screened from public view.</p> <p><b>A7.8</b> Balconies, patios and similar spaces are not enclosed or capable of being used as a Habitable Room.</p> <p style="text-align: center;">AND</p> <p>Balconies, patios and similar spaces are designed to be open and of light weight appearance with a maximum of 20% of the facade being fully enclosed.</p>	
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### Buffering Incompatible Land Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P8</b> A buffer is provided to separate agricultural activities that create odour, excessive noise or use agricultural chemicals, (including Aquaculture and Intensive Animal Husbandry), from residential development.	<p><b>A8.1</b> Any reconfiguration of Residential 1 land which shares a boundary with land in the Rural Planning Area provides a buffer in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).</p> <p style="text-align: center;">OR</p> <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>	N/A

### Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P9</b> Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p><b>A9.1</b> 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</p>	Land is level

	<p>accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by a an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>	
P10 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	<p>A10.1 A split level building form is utilised.</p> <p>A10.2 A single plane concrete slab is not utilised.</p> <p>A10.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	N/A
P11 Development on sloping land minimizes any impact on the landscape character of the surrounding area.	A11.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	N/A.
P12 Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A12.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	N/A

#### Sustainable Siting and Design of Houses on Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P13 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.	<p>A13.1 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>(The 800m2 area of Clearing does not include an access driveway.)</p> <p>A13.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>	N/A
P14 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A14.1 A House is effectively screened from view by existing native trees in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	N/A.

P15 The exterior finishes of a House complements the surrounding natural environment.	A15.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.	N/A
P16 A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A16.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	N/A.

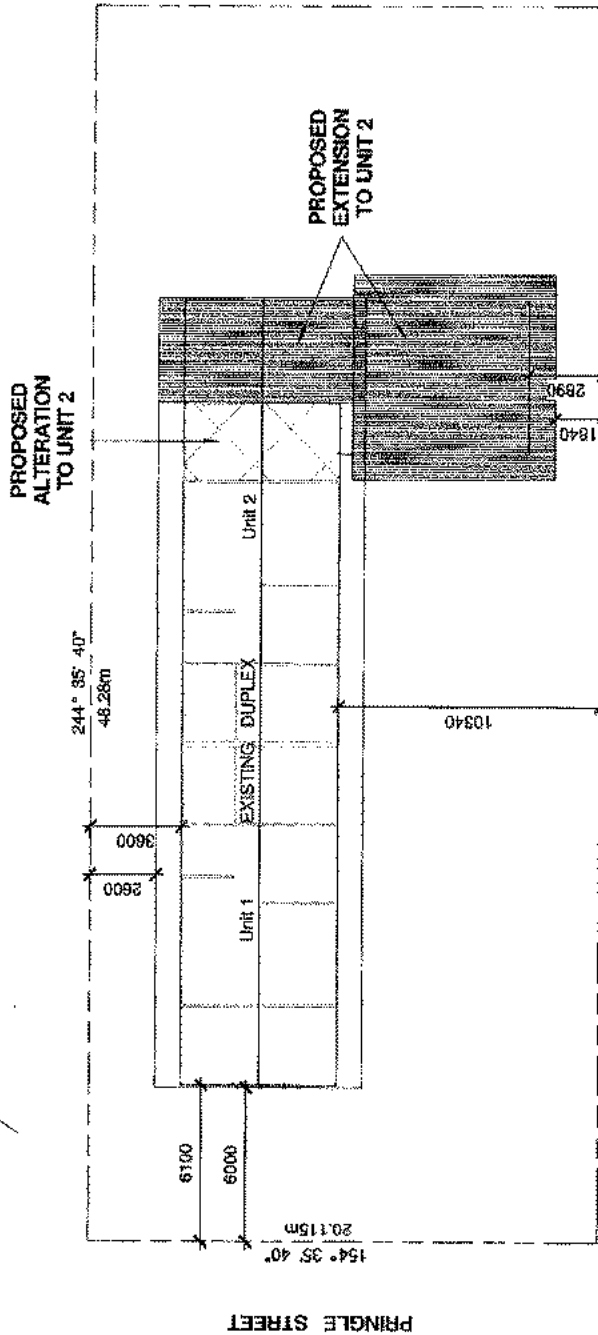
Should you require any further information or wish to discuss the application, please contact me on 4098 5150 or by email [Jevans@gmacer.com.au](mailto:Jevans@gmacer.com.au)

Kind Regards,



Jeff Evans  
GMA Certification Group

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



1 Site Plan  
1 : 200

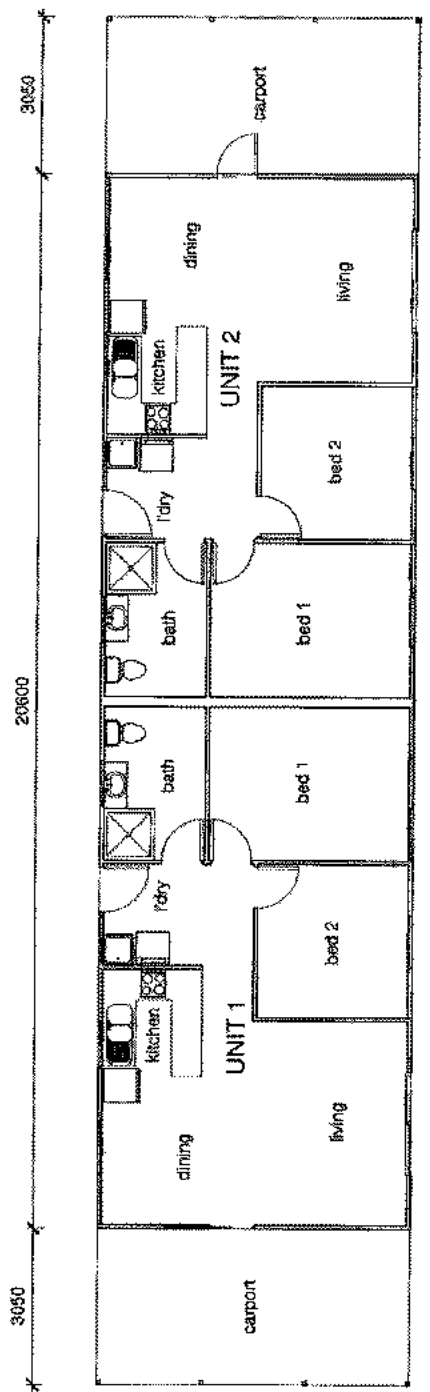
**GENERAL**  
All construction is to comply with C2 building standards, Building Code of Australia, all relevant legislation, and Council By-Laws.  
Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturer's specifications, also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

**WASHERS**  
Washers as listed below are to be used with all bolted connections involving timber, where bolt is in tension:  
M10 - 38 x 38 x 2.0  
M12 - 50 x 50 x 3.0  
M16 - 65 x 65 x 5.0  
At connections to steel plates, use standard round washers for the bolt diameter used, UNO.

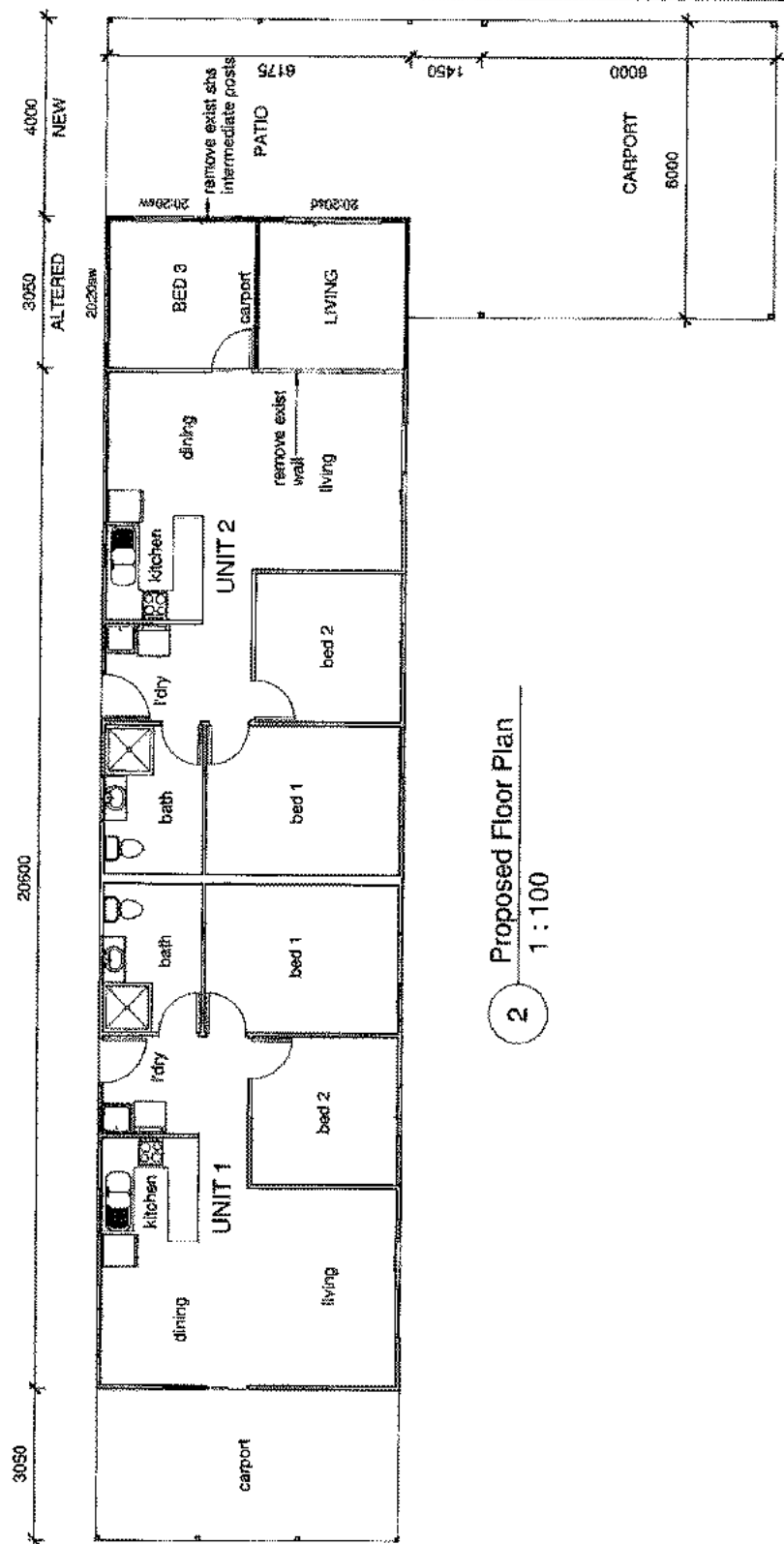
**TERMITE PROTECTION**  
This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites.  
Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

**INTERNAL BRACING WALLS**  
**WALL FIXING**  
- Fix top plate to floor frame with 1/M12 at bracing section ends and at 1200 max. c/s.  
- Fix top plate to crossing or parallel truss framing at M12 wall reinf locations to comply with AS1694.3 Table 8.23 to achieve 7.5 kN.  
- Fix end studs to external walls with 1/120 dynabolt or No 14-10 Type 17 screw at top, bottom, and at 1200 c/s.  
**SHEETING**  
- Line one side with 8mm F1.1 or 4mm F1.4 structural ply, nail fixed to manufacturers specifications to achieve minimum 6.4 kN/m nominal bracing (2.7m high walls)

<b>GREG SKYRING</b> <i>Design</i> L1: Under CSEA Act 1991 - No 1040371 11 Noll Close, Mossman Q. 4873 Phone/Fax: 077 40982061 Mobile: 0418212552 Email: greg@evyringdesign.com.au	<b>PROJECT</b> Proposed Alteration and Extension to Duplex, 29 Pringle Street, L36 RP720301, MOSSMAN		<b>CLIENT</b> C. & D. Pitt	<b>WIND CLASS</b> C2	<b>PLAN NUMBER</b> 210-16	<b>SHEET</b> 1 of 3
	<b>SCALE</b> 1 : 200	<b>PAN TITLE</b> Site Plan, Sheet List, Notes	<b>DATE OF ISSUE</b> Prelim 11.10.16	<b>REV</b>		



1 Existing Floor Plan  
1 : 100



2 Proposed Floor Plan  
1 : 100

REV	DATE	DESCRIPTION

<b>GREG SKYRING</b> <i>Design</i> and DRAFTING Pty. Ltd. Lic Under QSSA Act 1991 - No 1040371		Phone/Fac (07) 40982061 Mobile 0419212652 Email greg@skyringdesign.com.au
11 Nell Close, Mossman Q. 4873		

PROJECT	Proposed Alteration and Extension to Duplex, 29 Pringle Street, L36 RP720301, MOSSMAN
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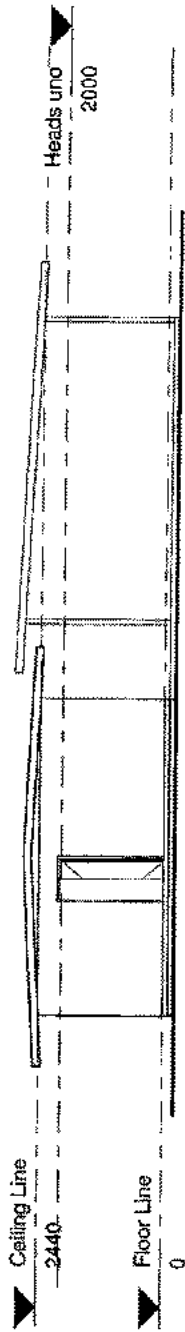
PLAN TITLE	Floor Plans
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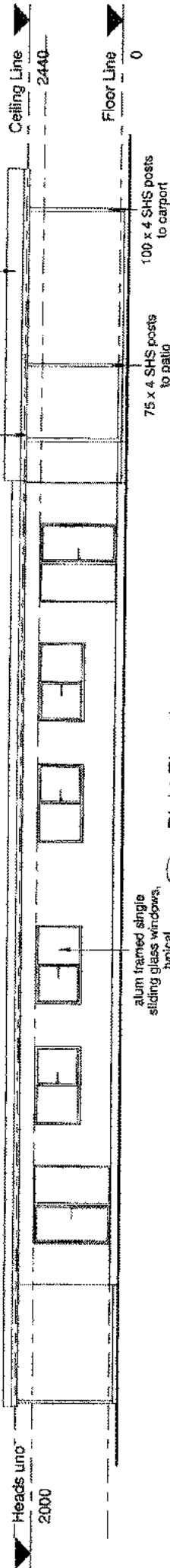
CLIENT	C. & D. Pitt
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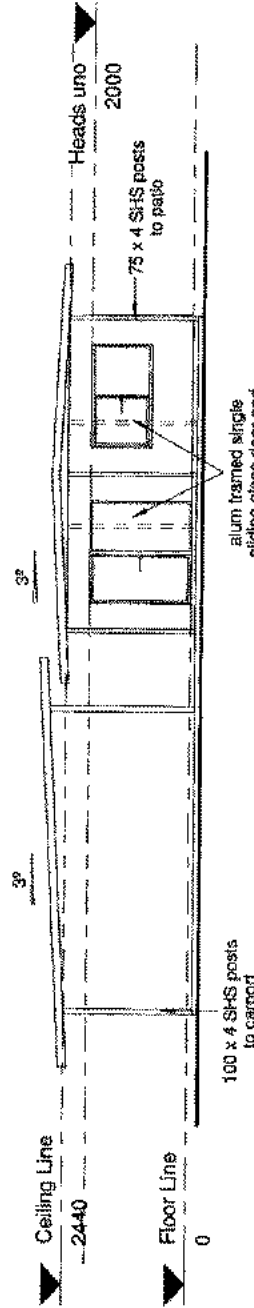
SCALES	1 : 100	WIND CLASS	C2	PLAN NO	210-16	SHEET NO	2 of 3
						REV.	



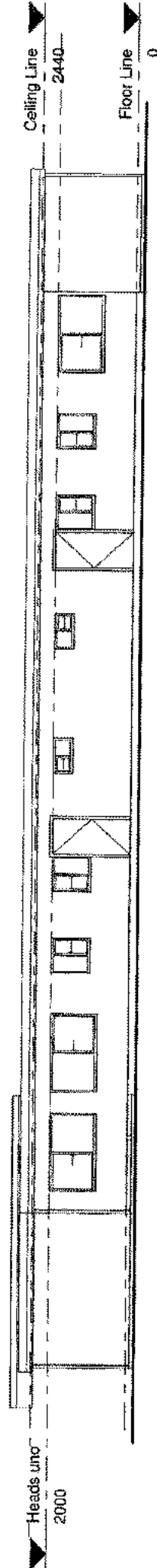
1 Front Elevation  
1 : 100



2 Right Elevation  
1 : 100



3 Rear Elevation  
1 : 100



4 Left Elevation  
1 : 100

# 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)

Colt and Daneeka RH

For companies, contact name

Postal address

2/29 Pringle St

Suburb

Mossman

State

QLD

Postcode

4873

Country

Australia

Contact phone number

04 00 52 53 05

Mobile number (non-mandatory requirement)

04 37 646 871

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

danceks-adventures  
@hotmail.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.)
- RENOVATIONS TO EXISTING DUPLEX
- d) What is the level of assessment? (Please only tick one box.)
- ☐ Impact assessment    ☒ Code assessment

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

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

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

- ☐ Refer attached schedule    ☐ Not required

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

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

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

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)	2	29	Pringle St ,	4873	36	RP	Douglas Shire Council
ii)			Mossman			720301	
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)**

1000 m<sup>2</sup>

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

Land with duplex

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	Colt and Daneeka Pitt
(We) the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	 
Date	24/10/16

**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](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481 or visit [www.qleave.qld.gov.au](http://www.qleave.qld.gov.au).

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

**OFFICE USE ONLY**

Date received

Reference numbers

**NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER**

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

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

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

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

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

# IDAS form 6—Building or operational work 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 building work or operational work 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 be used for building work or operational work relating 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. What is the nature of the work that requires assessment against a planning scheme? (Tick all applicable boxes.)



Building work—complete Table A



Operational work—complete Table B

### Table A

- a) What is the nature of the building work (e.g. building, repairing, altering, underpinning, moving or demolishing a building)?

RENOVATION OF EXISTING DUPLEX

- b) Are there any current approvals associated with this application? (e.g. material change of use.)



No



Yes— provide details below

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

**Table B**

a) What is the nature of the operational work? (Tick all applicable boxes.)

- ☐ Road works
 ☐ Stormwater
 ☐ Water infrastructure  
☐ Drainage works
 ☐ Earthworks
 ☐ Sewerage infrastructure  
☐ Landscaping
 ☐ Signage
 ☐ Clearing vegetation under the planning scheme  
☐ Other—provide details

b) Is the operational work necessary to facilitate the creation of new lots? (E.g. subdivision.)

- ☐ No
 ☐ Yes—specify the number of lots being created

c) Are there any current approvals associated with this application? (E.g. material change of use.)

- ☐ No
 ☐ Yes—provide details below

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

**2. What is the dollar value of the proposed building work?**  
(Inc GST, materials and labour.)

\$ 70,000

**3. What is the dollar value of the proposed operational work?**  
(Inc GST, materials and labour.)

\$

**Mandatory supporting information**

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
<b>All applications involving building work or operational work</b>		
<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"> <li>the location and site area of the land to which the application relates (<i>relevant land</i>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots)</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>any access limitation strips</li> <li>all existing and proposed roads and access points on the relevant land.</li> </ul>	<input checked="" type="checkbox"/> Confirmed	

A statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for building work (including extensions and demolition that is assessable development)</b>		
<p>Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following:</p> <ul style="list-style-type: none"> <li>the north point</li> <li>the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only)</li> <li>the room layout (for residential development only) with all rooms clearly labelled</li> <li>the existing and the proposed built form (for extensions only)</li> <li>the gross floor area of each proposed floor area.</li> </ul>	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Plans showing the extent of any demolition that is assessable development.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>Applications for operational work involving earthworks (filling and excavating)</b>		
<p>Drawings showing:</p> <ul style="list-style-type: none"> <li>existing and proposed contours</li> <li>areas to be cut and filled</li> <li>the location and level of any permanent survey marks or reference stations used as datum for the works</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the defined flood level (if applicable)</li> <li>the fill level (if applicable).</li> </ul>	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>Applications for operational work involving roadworks</b>		
<p>Drawings showing:</p> <ul style="list-style-type: none"> <li>existing and proposed contours</li> <li>the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points</li> <li>information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable)</li> <li>kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline)</li> <li>edge of pavement where kerb is not constructed</li> <li>position and extent of channelisation</li> <li>location and details of all traffic signs, guideposts, guardrail and other street furniture</li> <li>pavement markings including details on raised pavement markers</li> </ul>	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> <li>• catchpit, manhole and pipeline locations</li> <li>• drainage details (if applicable)</li> <li>• cross road drainage culverts (if applicable)</li> <li>• concrete footpaths and cycle paths</li> <li>• location and details for access points, ramps and invert crossings</li> <li>• changes in surfacing material.</li> </ul>		
<b>Applications for operational work involving stormwater drainage</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• existing and proposed contours</li> <li>• drainage locations, diameters and class of pipe, open drains and easements</li> <li>• manhole location, chainage and offset or coordinates and inlet and outlet invert levels</li> <li>• inlet pit locations, chainage and offset or coordinates and invert and kerb levels.</li> </ul>	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>Applications for operational work involving water reticulation</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• kerb lines or edge of pavement where kerb is not constructed</li> <li>• location and levels of other utility services where affected by water reticulation works</li> <li>• pipe diameter, type of pipe and pipe alignment</li> <li>• water main alignments</li> <li>• water supply pump station details (if applicable)</li> <li>• minor reservoir details (if applicable)</li> <li>• conduits</li> <li>• location of valves and fire hydrants</li> <li>• location of house connections (if applicable)</li> <li>• location of bench marks and reference pegs.</li> </ul>	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>Applications for operational work involving sewerage reticulation</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• location of all existing and proposed services</li> <li>• location of all existing and proposed sewer lines and manhole locations</li> <li>• location of all house connection branches</li> <li>• kerb lines or edge of pavement where kerb is not constructed</li> <li>• chainages</li> <li>• design sewer invert levels</li> <li>• design top of manhole levels</li> <li>• type of manhole and manhole cover</li> <li>• pipe diameter, type of pipe and pipe alignment</li> <li>• location of house connections (if applicable)</li> <li>• sewer pump station details (if applicable).</li> </ul>	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>Applications for operational work involving street lighting</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• location of all light poles and service conduits</li> <li>• location of all other cross road conduits</li> <li>• type of wattage and lighting</li> <li>• any traffic calming devices</li> <li>• additional plans for roundabouts and major roads (if applicable)</li> <li>• details of any variations to normal alignment</li> </ul>	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> <li>• details of lighting levels.</li> </ul>		
<b>Applications for operational work involving public utility services</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• any existing light poles and power poles</li> <li>• any existing underground services</li> <li>• details of proposed services</li> <li>• alteration to existing services.</li> </ul>	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>Applications for operational work involving landscaping works</b>		
Drawings showing: <ul style="list-style-type: none"> <li>• the location of proposed plant species</li> <li>• a plant schedule indicating common and botanical names, pot sizes and numbers of plants</li> <li>• planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge</li> <li>• the location and type of any existing trees to be retained</li> <li>• construction details of planter boxes, retaining walls and fences</li> <li>• the proposed maintenance period</li> <li>• irrigation system details.</li> </ul>	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

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

#### OFFICE USE ONLY

Date received

Reference numbers

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

# GMA Certification Pty Ltd

A.B.N. 53 150 435 617

OFFICE ADDRESS:  
Suite 26 "Advance Business Centre"  
39-47 Lawrence Drive  
NERANG QLD 4211

POSTAL ADDRESS:  
PO Box 2760  
NERANG QLD 4211

PHONE: 07 5578 1622  
FAX: 07 5596 1294  
EMAIL: admin@gmacert.com.au



## PURCHASE ORDER

**Purchase No:** 00027620

**Date:** 10/11/2016

**BA NUMBER:** 20163924

**TO:**

**Douglas Shire Council  
PO Box 723  
Mossman QLD 4873**

**SITE ADDRESS:** Lot 36 Pringle Street, Mossman

DESCRIPTION	AMOUNT	CODE
Planning application fees	\$917.85	FRE

**Your Invoice No.:**

**Vendor ABN:** 71 241 237 800

**GST:** \$0.00

**Total inc GST:** \$917.85

**Amount Applied:** \$0.00

Code	Rate	GST	Sale Amount
FRE	0%	\$0.00	\$917.85
GST	10%	\$0.00	\$0.00

**Balance Due:** **\$917.85**

Please find attached our payment to the value of **\$917.85** for the above listed items.

PLEASE QUOTE our Purchase Order Number on the Receipt.

Receipts can be emailed or posted to the address at the top of this Purchase Order.