

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.1 effective 4 July 2014)

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.

This form can also be completed online using MyDAS at [www.dsdiq.qld.gov.au/MyDAS](http://www.dsdiq.qld.gov.au/MyDAS)

## 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)

BERNIE NAGAN

For companies, contact name

Postal address

P.O. Box 265

Suburb

Port Douglas

State

Qld

Postcode

4877

Country

Australia

Contact phone number

0418775068

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)



Email address (non-mandatory requirement)

\_\_\_\_\_  
\_\_\_\_\_ @ \_\_\_\_\_

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.)
- dwelling & shed*
- 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)			BONNIE DOON	4873	S4	SP	DOUGLAS SHIRE COUNCIL
ii)			RD.			292874	
iii)			BONNIE DOON				

**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)

37 acres

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

VACANT

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

No  Yes—provide details below

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

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

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


Table F	
Name of owner/s of the land	BERNARD NAGAN
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	21/2/17

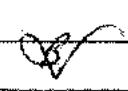
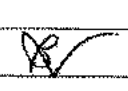
Table G	
Name of owner/s of the land	BERNARD NAGAN 
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H	
Name of owner/s of the land	BERNARD NAGAN 
<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)

**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. Note: this question does not apply for applications made online using MyDAS)**

Description of attachment or title of attachment	Method of lodgement to assessment manager
Forms 1 & 5	
Plans	
Waste Water Report	
Cover letter and assessment	

**14. Applicant's declaration**

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

**Notes for completing this form**

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

**Applicant details**

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

**Question 1**

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

**Question 6**

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

**Question 7**

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

**Question 11**

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

**Question 12**

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

**Privacy**—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), 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

**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

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

# IDAS form 2—Building work requiring assessment against the *Building Act 1975*

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for building work requiring assessment against the *Building Act 1975*.

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 can also be completed online using MyDAS at [www.dsdlp.qld.gov.au/MyDAS](http://www.dsdlp.qld.gov.au/MyDAS)

**Mandatory requirements**

1. **Owner's details** (The applicant is responsible for ensuring the owner's details are correct. Where there is more than one owner, please provide additional details on an attachment to this form.)

Name/s (Individual or company name in full)	BERNIE NAGAN		
For companies, contact name			
Postal address	R.O. Box 265		
	Suburb	PORT DOUGLAS	
	State	Q	Postcode 4877
	Country		
Contact phone number	0412775068		
Fax number (non-mandatory requirement)			
Email address (non-mandatory requirement)	bernie.nagan@gmail.com		

2. **Builder's details** (If known at the time of the lodgement. Where there is more than one builder, please provide additional details on an attachment to this form.)

Name/s (Individual or company name in full)	JOHN NAGAN
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For companies, contact name

[Empty box]

BSA licence number or owner-builder number

[Empty box]

Postal address

P.O. Box 265

Suburb	PORT DOUGLAS		
State	Q	Postcode	4877
Country			

Contact phone number

0488 668 959

Fax number (non-mandatory requirement)

[Empty box]

Email address (non-mandatory requirement)

BERNIE.NAGAN@ymail.com

3. Nature of the proposed building work (Tick all applicable boxes.)

- new building or structure—complete Table A
- demolition—complete Table B
- repairs, alterations or additions—complete Table A
- change of building classification—complete Table C
- removal—complete Table B

Table A				
Description of new buildings, structures, repairs, alterations or additions	Building classification/s	Maximum no. of storeys	Existing floor area being retained	Proposed new floor area
DWELLING	1a	1	—	200m <sup>2</sup>
SHED	10a	1	—	54m <sup>2</sup>

Table B
Description of buildings or structures to be demolished or removed
[Empty space]

Table C	
Current building classification/s	Proposed building classification/s
[Empty space]	[Empty space]

**4. Are there any current approvals associated with the proposed building work?**

No  Yes—complete Table D

Table D		
List of approvals (e.g. development permit, preliminary approval etc.)	Date approved	Date approval lapses

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

\$ 153,000

**6. Proposed construction materials (tick applicable boxes)**

External walls	<input type="checkbox"/> Double brick	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass	<input checked="" type="checkbox"/> Stone/concrete	<input type="checkbox"/> Other
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Fibre cement	
Frame	<input checked="" type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Other	
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other		
Roof covering	<input type="checkbox"/> Slate/ concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel
	<input type="checkbox"/> Other				

**7. Details of proposed new residential building work**

Description of proposed building work (Tick all applicable boxes below.)	No. of existing dwelling units	No. of dwelling units to be demolished	No. of new additional dwelling units
<input type="checkbox"/> Single detached house (new and alterations)			
<input type="checkbox"/> Relocated single detached house			
<input type="checkbox"/> Kit house			
<input type="checkbox"/> Existing transportable/relocatable house	n/a	n/a	n/a
<input type="checkbox"/> New transportable/relocatable house	n/a	n/a	n/a
<input type="checkbox"/> Semi-attached house (e.g. duplex, dual occupancy)			
<input type="checkbox"/> Apartment, unit or flat attached to an existing house			
<input type="checkbox"/> Apartment building			
<input type="checkbox"/> Attached housing (e.g. townhouse, terrace house)			

8. Does the applicant have reasons why certain development information (e.g. private information about the applicant, plans, drawings and specifications for plans) should not be made available for inspection and purchase?

No  Yes—complete Table E

Table E	
Development information	Reasons information should not be available

**Non-mandatory requirements**

9. Does the owner agree to release their name and the premises' address for marketing purposes? (Non-mandatory. If this question is not answered, the default response is no.)

No  Yes

**Mandatory supporting information**

10. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
Plans, drawings and specifications to enable assessment against section 30 (Building assessment provisions) of the <i>Building Act 1975</i> to comply with the information requirements of chapter 3, parts 1 and 2 of the <i>Building Act 1975</i>	<input checked="" type="checkbox"/> Confirmed	

**Privacy**—The information collected in this form will be used by the assessment manager and 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*). This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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Date received  Reference numbers

**FOR COMPLETION BY THE BUILDING CERTIFIER**

Building classification/s of approved building work	BSA insurance receipt number	BSA Certification Licence number

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

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

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

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

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

For all development applications, you must:

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

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

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

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

## Mandatory requirements

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

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

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

- No       Yes—provide details below

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

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

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

**Mandatory supporting information**

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

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

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

## BUILDING SURVEYORS

*Queensland's leaders in Building Certification Services*



### PORT DOUGLAS OFFICE

PHONE: (07) 4098 5150  
FAX: (07) 4098 5180

Lot 9 Unit 5  
Craiglie Business Park  
Owen Street  
CRAIGLIE QLD 4877

POSTAL:  
P.O. Box 831,  
PORT DOUGLAS QLD 4877

E-Mail: [adminpd@gmacert.com.au](mailto:adminpd@gmacert.com.au)  
Web: [www.gmacert.com.au](http://www.gmacert.com.au)

5 April 2017

The Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMA Q 4877

Attention: Development Assessment

Dear Sir/Madam,

**Re: Material Change of Use on Proposed Lot 54 SP292874  
Currently Lot 54 NR413 Bonnie Doon Road, Bonnie Doon**

GMA Certification Group has been engaged to assess an application for the construction of a dwelling and shed on the abovementioned allotment. A preliminary assessment of the proposal has revealed the property is within a Rural Planning area and the proposed road boundary setback does not comply with Acceptable Solution A4.1 of the Code.

Accordingly, the application for Material Change of Use is enclosed for Council's assessment, which includes:

1. Forms 1 & 5
2. Assessment against the applicable Acceptable Solutions of the Code, and
3. 1 x copy of plans
4. Waste water report

### Proposal

The development of the subject property includes the construction of a single storey dwelling and shed in the locations illustrated on the attached site plan. The proposed dwelling and shed are to be located up to 1.5m from the outermost projection of the buildings to the unnamed road which forms the southern boundary of the site. The applicant is currently in the process of completing a road closure over part of the unnamed road. Once the road closure is completed, it will be amalgamated with the current lot.

The Department of Natural Resources and Mines have advised, the process for amalgamation of part of the road with the subject allotment is currently underway (see attached email from DNRM).

#### BUILDING APPROVALS & INSPECTIONS

Gold Coast  
(07) 5578 1622

Sunshine Coast  
(07) 5449 0383

#### BUILDING CERTIFICATION

Cloncurry  
(07) 4742 2022

Chinchilla  
(07) 4669 1166

#### FIRE SAFETY AUDITS

Atherton  
(07) 4091 4196

Childers  
(07) 4126 3069

The Acceptable Solutions of the Rural Planning Area Code prescribes a road boundary setback of 20m. Much of the allotment is low-lying and the proposed location of the house and shed on a raised section of land will ensure flood immunity.

## Assessment

The following tables provide an assessment of the proposed development with regard to Performance Criteria P4 of the Rural Planning Area Code.

Rural Planning Area Code		
Performance Criteria	Acceptable Solutions	Comment
<b>Building/Structure Setbacks and Screening</b>		
P4 Buildings/structures are Setback to: <ul style="list-style-type: none"> <li>• maintain the rural character of the area; and</li> <li>• achieve separation from neighbouring Buildings and from Road Frontages.</li> </ul>	A4.1 Buildings/structures are Setback not less than: <ul style="list-style-type: none"> <li>• 40 metres from the property boundary adjoining a State Controlled Road; or</li> <li>• 25 metres from the property boundary adjoining the Cape Tribulation Road; or</li> <li>• 20 metres from the property boundary fronting any other Road; and</li> <li>• 6 metres from the side and rear property boundaries of the Site.</li> </ul>	The property is situated on Bonnie Doon Road, Bonnie Doon. The land is currently vacant.  The proposed buildings are single storey and are to be located up to 1.5m from the new road boundary.  The rural character of the area will not be affected. There is sufficient separation from other rural properties by the remaining part of the unnamed road. Further, the subject remaining part of the unnamed is not relied upon to service any other freehold land.

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

Kind Regards,



Jeff Evans  
GMA Certification Group





## **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 four (4) persons has been chosen for the proposed two bedroom dwelling.

The residence is connected to a reticulated 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 (4 persons @ 150 L/person/day) will be 600 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

$$L = 600 / (50 \times 1.35) \\ = 8.9m.$$

**Use one 1.35m wide by 11.1m 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**

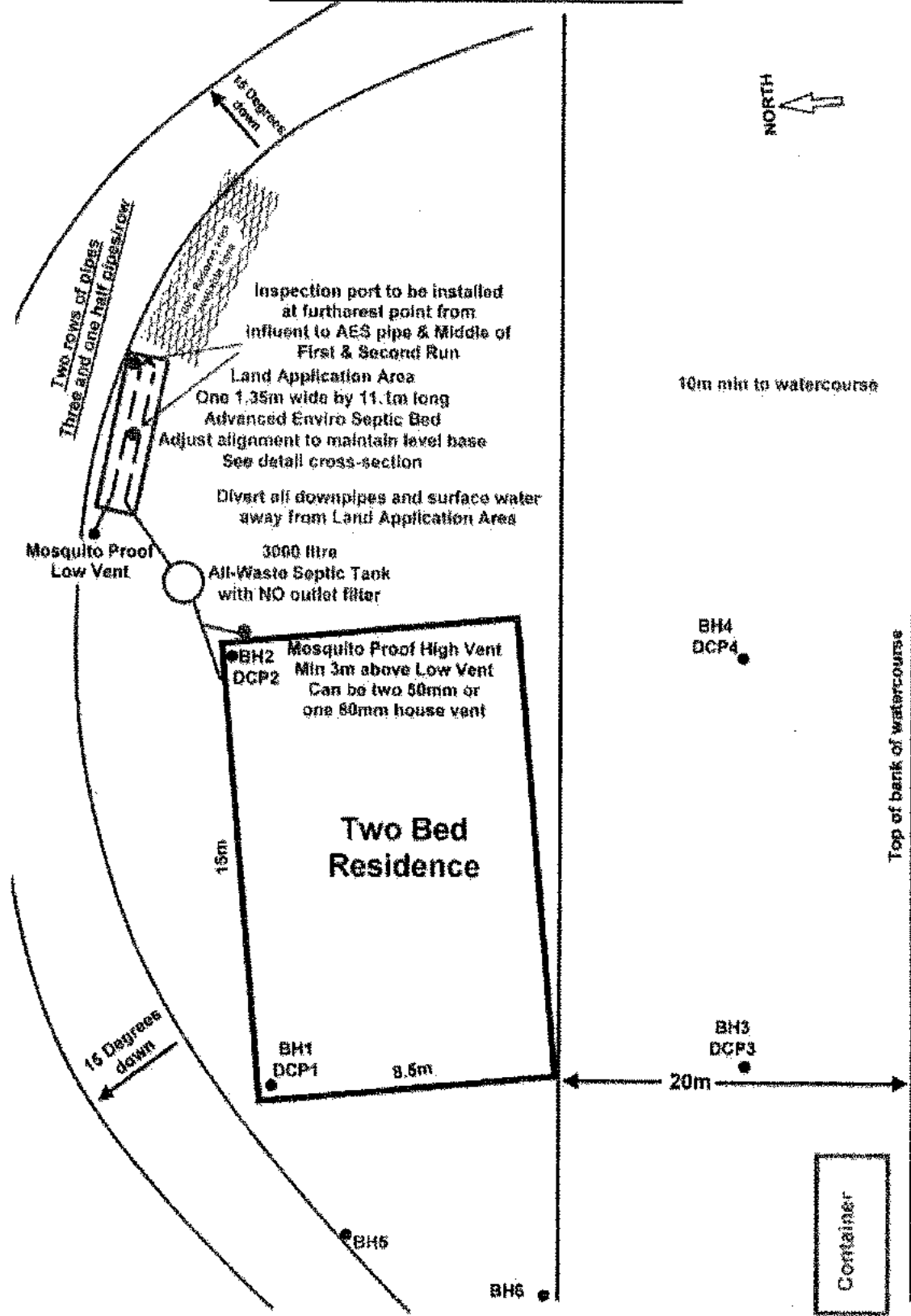
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

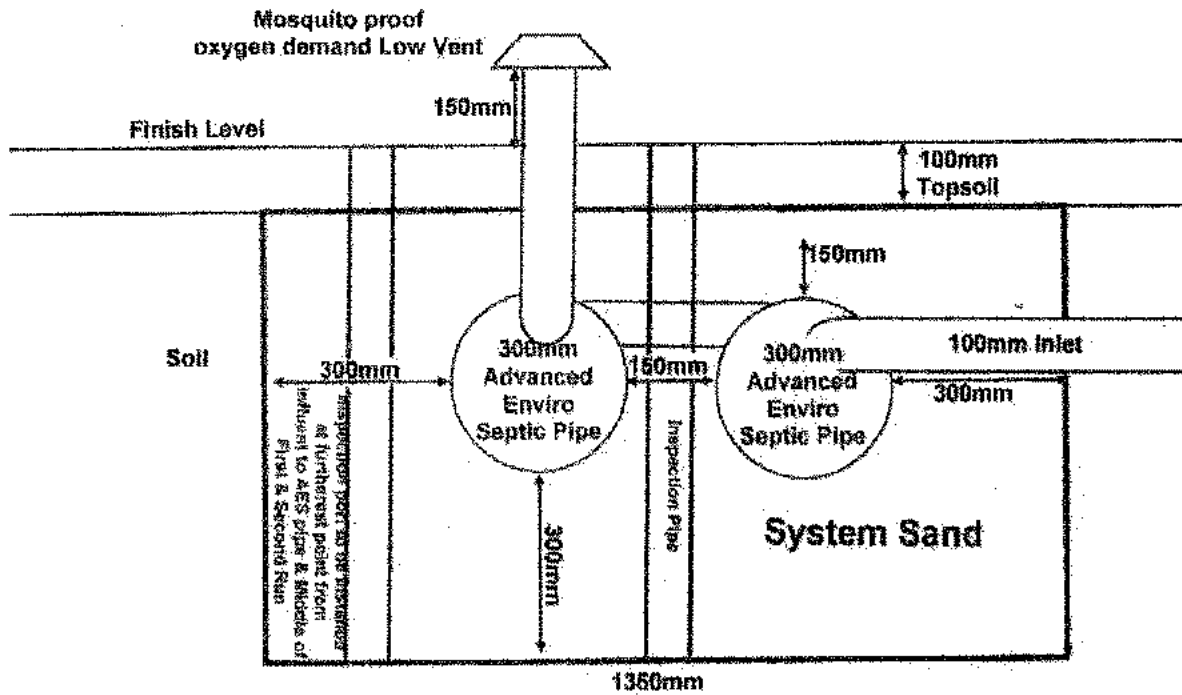
A handwritten signature in black ink, appearing to read 'L. Quinn'.

Leonard Quinn  
Earth Test



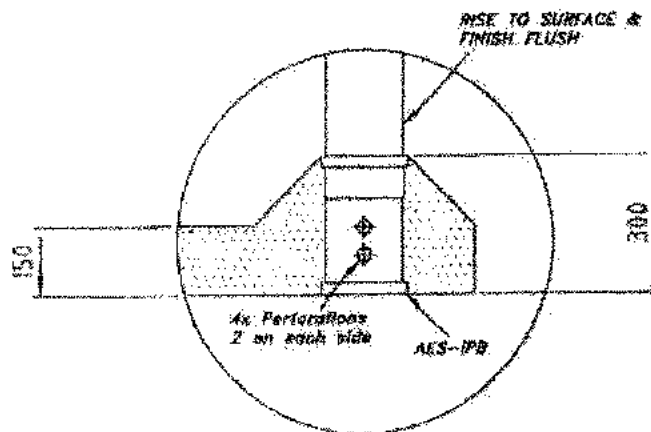
**SITE PLAN - NOT TO SCALE**  
**RN948 Wooroora Rd. Millstream.**





**1350mm Wide Two Pipe  
Advanced Enviro-Septic Cross-Section**

**Base must be scarrified 200mm deep. Parallel to AES Pipes**



**AES Inspection Port Cross-Section Detail**



# EARTH TEST

QBSA Lic No. 1017941.



**ADVANCED ENVIRO-SEPTIC**  
Always The Best Option

## Advanced Enviro-septic Design Calculator v8.5

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

Site Address	Est. 34 George Street, Upperville, QLD	State	QLD	Post Code	
Client Name	Barry Morgan				
Designer Name	Earth Test	Designer Ph Number	40954734	Designer Lic. Number (eg QBSA)	1017941
Lic Number		Number Ph		Plan No. / Order No.	
Council Area	Douglas Shire	Designer AES Cert Number		Date	21/07/16

This Calculator is a planning, reference and classification tool only. It does not replace the need for a professional engineer or other site expert's advice as required by the local council.

### DESIGNER INPUT

Enter the AES flow rate (litres per day) - '10' for Advanced Secondary or '30' for Secondary	10	>>	This design is for an <b>ADVANCED SECONDARY</b> system.
Is this a new installation? Y or N	Y	>>	Minimum single vent pipe to 80mm or 2 x 50mm hose pipe with a separate tank outlet if this is NOT RECOMMENDED
Number of person	4		
Daily Design Flow Allowance Litres/Person/Day	150		
Number of rows required to suit site constraints	2	>>	The maximum No. of a single AES pipe run is 30 metres
Infiltration surface Soil Category as established by site and soil evaluation. CATEGORY	3		
Design Loading Rate based on site & soil evaluation (L/d/m <sup>2</sup> )	50		
Barra Aug depth (mm) - system based on	1200	>>	Min depth below base of area is 500 mm to establish water table or piezometric level
Enter System Footprint, Slope in 99 for standard AES systems to calculate extension	1	>>	Some Councils have minimum falls to Land application areas?
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 purpose of this calculator is to provide a guide only.

Designers need to be aware with special requirements of Local Authorities: 2 - Minimum falls from Septic tank outlets to Land application areas, etc.

Planners are reminded to practice good construction techniques, as per AS 1542 and as provided on AES installation instructions supplied with components.


Total System load - litres / day (LD)	600	L/d			
Min Length of AES pipe runs to meet loading	10.0	m			
Number of 150L AES Pipe lengths per row	4	Rows			
Total Capacity of AES System due to Ultra	1484	litres			

	AES System	System Extension
Len m (L)	11.1	11.1
Width m (W)	1.50	0.00
Soil Depth	0.75	154.8
Area m <sup>2</sup>	16.0	0.0

DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)

DO YOU WISH TO USE A THREE COLUMN DESIGN OPTION? (ENTER Y)

AES INSTALLATION FOOTPRINT AREA - L x W (L x W) m <sup>2</sup>	Length	Width	Minimum AES Foot print required
For this Basic System design of	11.1	1.50	16.0 m <sup>2</sup> total

AES PIPE	AES 3 metre pipe required	7	Rows	 <p>Digitally signed by Kane Dickson DN: cn=Kane Dickson, o=Chamker Environmental, ou=Design Review, email=dickson@chamker.com.au, c=AU Date: 2016.07.04 11:00:11 +10:00</p>
AES/C	AES/C Couplings required	6	Rows	
AES/O	AES/O Offset elbows	4	Rows	
AES/DOV	AES 30mm diameter vent	1	Rows	
AES/SP	AES 100mm inspection point base	2	Rows	
AES/EP	AES Speed Plus Equaliser	0	Rows	
TOTAL SYSTEM SAND REQUIREMENT (Quality Only)		18	m <sup>3</sup>	

PLEASE read your AES User and Designer to DESIGNER RESPONSIBILITIES SHEET (QBSA 01)

This AES Calculator is a design aid for the planning of the AES components and layout and is a guide only. It is not a substitute for a professional engineer or other site expert's advice as required by the local council.

Chamker Environmental has no responsibility for the system designer's liability or for the quality of the design or the system.

AES Design v8.5 - Copyright © 2015 - Chamker Environmental Pty Ltd 1.11.2015

# GMA Certification Pty Ltd

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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:** 00030301

**Date:** 5/04/2017

**BA NUMBER:** 20170566

**TO:**

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

**SITE ADDRESS:** Lot 54 Bonnie Doon Rd, Bonnie Doon

DESCRIPTION	AMOUNT	CODE
MCU Planning Application Fees	\$306.00	FRE

<b>Your Invoice No.:</b>		<b>Vendor ABN:</b> 71 241 237 800		<b>GST:</b>	\$0.00
				<b>Total inc GST:</b>	\$306.00
				<b>Amount Applied:</b>	\$0.00
				<b>Balance Due:</b>	<b>\$306.00</b>

Code	Rate	GST	Sale Amount
FRE	0%	\$0.00	\$306.00
GST	10%	\$0.00	\$0.00

Please find attached our payment to the value of **\$306.00** 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.