

## 3D Veiw

Roni Bancroft  
63 George Rd  
Forrest Creek  
QLD

Roni Bancroft  
L63 George Rd  
Forrest Creek  
QLD

[ronibancroft@gmail.com](mailto:ronibancroft@gmail.com)

mb: 0451133432

To the Planning Officer,

I have made the corrections required and moved the building envelope to the middle of my property. It will be 15 m from the creek edge, this creek is a seasonal creek which seems to never have any water in it, even after the heaviest rains. I have not had the property surveyed and have relied of the councils information as to where the creeks are and made the changes accordingly. It was going to cost \$3000.00 dollars, just to get the surveyor to determine the exact property boundary, which is obscene for a couple of hours work and is 6 weeks of my pension. I hope you are understanding of this and don't make it a requirement to pass the plans.

The slope on the property, where the building is to be done, is 11 degrees, which is less than your office thought it would be. This was determined by Len from Earthtest.

Regards

Roni Bancroft

The building on Lot 64 is a single storey house.

The property on Lot 62 is vacant.

Secondly it is understood that the applicable Planning Scheme Codes for the site at Lot 63 George Rd include:

- A] Settlement Areas North of the Daintree River Locality Code
- B] House Land Use Code
- C] Filling and Excavation General Code [if triggered in the applicability Statement]
- D] Landscape General Code
- E] Natural Areas and Scenic Amenity General Code
- F] Vehicle Parking and Access General Code

These are covered as Follows:

- A] As will be seen from the floor plan and Building Elevations the proposed house addresses the General Requirement Performance criteria at **A1.1** as the building is single storey with a maximum combined Structure and Roof Height of 3.99 Metres.

A 30,000 Litre Water Storage Tank will be installed to the north east of the house as per house plan. The roof will include Gutters and the flow from which will be diverted to a storage tank, thereby satisfying **clauses A2.1, A2.2 & A4**. There is also a Konia 'Air to Water' technology unit that will be piped directly to the water tank, that is capable of providing an additional 60 Litres per day from the surrounding humidity.

A Solar sourced power supply with **suitable Generator** back up facility will meet the terms of clauses **A2.3 & A6.4**.

The process of creating a single vehicle access driveway [4 metres wide] shall adhere to the minimum gravel standard stipulated and avoid damage to significant vegetation, thus fulfilling **A14.1 – 14.3**.

- B] The attached floor plan shows that the site coverage of all buildings [including outbuilding is less than 450m<sup>2</sup>, thereby demonstrating compliance with **clause A2.1**. The external surfaces of the structure shall be non-reflective and the Roof specifically shall be Colour-bond of the approved matching combination with the walls.

A Landscape plan is attached. There will be minimal lawn areas, with all new planting to be in accordance with the **Landscaping Policy Code 7** and under the guidance of Gaylene from the Douglas shire Nursery to use only those plants that are indigenous to the area. All care will be taken in construction, to replant any vegetation that needs to be removed for building or safety purposes.

The **other clauses of this code** have been covered in A] above.

# IDAS form 1—Application details

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

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.dsdip.qld.gov.au/MyDAS](http://www.dsdip.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)	Roni Bancroft		
For companies, contact name			
Postal address	148 Thornton Peak Drive		
	Suburb	Forest Creek	
	State	Qld	Postcode 4873
	Country	Australia	
Contact phone number	07 40907436		
Mobile number (non-mandatory requirement)	07 40907436		
Fax number (non-mandatory requirement)			

Email address (non-mandatory requirement)

ronibancroft

@gmail.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.)
- Construction of dwelling consisting of, 2 bedroom, 1 bathroom residence with 3 sided wrap around verandas.
- 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)			George Rd, Forrest Creek	4873	63	RP735857	Douglas Shire
ii)							
iii)							

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

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

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

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

**3. Total area of the premises on which the development is proposed** (indicate square metres)

20,000 m2 Total Land Size                      200m2 House Size including Patios.

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

Vacant Land

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

No  Yes—provide details below

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

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

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


Table F	
Name of owner/s of the land	Roni Bancroft
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	25th Sept. 2015

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)

Table I
Name of water body, watercourse or aquifer
2x unnamed Seasonal watercourses.

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
ADIS Forms 1 & 5	Online PDF Format
House Plans & Building Elevations; Landscaping & Site & Street Plans;	
Form 15 Compliance Certificates & Engineer Drawings for Footings	
Response to Planning Scheme Codes. A-G	
Waste Water Treatment Report & Soil Testing Report	

**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) *R Barcroft*

**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 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 5—Material change of use assessable against a planning scheme

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

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.

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

## 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)
Construction of house	House	1	N/A	N/A

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

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

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

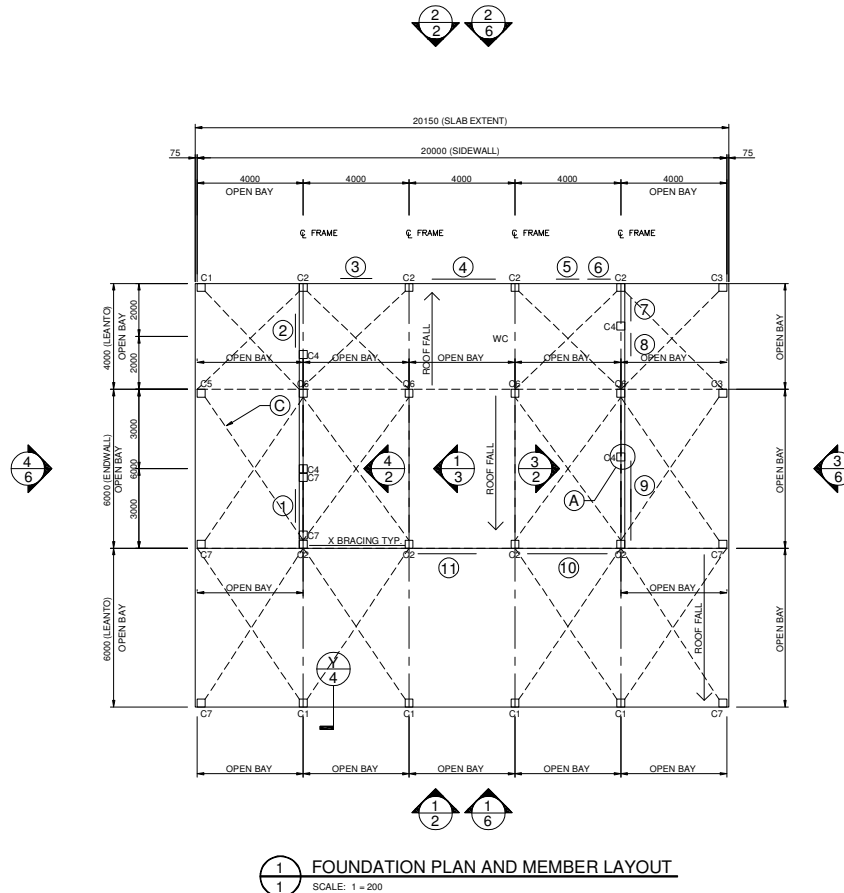
**OFFICE USE ONLY**

Date received

Reference numbers

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**CHANGE REQUIREMENTS:**  
INTERNAL WALLS TO LEFT LEAN TO FRAMES 2 & 5  
ADDITIONAL OPENINGS

**NOTES:**  
WC: WATER OUTLET TO BE VERIFIED ON SITE  
ROOF STRAP BRACING TO BE CONNECTED TO THE PURLINE CLOSEST TO THE LINE OF THE END WALL MULLION.  
Roof has been designed for Heavy Solar Panel Loading. Allowing for an Additional Roof Loading of 20.0kg/m<sup>2</sup>.  
Builder to Confirm Additional Roof Loading Selected is Acceptable for the Design.

**MAIN FRAME COLUMN LEGEND**

C1	2C15012
C2	2C15015
C3	C15019
C4	C15015
C5	C15024
C6	2C15024
C7	C15012

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

1	OF	6
SHEET		
JOB NO.	EDMT11661	
DATE	3/09/2015	
CERTIFIED		
DRAWN		
FDS		
CHECK 1		
CHECK 2		
RP		

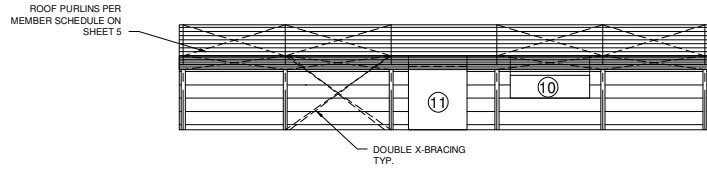
STEEL BUILDING BY (CONTACT)  
**CARDINAL METAL ROOFING PTY LTD**  
FOR 07 40335055  
**RONI BANCROFT**  
AT 63 GEORGE ROAD, DAINTREE

**fairdinkum SHEDS**

**NORTHERN CONSULTING engineers**  
Civil & Structural Engineers  
50 Punari Street  
Currarajong, Qld 4812  
Fax: 07 4725 5850  
Email: design@nceng.com.au  
ABN 341 008 173 56

Mr Timothy Roy Messer BE MIEAust RPEQ  
Registered Professional Engineer 2558980  
Signature *T. Messer*  
Date 3/09/2015  
Registered on the NPBR in the areas of practice  
of Civil & Structural National Professional  
Engineers Register

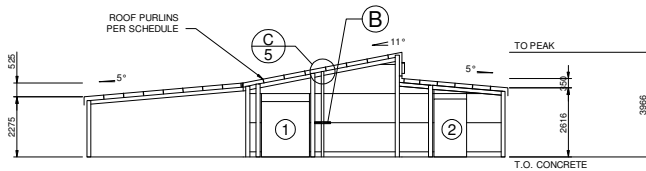
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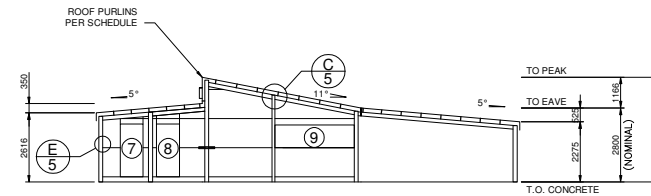
1 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1 = 200



2 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1 = 200



4 ENDWALL INTERIOR ELEVATION  
2 SCALE: 1 = 200



3 ENDWALL INTERIOR ELEVATION  
2 SCALE: 1 = 200

X Bracing is required in 2 side bay(s) and 1 roof bay(s) (both sides).  
Bracing is needed on the roof, both sides of the garaport wall. Fly Bracing is included in this building to be placed on every second Purlin/Girt.

6	SHEET	2
		OF
JOB NO.	EDMT11861	
DATE	3/09/2015	
CERTIFIED	T.M.	
DRAWN	FDS	
CHECK 1	SP	
CHECK 2	RP	

STEEL BUILDING BY (CONTACT)  
**CARDINAL METAL ROOFING PTY LTD**  
FOR 07 40335055  
**RONI BANCROFT**  
AT  
63 GEORGE ROAD,  
DAINTREE



**NORTHERN CONSULTING engineers**  
Civil & Structural Engineers  
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Fax: 07 4725 5850  
Email: design@nceng.com.au  
ABN 341 008 173 56

Registered Chartered Professional Engineer  
Registered Professional Engineer (Civil & Structural) QLD  
Registered Certifying Engineer (Structural) N.T.  
Registered Engineer - (Civil) VIC  
Registered Engineer - (Civil) TAS

Regn. No. 2558980  
Regn. No. 9985  
Regn. No. 116373ES  
Regn. No. EC036692  
Regn. No. CC5648M

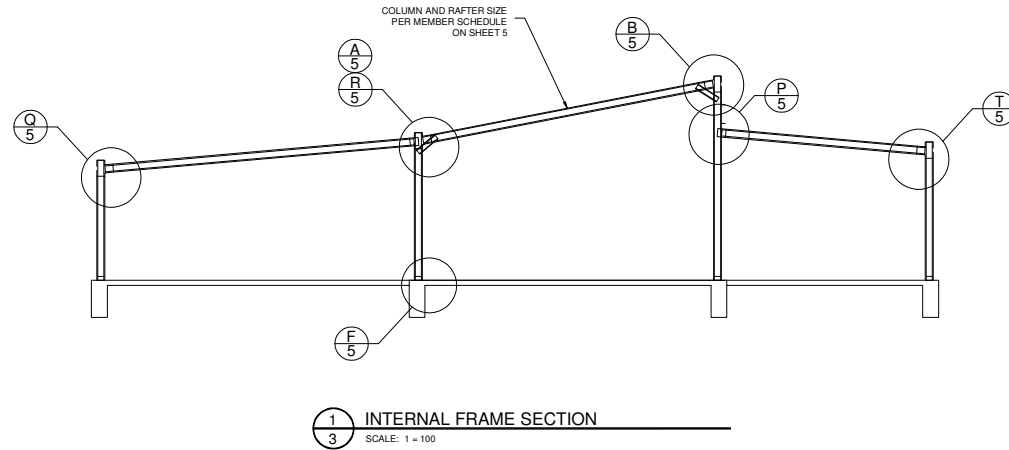
Mr Timothy Roy Messer BE MIEAust RPEQ  
Registered Professional Engineer 2558980

Signature *T. Messer*

Date 3/09/2015

Registered on the NPQR in the areas of practice  
of Civil & Structural National Professional  
Engineers Register

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Refer to Sheet #4 for concrete specification.

3 OF 6	SHEET	JOB NO. EDMT11861	DATE 3/09/2015	CERTIFIED TM	DRAWN FDS
				CHECK 2 RP	CHECK 1 SP

STEEL BUILDING BY (CONTACT)  
**CARDINAL METAL ROOFING PTY LTD**  
 FOR  
 07 40335055  
**RONI BANCROFT**  
 63 GEORGE ROAD,  
 DAINTREE

AT



**NORTHERN CONSULTING engineers**  
 Civil & Structural Engineers  
 50 Punari Street  
 Currajong, Qld 4812  
 Fax: 07 4725 5850  
 Email: design@nceng.com.au  
 ABN 341 008 173 56

Registered Chartered Professional Engineer  
 Registered Professional Engineer (Civil & Structural) QLD  
 Registered Certifying Engineer (Structural) N.T.  
 Registered Engineer - (Civil) VIC  
 Registered Engineer - (Civil) TAS

Regn. No. 2558980  
 Regn. No. 9985  
 Regn. No. 116373ES  
 Regn. No. EC06692  
 Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ  
 Registered Professional Engineer 2558980

Signature *T. Messer*

Date 3/09/2015

Registered on the NPER in the areas of practice  
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**STRUCTURAL GENERAL NOTES**

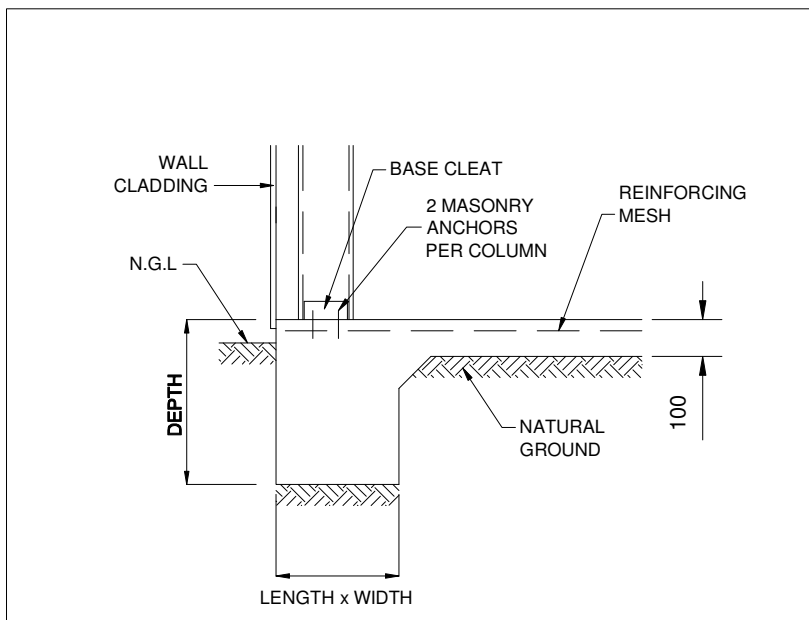
- GOVERNING CODE:** BUILDING CODE OF AUSTRALIA (BCA), LOADING TO AS1170 - ALL SECTIONS. BUILDING SUITABLE FOR DOMESTIC/LIGHT INDUSTRIAL USE UNLESS OTHERWISE SPECIFICALLY NOTED.
- DRAWING OWNERSHIP:** THESE DRAWINGS REMAIN THE PROPERTY OF FBHS (AUST) PTY LIMITED. ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF FBHS. DRAWINGS ARE PROVIDED FOR THE DUAL PURPOSES OF OBTAINING BUILDING PERMITS AND AIDING CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN APPROVAL FROM FBHS.
- DRAWING SIGNATURE REQUIREMENTS:** THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMERS NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION.
- CONTRACTOR RESPONSIBILITIES:** CERTIFIER AND CONTRACTOR TO CONFIRM (ON SITE) THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK. CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK. CONTRACTOR MUST NOT MAKE ANY DEVIATION FROM THE PROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM ONE OF THE UNDERSIGNING ENGINEERS. THE ENGINEER / FBHS TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING CONSTRUCTION. BUILDING IS NOT STRUCTURALLY ADEQUATE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS. THE INDICATED DRAWING SCALES ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. FOR FURTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
- ENGINEERING:** THE ENGINEER / FBHS ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT DURING CONSTRUCTION. THE UNDERSIGNING ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT. THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY FBHS. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY FBHS WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LATEST DRAWINGS PROVIDED BY FBHS SHALL GOVERN. NO ALTERATIONS TO THIS STRUCTURE (INCLUDING REMOVAL OF CLADDING) ARE TO BE UNDERTAKEN WITHOUT THE CONSENT OF THE CERTIFYING ENGINEER\*
- INSPECTIONS:** NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE.
- SOIL REQUIREMENTS:** SITE CLASSIFICATION TO BE A, S OR M ONLY. SOIL SAFE BEARING CAPACITY VALUE INDICATED ON DRAWING SHEET 4 OCCURS AT 100mm BELOW FINISH GRADE, EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY LOCAL BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. REGARDLESS OF DETAIL Y ON SHEET 4 THE MINIMUM FOUNDATION DEPTH SHOULD BE 100MM INTO NATURAL GROUND OR BELOW FROST DEPTH SPECIFIED BY LOCAL COUNCIL. ROLLED OR COMPACTED FILL MAY BE USED UNDER SLAB, COMPACTED IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm. CONCRETE FOUNDATION EMBEDMENT DEPTHS DO NOT APPLY TO LOCATIONS WHERE ANY UNCOMPACTED FILL OR DISTURBED GROUND EXISTS OR WHERE WALLS OF THE EXCAVATION WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, IN THIS CASE SEEK FURTHER ENGINEERING ADVICE.
- CLASS 10a FOOTING DESIGNS:** THE FOUNDATION DOCUMENTED IS ALSO APPROPRIATE FOR CLASS 10a BUILDING DESIGNS ON 'M-D', 'H', 'M-D' OR 'E' CLASS SOILS, IF TOTAL SLAB AREA IS UNDER 100m<sup>2</sup> AND THE MAXIMUM SLAB DIMENSION (LENGTH AND WIDTH) IS LESS THAN 12m. PLEASE BE AWARE THAT THE SLAB DESIGN FOR H & E CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COSMETIC IN NATURE. IF THIS IS A CONCERN TO THE CLIENT IT IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR PRIOR TO THE POURING OF THE SLAB.
- CONCRETE REQUIREMENTS:** ALL CONCRETE DETAILS AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH AS2870 AND AS3600. CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 20MPa FOR EXPOSURE A1 & B1, 25MPa FOR EXPOSURE A2 & B2 AND 32MPa FOR EXPOSURE C, IN ACCORDANCE WITH SECTION 4, AS3600. CEMENT TO BE TYPE A. MAX AGGREGATE SIZE OF 20mm. SLUMP TO BE 80mm +/-15mm. SLABS TO BE CURED FOR 7 DAYS BY WATERING OR COVERING WITH A PLASTIC MEMBRANE, AFTER WHICH CONSTRUCTION CAN BEGIN, DUE CARE GIVEN NOT TO OVER-TIGHTEN HOLD DOWN BOLTS. GIVEN ALLOWABLE SOIL TYPES 1 LAYER OF S/L2 REINFORCING MESH IS TO BE INSTALLED ON STANDARD SLABS WITH A MINIMUM 30MM COVER FROM CONCRETE SURFACE. CONCRETE REINFORCING TO CONFORM TO AS 1302, AS1303 & AS 1304. ALL REINFORCING COVER TO BE A MINIMUM OF 30mm.
- STRUCTURAL STEEL REQUIREMENTS:** ALL STRUCTURAL STEEL, INCLUDING SHEETING THOUGH EXCLUDING CONCRETE REINFORCING, SHALL CONFORM TO AS 1397 (GAUGE <= 1.5mm fy = 550MPa, GAUGE > 1.5mm fy = 500MPa, GAUGE >= 1.5mm fy = 450MPa). NO WELDING IS TO BE PERFORMED ON THIS BUILDING. ALL STRUCTURAL MEMBERS AND CONNECTIONS DESIGNED TO AS4600. ALL BOLT HOLE DIAMETERS TO STRAMIT GENERAL PUNCHINGS.
- DESIGN WIND REQUIREMENT:** THE FRAME AS A BASIC STRUCTURE IS DESIGNED AS AN "AIR LEAKY BUILDING" IN COMPLIANCE WITH AS 1170.5.3, AS SUCH, SHOULD A WINDOW OR DOOR FAIL, INTEGRITY OF THE BUILDING WILL BE MAINTAINED.
- FOOT TRAFFIC:** FOR ERECTION AND MAINTENANCE PLEASE NOTE THE FOLLOWING DEFINED FOOT TRAFFIC ZONES: - CORRUGATED: WALK ONLY WITHIN 200MM OF SCREW LINES. FEET SPREAD OVER AT LEAST TWO RIBS. - MONOCLAD: WALK ONLY IN PANS, OR ON RIBS AT SCREW LINES.

PROJECT DESIGN CRITERIA	
ROOF LIVE LOAD:	0.25 kPa
BASIC WIND SPEED:	VR 69 m/s
SITE WIND SPEED:	Vsit,B 59 m/s
WIND REGION:	Reg C
TOPOGRAPH FACTOR, k <sub>t</sub> :	1
SHIELDING FACTOR, k <sub>s</sub> :	1
MAX GROUND SNOW LOAD: NA	
MAX ROOF SNOW LOAD: NA	
SITE ALTITUDE: NA	
TERRAIN CATEGORY:	TCat 2.5
SOIL SAFE BEARING CAPACITY:	100 kPa
RETURN PERIOD:	1:500
LIMITING CPI 1:	-0.3
LIMITING CPI 2:	0
IMPORTANCE LEVEL:	2

DETAIL KEYS	
(A)	ENDWALL VERTICAL MULLION (SEE DETAIL C/5 FOR TOP CONN. AND F/5 FOR BASE CONN.)
(B)	FLYBRACING PER DETAIL L/5
(C)	X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)
(D)	DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)

SCHEDULE					
DOOR	WIDTH	HEIGHT	OPENING TYPE	HEADER GIRT	OPENING JAMBS
①	1250	2400	SLIDING GLASS DOOR	SINGLE	
②	1235	2200	SLIDING GLASS DOOR	SINGLE	
③	1180	2000	SLIDING GLASS DOOR	SINGLE	
④	2400	2100	SLIDING GLASS DOOR	SINGLE	
⑤	860	2000	WINDOW VERIFY	SINGLE	
⑥	860	2000	WINDOW VERIFY	SINGLE	
⑦	860	2000	WINDOW VERIFY	SINGLE	
⑧	860	2000	WINDOW VERIFY	SINGLE	
⑨	3000	860	WINDOW VERIFY	SINGLE	
⑩	3000	860	WINDOW VERIFY	SINGLE	
⑪	2200	2400	SLIDING GLASS DOOR	SINGLE	
⑫	3770	700	L/OVER VERIFY	SINGLE	

NOTES: 1) SEE SHEET 4 FOR DOOR OPENING FRAMING INFORMATION.  
2) ALL DOOR SCHEDULE MEASUREMENTS ARE ACTUAL DOOR/WINDOW SIZE NOT OPENING SIZE.



Length x Width x Depth (mm)  
300 x 300 x 700

N.G.L. - NATURAL GROUND LINE

Y	BLOCK LOCAL THICKENING DETAIL	DWG NO. SBLMA
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SHEET	4	OF	6
DATE	3/09/2015		
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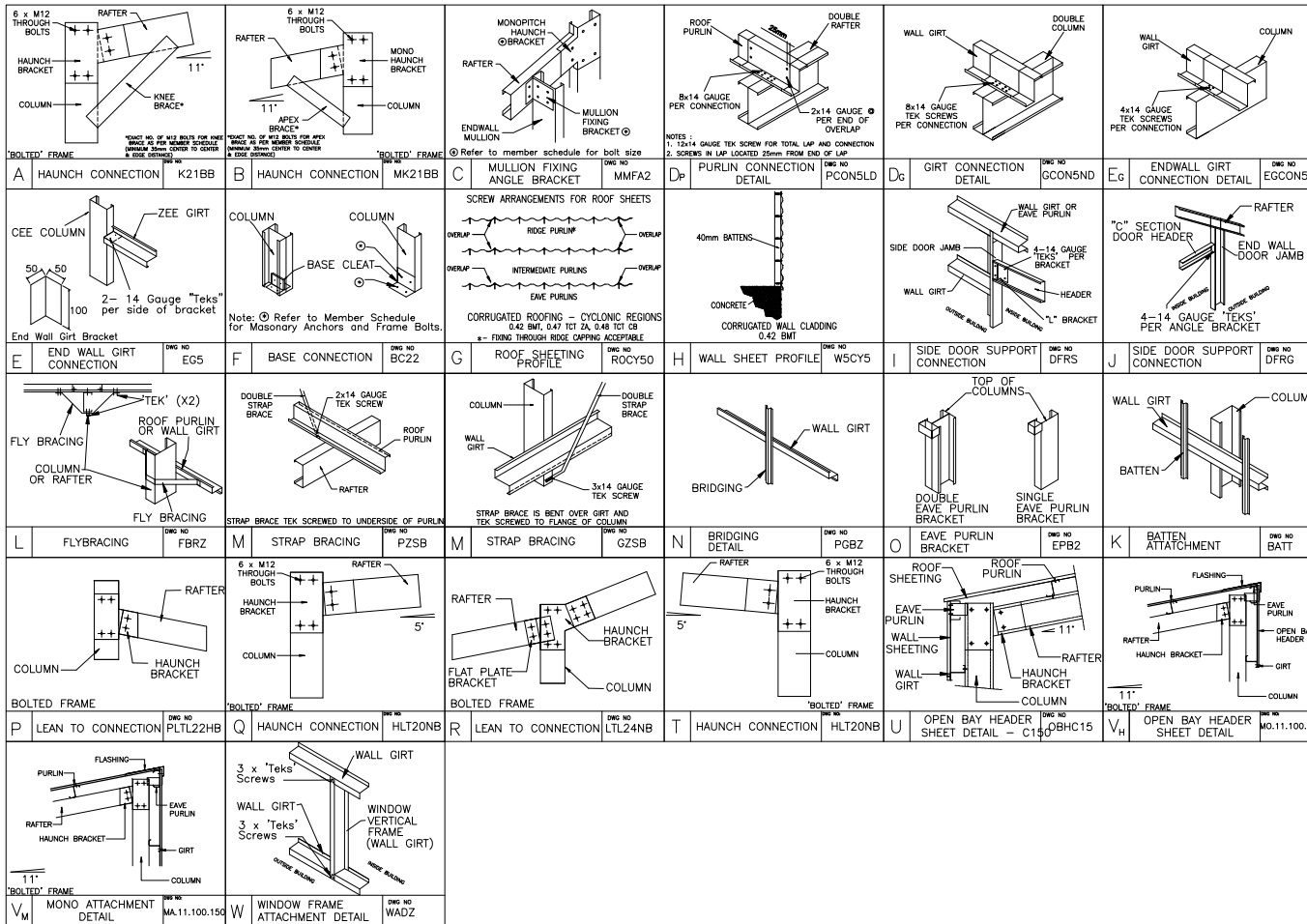
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**RONI BANCROFT**  
 AT 63 GEORGE ROAD, DAINTREE

**fairdinkum SHEDS**

**NORTHERN CONSULTING engineers**  
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Mr Timothy Roy Messer BE MIEAust RPEQ  
 Registered Professional Engineer 2558980  
 Signature *T. Messer*  
 Date 3/09/2015  
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MEMBER AND MATERIAL SCHEDULE

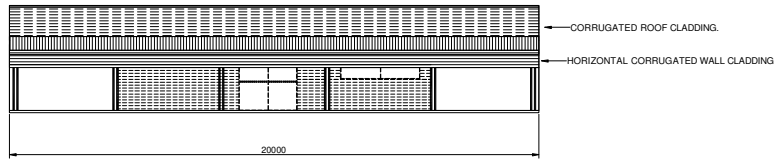
1	END WALL RAFTER	Single C15019
2	C.S. FRAME RAFTER	Double C15019
3	END FRAME OPEN CORNER COLUMN (C7)	Single C15012
4	END FRAME MONO COLUMN (C3)	Single C15019
5	END FRAME MONO OPEN BAY CORNER COLUMN (C5)	Double C15024
6	C.S. FRAME COLUMN (C2)	Double C15015
7	C.S. FRAME MONO OPEN BAY COLUMN (C6)	Double C15024
8	MULLION (C4)	Single C15015
9	LL END FRAME OPEN BAY COLUMN (C3)	Single C15019
10	LL END FRAME OPEN CORNER COLUMN (C1)	Double C15012
11	LL COLUMN (C2)	Double C15015
12	RL END FRAME OPEN CORNER COLUMN (C7)	Single C15012
13	RL OPEN BAY COLUMN (C1)	Double C15012
14	C.S. FRAME KNEE BRACE	Single C10015 @ 0.66 LONG 5 bolts each end
15	KNEE BRACE HEIGHT UP COLUMN	2.38m
16	KNEE BRACE LENGTH UP RAFTER	0.31m
17	C.S. FRAME APEX BRACE	Single C10015 @ 0.72 LONG 5 bolts each end
18	APEX POSITION FROM RAFTER END	1.01m
19	END WALL LL RAFTER	Single C15015
20	C.S. LL RAFTER	Double C15015
21	END WALL RL RAFTER	Single C15024
22	C.S. RL RAFTER	Double C15024
23	ANCHOR BOLTS (# PER DETS.)	Steeve Anchor 12.0x75 Z/Y
24	LOWER EAVE PURLIN	C10015 (Eave Purlin Bracket 0mm from top of column)
25	UPPER EAVE PURLIN	C15012 (Eave Purlin Bracket 16mm above top of column) ^
26	LEFT LEANTO EAVE PURLIN	C10015 (Eave Purlin Bracket 0mm from top of column)
27	RIGHT LEANTO EAVE PURLIN	C10015 (Eave Purlin Bracket 0mm from top of column)
28	TYP. ROOF PURLIN SIZE	Z10010
29	MAIN BLDG. PURLIN SPACING	0.80 m. (7 rows) (Max Allow. 0.80m)
30	MAIN BLDG. PURLIN LENGTH	4.4 m. (0.4m Overlap)
31	ROOF PURLIN BRIDGING	Tophat 64 x 0.75
32	LEFT LEANTO PURLIN SPACING	0.67 m. (6 rows) (Max Allow. 0.76m)
33	RIGHT LEANTO PURLIN SPACING	0.75 m. (8 rows) (Max Allow. 0.76m)
34	TYP. SIDEWALL GIRT SIZE	Z10010
35	MAIN BLDG. SIDEWALL GIRT SPACING	0.50 m. (5 rows) (Max Allow. 0.56m)
36	MAIN BLDG. HIGH SIDEWALL GIRT SPACING	.52 m. (7 rows)
37	MAIN BLDG. SIDEWALL GIRT LENGTH	4.1 m. (0.1m Overlap)
38	SIDEWALL GIRT BRIDGING	Tophat 64 x 0.75
39	LEFT LEANTO SIDEWALL GIRT SPACING	0.46 m. (5 rows) (Max Allow. 0.56m)
40	RIGHT LEANTO SIDEWALL GIRT SPACING	0.49 m. (0 rows) (Max Allow. 0.56m)
41	TYP. ENDWALL GIRT SIZE	Z10010
42	MAIN BLDG. ENDWALL GIRT SPACING	1.10 m. (3 rows) (Max Allow. 1.24m)
43	MAIN BLDG. ENDWALL GIRT LENGTH	2.85 m. (0.1m Overlap)
44	LEFT LEANTO ENDWALL GIRT SPACING	1.23 m. (2 rows) (Max Allow. 1.24m)
45	EXTERNAL WALL BATTEN	TH40 x 0.75 CEILING BATTENS @ 600mm CTS MAX
46	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16" Hex Drive)
47	FRAME BOLT FASTENERS	Flanged Purlin 12x30 8.8 Z/P
48	X-BRACING STRAP AND FASTENERS	Single Bracing Strap Per Roll Heavy
49	WALL COLOUR	SHALE_GREY
50	ROOF COLOUR	WINDSPRAY
51	WINDOW COLOUR	SHALE_GREY
52	GLASS SLIDING DOOR COLOUR	SHALE_GREY
53	DOWNPipe COLOUR	SHALE_GREY
54	GUTTER COLOUR	BASALT
55	CORNER FLASHING COLOUR	SHALE_GREY
56	BARGE FLASHING COLOUR	BASALT
57	OPENING FLASHING COLOUR	SHALE_GREY
58	OPEN BAY HEADER HEIGHT	0.5

\*C.S.\* = CLEARSPAN "L" = LEFT "R." = RIGHT

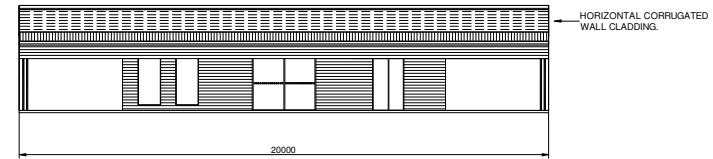
^ NOTE: Upper Eave Purlin Positioned with bottom lip against Eave Purlin Bracket.

SHEET 5 OF 6	DATE 3/09/2015	CERTIFIED T.M.	DRAWN F.D.S.	STEEL BUILDING BY (CONTACT) <b>CARDINAL METAL ROOFING PTY LTD</b> FOR <b>RONI BANCROFT</b> 63 GEORGE ROAD, DAINTREE	  	Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Registered Professional Engineer 2558980 Signature: <i>T. Messer</i> Date: 3/09/2015 Registered on the NPFR in the areas of practice of Civil & Structural National Professional Engineers Register
	JOB NO. EDMT11661	CHECKED R.P.	CHECKED S.P.	AT		Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. EC36692 Regn. No. CC5648M	

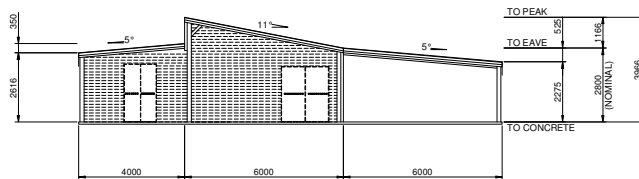
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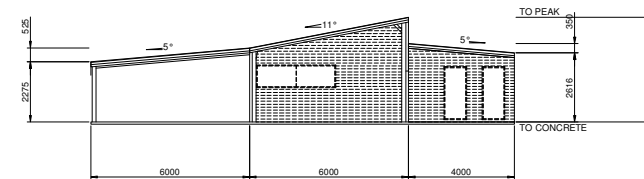
1 SIDEWALL EXTERIOR ELEVATION  
6 SCALE: 1 = 200



2 SIDEWALL EXTERIOR ELEVATION  
6 SCALE: 1 = 200



4 ENDWALL EXTERIOR ELEVATION  
6 SCALE: 1 = 200



3 ENDWALL EXTERIOR ELEVATION  
6 SCALE: 1 = 200

BUILDING COLOURS	
WALL	SHALE GREY
ROOF	WINDSPRAY
WINDOW	SHALE GREY
GLASS SLIDING DOOR	SHALE GREY
DOWNPIPE	SHALE GREY
GUTTER	BASALT
CORNER FLASHING	SHALE GREY
BARGE FLASHING	BASALT
OPENING FLASHING	SHALE GREY

6 OF 6	SHEET	JOB NO.	DATE	CHECKED	DRAWN
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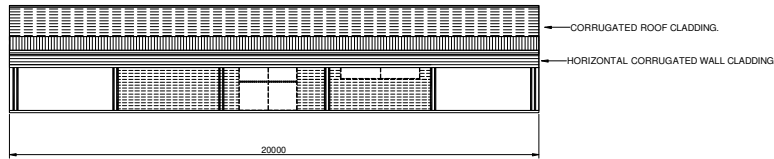
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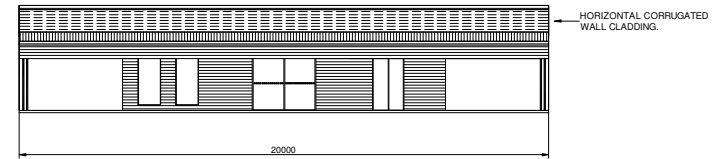
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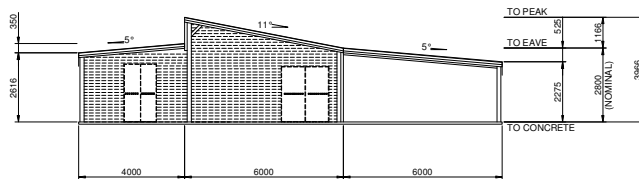
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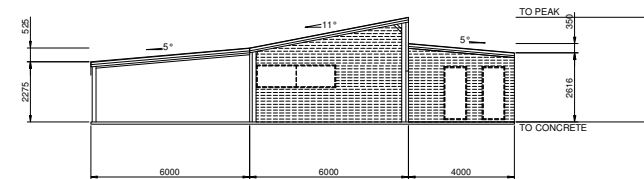
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6 SCALE: 1 = 200



2 SIDEWALL EXTERIOR ELEVATION  
6 SCALE: 1 = 200



4 ENDWALL EXTERIOR ELEVATION  
6 SCALE: 1 = 200



3 ENDWALL EXTERIOR ELEVATION  
6 SCALE: 1 = 200

BUILDING COLOURS	
WALL	SHALE GREY
ROOF	WINDSPRAY
WINDOW	SHALE GREY
GLASS SLIDING DOOR	SHALE GREY
DOWNPIPE	SHALE GREY
GUTTER	BASALT
CORNER FLASHING	SHALE GREY
BARGE FLASHING	BASALT
OPENING FLASHING	SHALE GREY

6 OF 6	SHEET	JOB NO.	DATE	CHECKED	DRAWN
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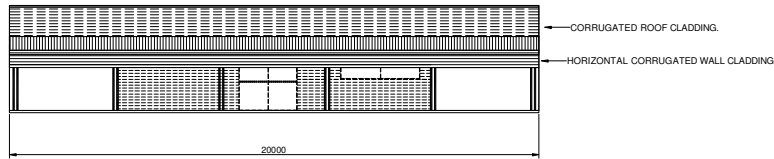
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Signature *T. Messer*

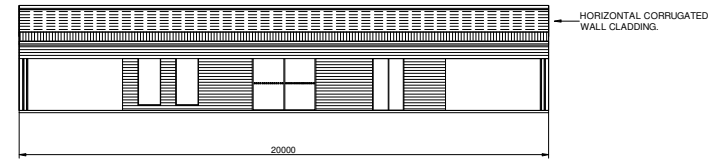
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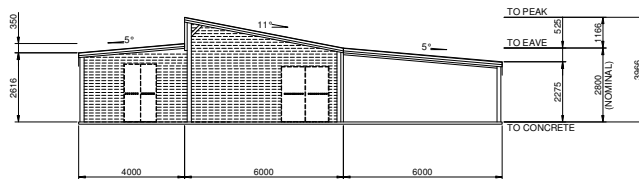
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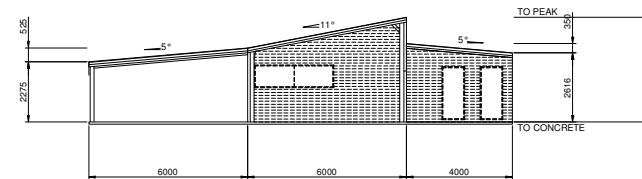
1  
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SCALE: 1 = 200



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6 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 200



4  
6 ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 200



3  
6 ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 200

BUILDING COLOURS	
WALL	SHALE GREY
ROOF	WINDSPRAY
WINDOW	SHALE GREY
GLASS SLIDING DOOR	SHALE GREY
DOWNPIPE	SHALE GREY
GUTTER	BASALT
CORNER FLASHING	SHALE GREY
BARGE FLASHING	BASALT
OPENING FLASHING	SHALE GREY

6 OF 6 SHEET	JOB NO.	EDMT11861
	DATE	3/09/2015
DRAWN	FDS	CHECK 1
CERTIFIED	TM	CHECK 2
	RP	

STEEL BUILDING BY (CONTACT)  
**CARDINAL METAL ROOFING PTY LTD**  
 FOR 07 40335055  
**RONI BANCROFT**  
 AT 63 GEORGE ROAD, DAINTREE



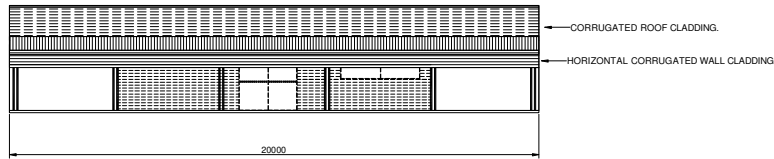
**NORTHERN CONSULTING engineers**  
 Civil & Structural Engineers  
 50 Punari Street  
 Currajong, Qld 4812  
 Fax: 07 4725 5850  
 Email: design@nceng.com.au  
 ABN 341 008 173 56

Registered Chartered Professional Engineer  
 Registered Professional Engineer (Civil & Structural) QLD  
 Registered Certifying Engineer (Structural) N.T.  
 Registered Engineer - (Civil) VIC  
 Registered Engineer - (Civil) TAS

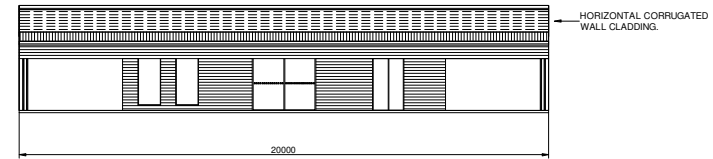
Regn. No. 2558980  
 Regn. No. 9985  
 Regn. No. 116373ES  
 Regn. No. EC066092  
 Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ  
 Registered Professional Engineer 2558980  
 Signature *T. Messer*  
 Date 3/09/2015  
 Registered on the NPERR in the areas of practice  
 of Civil & Structural National Professional  
 Engineers Register

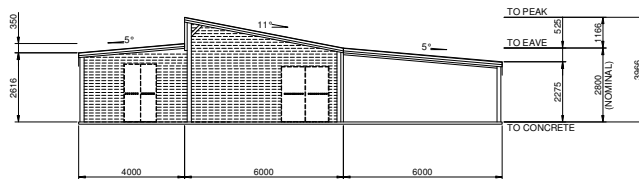
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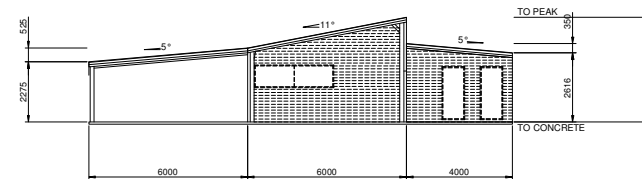
1 SIDEWALL EXTERIOR ELEVATION  
6 SCALE: 1 = 200



2 SIDEWALL EXTERIOR ELEVATION  
6 SCALE: 1 = 200



4 ENDWALL EXTERIOR ELEVATION  
6 SCALE: 1 = 200



3 ENDWALL EXTERIOR ELEVATION  
6 SCALE: 1 = 200

BUILDING COLOURS	
WALL	SHALE GREY
ROOF	WINDSPRAY
WINDOW	SHALE GREY
GLASS SLIDING DOOR	SHALE GREY
DOWNPIPE	SHALE GREY
GUTTER	BASALT
CORNER FLASHING	SHALE GREY
BARGE FLASHING	BASALT
OPENING FLASHING	SHALE GREY

6 OF 6 SHEET	JOB NO. EDMT11861	DATE 3/09/2015	CERTIFIED TM	DRAWN FDS	STEEL BUILDING BY <b>CARDINAL METAL ROOFING PTY LTD</b>	(CONTACT) <b>RONI BANCROFT</b>
	CHECK 2 RP	CHECK 1 SP	AT	FOR	07 40335055	63 GEORGE ROAD, DAINTREE

STEEL BUILDING BY (CONTACT)  
**CARDINAL METAL ROOFING PTY LTD**  
FOR  
**RONI BANCROFT**  
AT  
63 GEORGE ROAD,  
DAINTREE

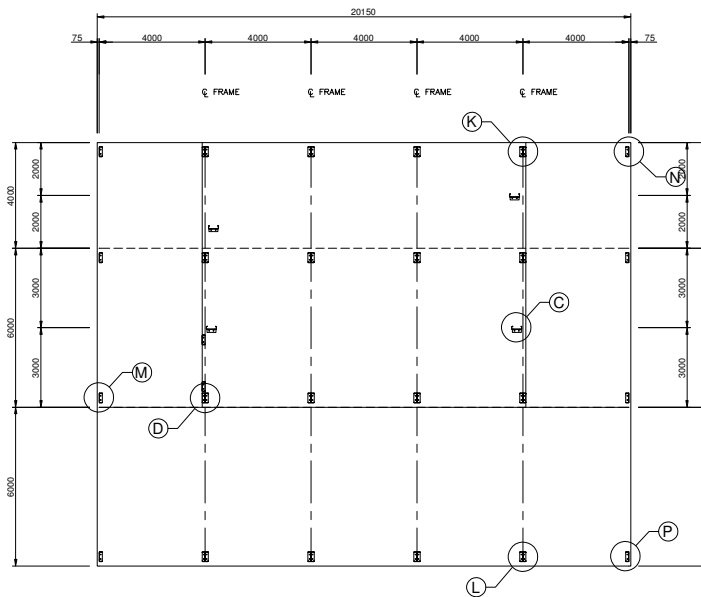
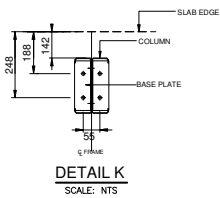
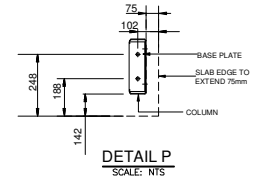
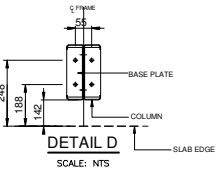
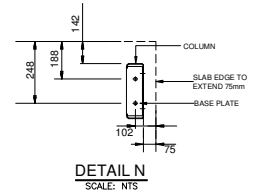
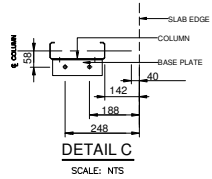
**fairdinkum**  
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**NORTHERN CONSULTING**  
engineers  
Civil & Structural Engineers  
50 Punari Street  
Currajong, Qld 4812  
Fax: 07 4725 5850  
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ABN 341 008 173 56

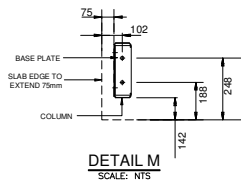
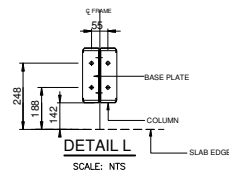
Mr Timothy Roy Messer BE MIEAust RPEQ  
Registered Professional Engineer 2558980  
Signature *T. Messer*  
Date 3/09/2015  
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Registered Chartered Professional Engineer	Regn. No. 2558980
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**BOLT LAYOUT PLAN**  
SCALE: 1 = 200



IF YOU HAVE A ROLLER DOOR IN THE GABLE END OF YOUR SHED, CONTACT YOUR DISTRIBUTOR TO SEE IF MULLION NEEDS TO BE ROTATED FOR USE AS A DOOR JAMB.

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

JOB NO. EDM111661	DATE 3/09/2015	CHECKED TM	DRAWN FDS	STEEL BUILDING BY <b>CARDINAL METAL ROOFING PTY LTD</b>
				FOR <b>RONI BANCROFT</b>
				AT <b>63 GEORGE ROAD DAINTREE</b>

07 40335055  
10/09/2015

**fairdinkum**  
SHEDS

**HED AFE**

# BOLT LAYOUT PLAN

## Form 15 - Compliance Certificate for building Design or Specification

<p><b>NOTE</b></p>	<p>This is to be used for the purposes of section 10 of the Building Act 1975 and/ or section 46 of the Building Regulation 2006.</p> <p>RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the QDC. A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.</p>
<p><b>1. Property description</b></p> <p>This section need only be completed if details of street address and property description are applicable.</p> <p>EG. In the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.</p> <p>The description must identify all land the subject of the application. The lot &amp; plan details (eg. SP / RP) are shown on the title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address (include no.,street, suburb / locality &amp; postcode)</p> <p>63 George Road *</p> <p>Daintree Postcode : 4872</p> <p><b>Lot &amp; plan details (attach list if necessary)</b></p> <p>Lot No: _____ SP/RP : _____</p> <p><b>In which local government area is the land situated ?</b></p> <p>_____</p> <p>* Certifier to confirm on site that the wind loadings for this design are true and correct for the address stated.</p>
<p><b>2. Description of component/s certified</b></p> <p>Clearly describe the extent of work covered by this certificate. e.g all structural aspects of the steel roof beams.</p>	<p>Steel Portal Frame Structure 6 m Span x 20 m O/A length x 2.8 m eaves height building, consisting of 5 bays at 4 m x 4 m Left Leanto span x 6 m Right leanto span</p> <p>Also Including Foundations / Footings</p>
<p><b>3. Basis of certification</b></p> <p>Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.</p>	<p>Australian Standards (list) AS/NZS 4600-2005, AS/NZS 1170.0,.1,2,3-2011, AS2870-2011, AS3600-2009</p> <p>2015 National Construction Code of Australia</p> <p>Region AS1170.2 = Reg C</p> <p>NCC Importance Level = 2                      NCC Equivalent Wind class = C2</p> <p>Annual Probability Exceedance wind = 1:500</p> <p>Factor for Region = <math>F_c = 1.05</math></p> <p>Regional 3 s Gust Wind Speed for annual probability of exceedance <math>V_{R=}</math> 69 m/s</p> <p>Wind directional multipliers for the 8 cardinal directions <math>M_d = 0.95</math></p> <p>Terrain/Height multiplier (<math>M_z, Cat</math>) = 0.851      Shielding Multiplier <math>M_{s=}</math> 1</p> <p>Topographic multiplier <math>M_t = 1</math>                      Site Wind Speed <math>V_{sit,B} = 59</math> m/s</p> <p>External Pressure Coefficient <math>c_{pe} = -0.65, 1.00</math></p> <p>Internal Pressure Coefficient <math>c_{pi} = -0.3, 0</math></p> <p>Design Roof Live Load = 0.25 kPa</p>

### LOCAL GOVERNMENT USE ONLY

Date received

Reference Number/s

The Building Act 1975 is administered by the  
Department of Housing and Public Works



**Queensland  
Government**



#### 4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

Drawing Nos. 'Fair Dinkum' STRUCTURAL DESIGN DRAWING

TO BE READ IN CONJUNCTION WITH PAGES 1 TO 6

FOR JOB NO. EDMT11661 DATED : 26/8/2015

Specifications:

Computations:

Test Reports:

Other Documentation: STRAMIT CYCLONIC AREAS ROOF & WALL CLADDING (LHL DATA)

#### 5. Building certifier reference number

Building certifier reference number

#### 6. Competent person details

A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practise in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.

If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.

If the chief executive issues any guidelines for the assessing a competent person, the building certifier must use the guidelines when assessing the person.

Name (in full)

Timothy Roy Messer

Company name (if applicable)

Northern Consulting Engineers

Contact person

Timothy Roy Messer

Phone no. business hours

(07) 47 25 55 50

Mobile no.

Fax no.

(07) 47 25 58 50

Email address

design@nceng.com.au

Postal address

50 Punari Street, Currajong, QLD

Postcode 4812

Licence or registration number (if applicable)

RPEQ 9985

#### 7. Signature of competent person

This certificate must be signed by the individual assessed by the building certifier as competent.

Signature

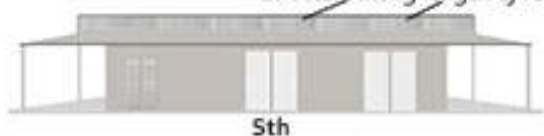
*T. Messer*

Date

26/8/2015

# 3D Views

Shutters along length of roof.



Sth

Roni Bancroft  
63 George Rd  
Forrest Creek  
QLD



Est

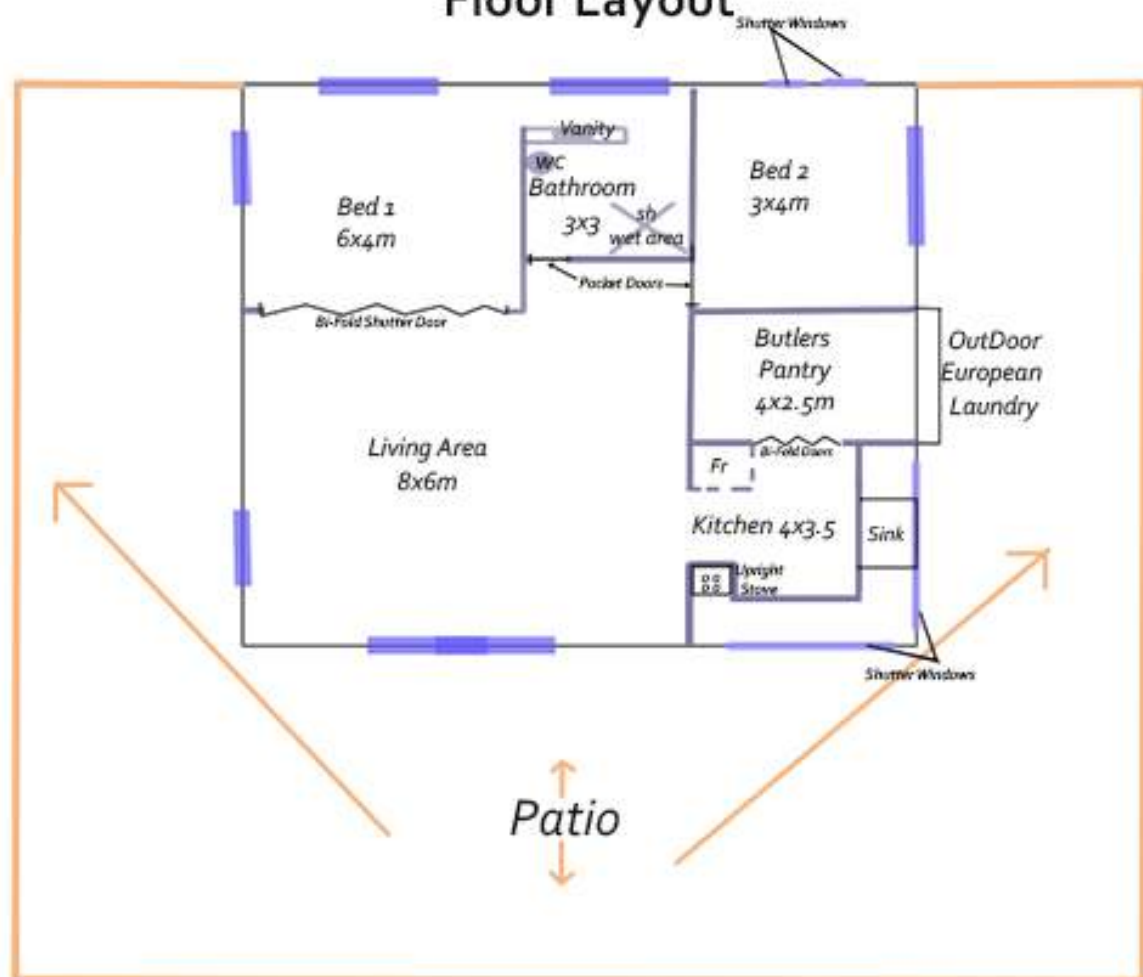
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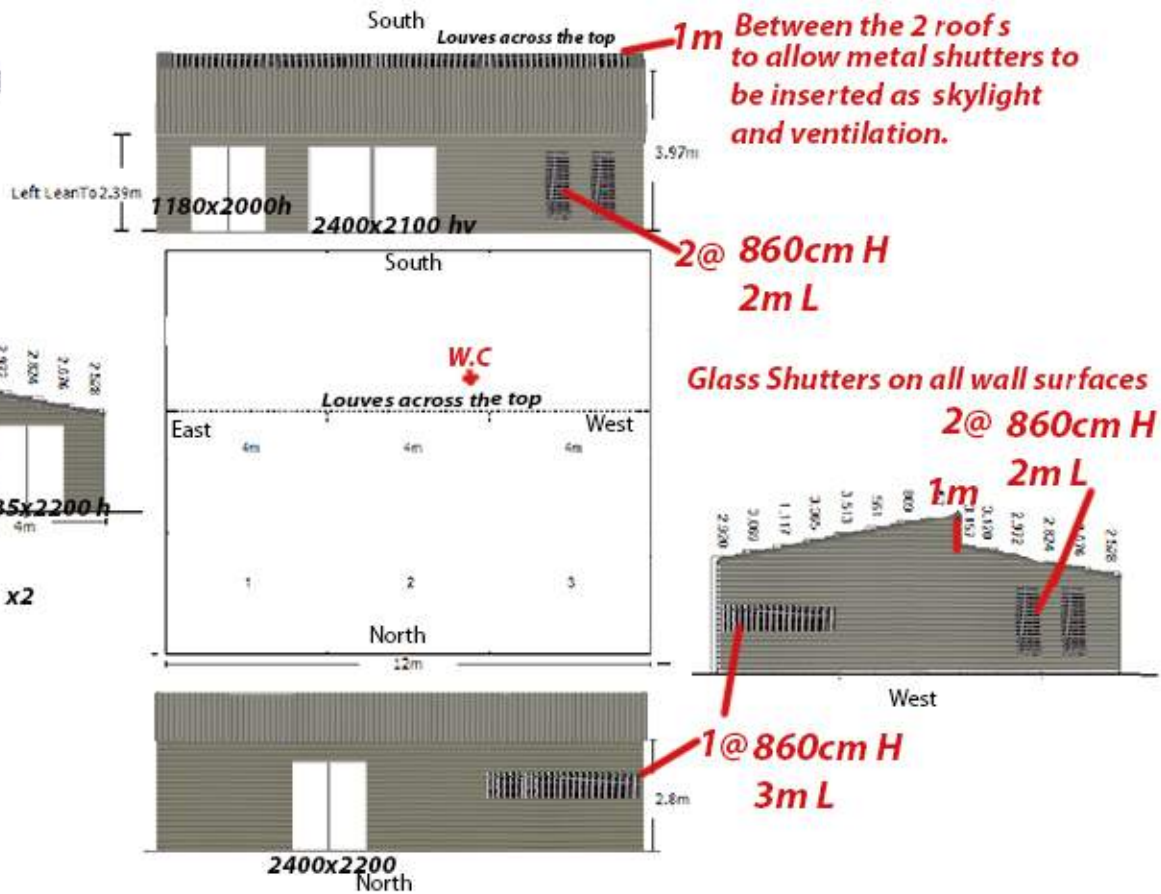
Nth

Wst

# Floor Layout



Building For:  
 Roni Bancroft  
 63 George Road Daintree  
 Job Number: 11661  
 Produced by:  
 Cardinal Metal Roofing Pty Ltd  
 Phone: 07 40335055





## CARDINAL SHEDS

163 McCoombe Street, Bungalow QLD 4870  
Ph.07 4033 5055, [info@cardinalroofing.com.au](mailto:info@cardinalroofing.com.au)  
ABN. 93 917 085 585

**Quotation/Order No: MB11660.6 Issued on: 26/6/2015**

Roni Bancroft  
63 George Road, Daintree ronibancroft@gmail.com

Dear Roni,  
I am pleased to offer you this quote for the supply of materials for your new Steel Building class 10a, subject to site inspection for classification, engineered to be suitable for Reg C, TCat 2.5, Shielding 1

### **BUILDING SIZE**

**Shed kit..... 6 x 12 x 2.8m to eaves and a roof pitch of 11Deg, skillion**  
Rafter: 2C15015 / Column: 2C15024 / Mullion: C15019 / Roof Purlin and Wall Girt: Z15012  
Frame members prepared for future verandah to right end wall, left end wall and right side wall  
Roof load set to have heavy solar panels installed (up to 20kg/sqm)

### **MAIN COMPONENTS**

**ROOF.....** Corrugated TCT 0.47, CB - DUNE  
**WALLS.....**Horizontal Corrugated TCT 0.47, CB - DUNE  
**GUTTER.....**Square Fascia Gutter - BASALT  
**DOWN PIPES...**100 x 75 Colorbond – to ground level only

**Glass sliding doors removed, only flashings and headers supplied for glass sliding doors and louvres**

**VERMIN SEAL .....**14 x 3m length vermin seal flashing  
**SIDE LEAN-TO.....**Left lean-to of 4m Span, eaves height of 2.39m, full length, pitch is 11Deg  
**LEAN-TO TYPE.....**Outside Closed, Inside Open  
**INSULATION.....**optional price given for roof and walls

**The price of these materials delivered to Daintree is \$ 17 262.00** GST is included

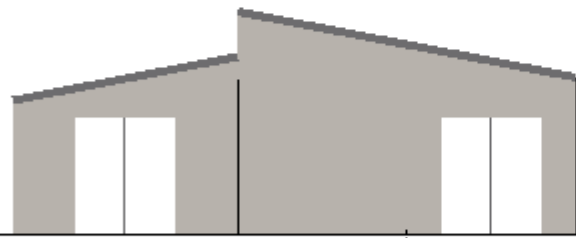
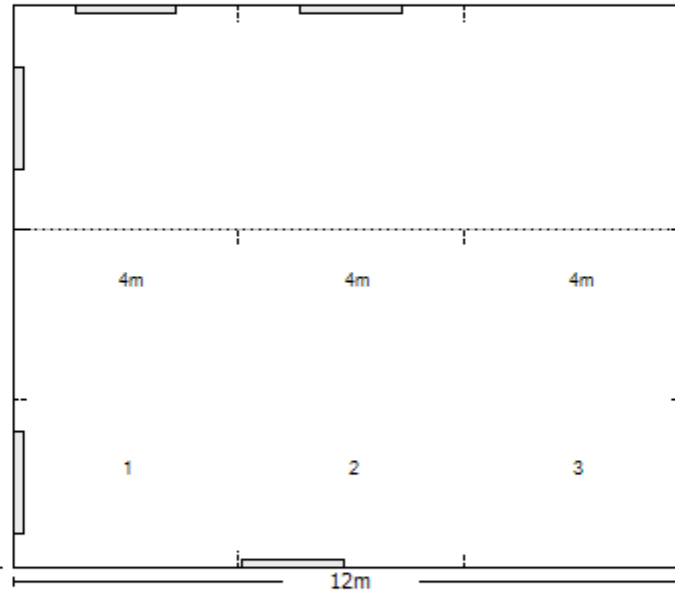
**Deposit to order and receive plans and engineering 10%**  
**Payment after completion of concrete slab 70%**  
**Payment before delivery of shed material 20%**

Thank you for this opportunity to Quote, *Matt Palka*

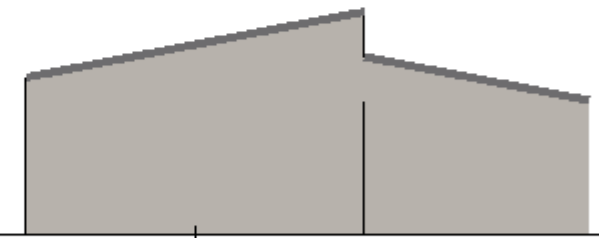
Quote valid for 14 days and may be amended due to price rises, errors and/or omissions. Terms and Conditions apply.

Additional costs for Construction available upon request

Building For:  
Roni Bancroft  
63 George Road Daintree  
Job Number: 11661  
Produced by:  
Cardinal Metal Roofing Pty Ltd  
Phone: 07 40335055



Left End



Right End



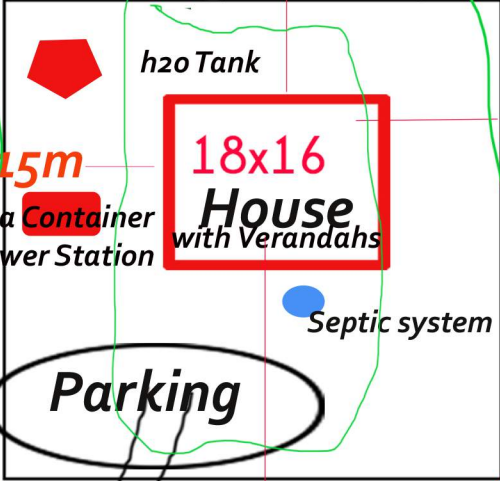
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*Remnant Vegetation*

*60m to Remnent Vegetation*

**600m<sup>2</sup>**

**Building Envelope**



*30m*

*15m*

*17m*

*100m*

*Fragmented Forest: previously cleared. To be revegetated*

*60 m to road side*

*To be revegetated as dense screening with Natives endemic to the area.*

Roni Bancroft  
63 Georges Rd  
Forrest Creek  
QLD

**Existing seasonal water course**

*80 m*

16 degrees 14'30.27"S

145 degrees 24'20.17"E

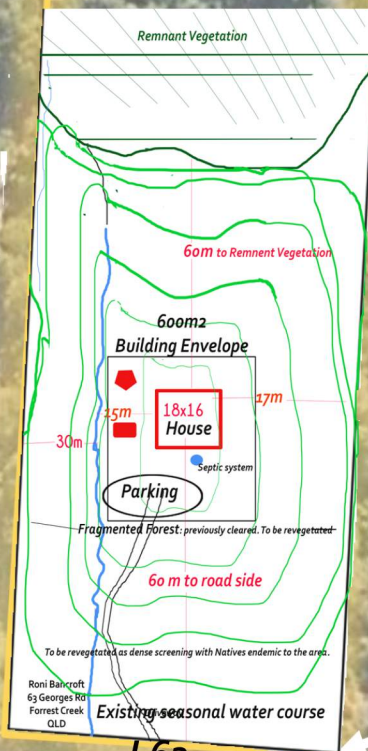
16 degrees 14'30.66"S

145 degrees 24'21.91"E

80m

Nth

250m



GEORGE ROAD

L63

16 degrees 14'38.74"S

145 degrees 24'21.91"E

16 degrees 14'38.44"S

145 degrees 24'19.20"E

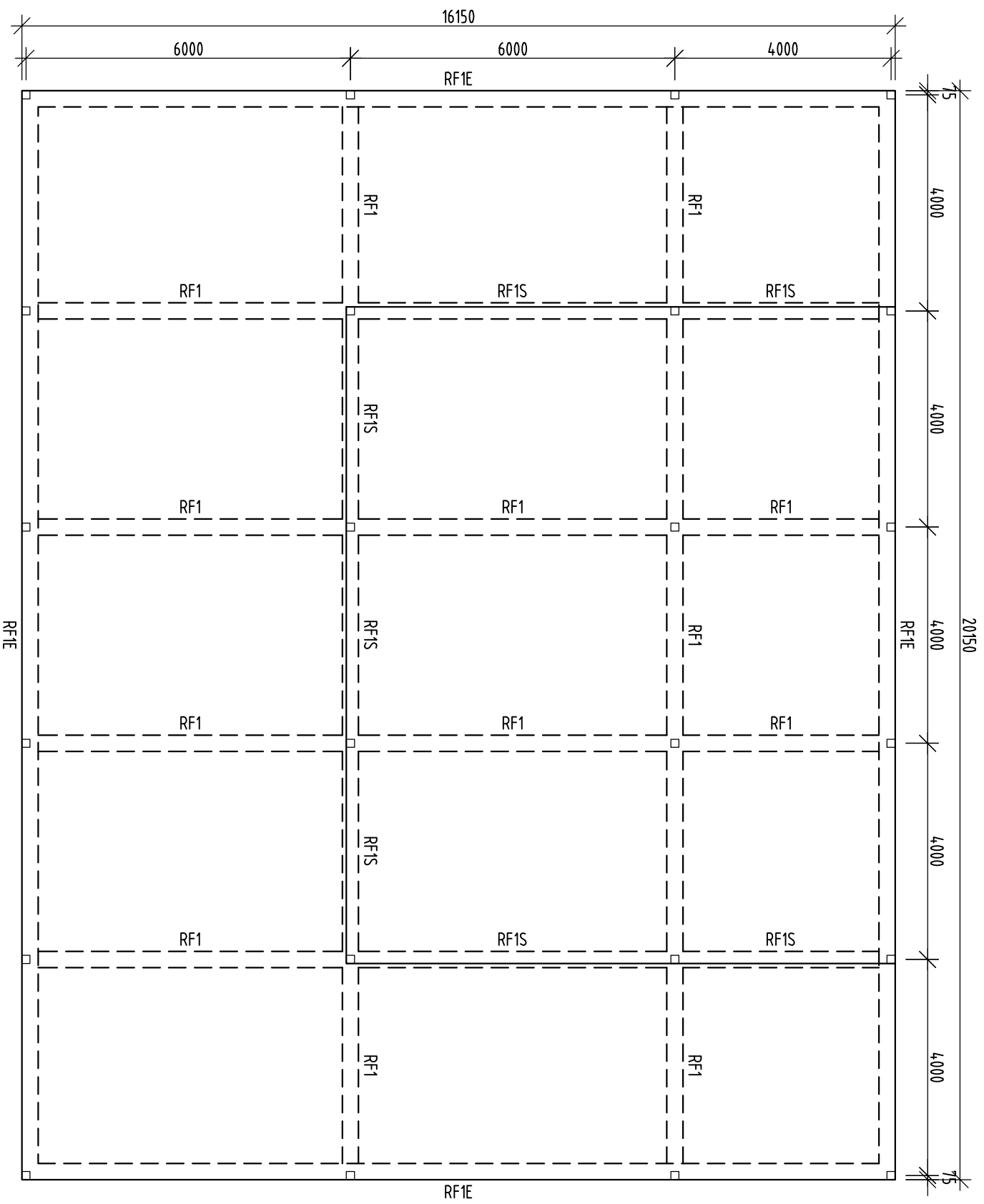
Roni Bahrcroft  
63 Georges Rd  
Forrest Creek  
QLD



63/RP7358

1

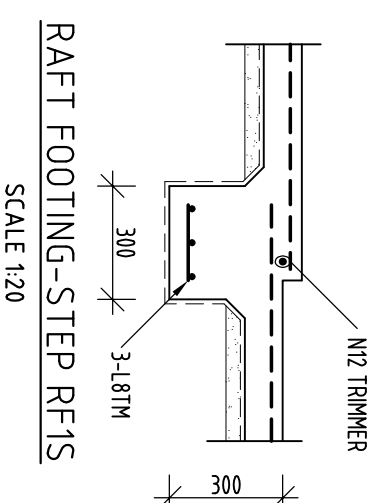
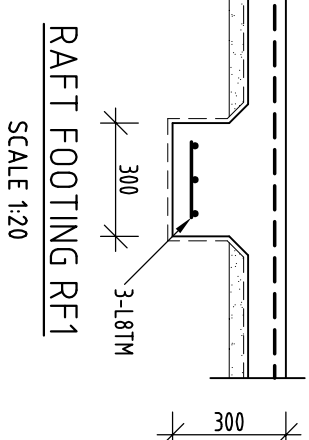
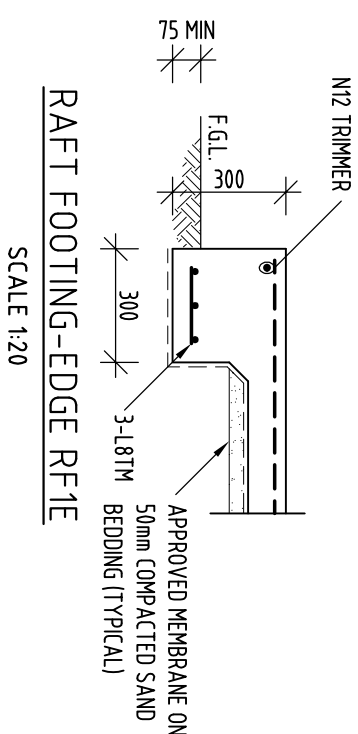




**FOOTING PLAN - SLAB ON GROUND**

SCALE 1:100

100mm THICK SLAB U.N.O ON COMPACTED FILL OR SUBGRADE  
 SL82 TOP MESH U.N.O, 30mm COVER



SLAB & FOOTINGS TO SUIT FAIRDINKUM SHED  
 REFER DRAWINGS 1-6 BY NORTHERN CONSULTING  
 ENGINEERS REF EDTM 11661

REV	DESCRIPTION	APP'D	DATE
A	ISSUED FOR CONSTRUCTION		24/11/16

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CLIENT:	<b>RONI BANCROFT</b> PROPOSED SLAB at: <b>63 GEORGE RD</b> <b>DAMTREE</b>	DRAFTED: DESIGNED: SCALE:
PROJECT:	FOOTING PLAN, NOTES & DETAILS	REVIEWED: PROJECT NO: DWG NO:
TITLE:		APPROVED: REV:

160534

24-11-2016

## GENERAL NOTES

1. The Engineering notes under the job number above are part of the drawings, and are to be attached to each set of drawings to be worked from.
2. Engineering drawings shall be read in conjunction with all Architectural and other Consultants' drawings and specifications, and with such other written instructions as may be issued during the course of the construction. Any discrepancies shall be referred to the Engineer before proceeding with the work.
3. All materials and workmanship shall be in accordance with the relevant and current SAA codes, and by-laws and ordinances of the relevant building authorities, except where varied by the project specification.
4. All relevant dimensions shown shall be verified by the builder on site. Engineers' drawings shall not be scaled for dimensions.
5. During construction the structure with it's all structural elements shall not be overstressed, and shall be maintained in a stable condition. Temporary shoring, propping and bracing shall be provided by the builder to keep all excavations and the structure stable at all times.
6. Unless noted otherwise all levels are in metres and all dimensions are in millimetres.
7. The structural components detailed on the drawings have been designed in accordance with the relevant codes and Local Government ordinances for the loadings indicated.
8. UNO stands for 'unless noted otherwise'.

## FOOTINGS

1. The builder shall familiarise himself with the contents of the Soils Report si496-15 of Feb 16 by Earth Test where available and strictly adhere to the Building Pad Preparation specification.
2. Footings shall be located centrally under columns and walls, and strip footings shall be cast on horizontally excavated benches, unless specifically detailed otherwise.
3. The design of the structure has been based on the foundation having a minimum bearing capacity of 50 kPa.
4. Footings are to be constructed and back filled as soon as possible following excavation to avoid softening or drying out due to exposure.

## **BUILDING PLATFORM PREPARATION**

1. Building Platform preparation shall be carried out in accordance with AS 3798, Guidelines on Earthworks for Commercial and Residential Development, and otherwise as directed in the engineering documentation.
2. All work including testing shall be carried out in accordance with the relevant Australian Standards and Codes of Practice to provide an engineered (controlled) filled platform.
3. Strip building platform extending to minimum 1.5 metres outside building structure footprint of topsoil, deleterious organics and uncontrolled fill.
4. Compact the exposed subgrade using a heavy roller (12 tonne minimum) to reveal any soft or loose areas and to densify the near surface soils.
5. Soft or loose areas which do not improve with compaction should be replaced with approved select compacted fill.
6. The building platform shall be raised to level with engineered fill.
7. Fill should be placed in layers not exceeding 300mm loose thickness and compacted as engineered fill to a dry density ratio of at least 98% using Standard Compaction, or a density index of at least 70%.
8. Copies of all test reports shall be progressively supplied to the projects design engineer.
9. Foundation maintenance shall be in accordance with the CSIRO brochure, "Guide to Home Owners on Foundation Maintenance and Footing Performance".

160534

24-11-2016

## CONCRETE AND REINFORCEMENT

1. All concrete work shall be in accordance with AS 3600 Concrete Structure Code.
2. Concrete Specification shall be:

ELEMENT	GRADE	SLUMP	MAX AGG
Filling 150CM	N20	250+30	Sand
Filling 200CM	N20	230+30	10
Ground Slab & Footings	N25	80+15	20
3. Reinforcement is shown diagrammatically; it is not necessarily shown in true projection. Where transverse tie bars are not shown, provide N12-300.
4. All reinforcement shall be in accordance with AS 4671.

Symbols:

F, RF, SL	Hard drawn wire reinforcing fabric
R	Structural grade 230R round bar
S	Structural grade 230S deformed bar
N	Grade 500N deformed bar
5. Cover to reinforcement shall be:
  - (i) Footings in ground 75mm bottom, 65mm sides and top
  - (ii) Footings on membrane 50mm bottom
  - (iii) Slab on Ground 30mm nominal, 20mm minimum top  
50mm bottom
  - (vii) Within concrete masonry block – 10mm.
6. Reinforcement shall be supported on approved chairs at 800mm centres.
7. Splice laps unless shown otherwise:

Fabric - 1 complete mesh + 50mm, Deformed bar - 30 X bar diameter minimum.
8. Construction joints shall be scabbled and cleaned and coated with cement/water slurry immediately prior to placing concrete.
9. Concrete shall be compacted using mechanical vibrators.
10. Concrete shall be cured to AS 3799 for a minimum of 7 days by a method approved by the Engineer.
11. Control joints shall be constructed as specified. Saw cutting shall be carried out within 6 hours of concrete hardening.
12. Rigid floor finishes shall be bedded in abaflex or equal tile adhesive to manufacturers specification as applicable with movement joints expressed.

# Form 15—Compliance Certificate for building Design or Specification

NOTE	<p>This is to be used for the purposes of section 10 of the <i>Building Act 1975</i> and/or section 46 of the <i>Building Regulation 2006</i>.</p> <p><b>RESTRICTION:</b> A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the QDC. A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.</p>						
<p><b>1. Property description</b> This section need only be completed if details of street address and property description are applicable. EG. In the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.</p> <p>The description must identify all land the subject of the application.</p> <p>The lot &amp; plan details (eg. SP / RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address <i>(include no., street, suburb / locality &amp; postcode)</i></p> <table border="1" data-bbox="483 472 1469 562"> <tr> <td>63 George Road, Daintree</td> <td>Postcode 4873</td> </tr> </table> <p>Lot &amp; plan details <i>(attach list if necessary)</i></p> <table border="1" data-bbox="483 600 1469 645"> <tr> <td>Lot 63 on RP 735857</td> </tr> </table> <p>In which local government area is the land situated?</p> <table border="1" data-bbox="483 683 1469 728"> <tr> <td>Douglas Shire Council</td> </tr> </table>	63 George Road, Daintree	Postcode 4873	Lot 63 on RP 735857	Douglas Shire Council		
63 George Road, Daintree	Postcode 4873						
Lot 63 on RP 735857							
Douglas Shire Council							
<p><b>2. Description of component/s certified</b> Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.</p>	<table border="1" data-bbox="483 875 1469 1048"> <tr> <td><b>Structural Elements – Shed</b></td> </tr> <tr> <td> </td> </tr> <tr> <td>Footings</td> </tr> <tr> <td>Slab</td> </tr> </table>	<b>Structural Elements – Shed</b>		Footings	Slab		
<b>Structural Elements – Shed</b>							
Footings							
Slab							
<p><b>3. Basis of certification</b> Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.</p>	<table border="1" data-bbox="483 1211 1469 1525"> <tr> <td>We further certify that we have designed the ground slab and / or Slabs &amp; footings for the above project in accordance with AS 2870, the Residential Slabs and Footings Code, and with reference to Report SI 496-15 of Feb-16 by Earth Test indicating the site to be class “P”.</td> </tr> <tr> <td> </td> </tr> <tr> <td>AS 1170 parts 0,1 &amp; 2</td> </tr> <tr> <td>AS 2870</td> </tr> <tr> <td>AS 3600</td> </tr> </table>	We further certify that we have designed the ground slab and / or Slabs & footings for the above project in accordance with AS 2870, the Residential Slabs and Footings Code, and with reference to Report SI 496-15 of Feb-16 by Earth Test indicating the site to be class “P”.		AS 1170 parts 0,1 & 2	AS 2870	AS 3600	
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AS 1170 parts 0,1 & 2							
AS 2870							
AS 3600							
<p><b>4. Reference documentation</b> Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</p>	<table border="1" data-bbox="483 1563 1469 1877"> <tr> <td>Dwg No's: 160534 / S01 by Rodgers Consulting Engineers</td> </tr> <tr> <td>and with reference to Fairdinkum Sheds Dwg's:EDMT1661/ 1 to 6 by Northern Consulting Eng</td> </tr> <tr> <td> </td> </tr> <tr> <td>Engineering Notes: 160534 by Rodgers Consulting Engineers</td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> </table>	Dwg No's: 160534 / S01 by Rodgers Consulting Engineers	and with reference to Fairdinkum Sheds Dwg's:EDMT1661/ 1 to 6 by Northern Consulting Eng		Engineering Notes: 160534 by Rodgers Consulting Engineers		
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Engineering Notes: 160534 by Rodgers Consulting Engineers							

## LOCAL GOVERNMENT USE ONLY

Date received		Reference Number/s	
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The *Building Act 1975* is administered by the  
Department of Housing and Public Works



**Queensland  
Government**

<b>5. Building certifier reference number</b>	Building certifier reference number <input type="text"/>
<b>6. Competent person details</b> A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practise in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.  If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.  If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.	<b>Name (in full)</b> <input type="text" value="Heath P Rodgers"/> <b>Company name (if applicable)</b> <input type="text" value="Heath Rodgers Consulting Engineers Pty Ltd"/> <b>Contact person</b> <input type="text" value="Heath P Rodgers"/> <b>Phone no. business hours</b> <input type="text" value="07 4051 9466"/> <b>Mobile no.</b> <input type="text" value="0418 692 087"/> <b>Fax no.</b> <input type="text" value="07 4051 9477"/> <b>Email address</b> <input type="text" value="admin@rodgersconsulting.com.au"/> <b>Postal address</b> <input type="text" value="PO Box 1769"/> <input type="text" value="Cairns Qld"/> <input type="text" value="Postcode 4870"/> <b>Licence or registration number (if applicable)</b> <input type="text" value="RPEQ 7859"/>
<b>7. Signature of competent person</b> This certificate must be signed by the individual assessed by the building certifier as competent.	<b>Signature</b> <input type="text" value="Heath P Rodgers"/> <b>Date</b> <input type="text" value="24/11/2016"/>





#### 4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

Drawing Nos. 'Fair Dinkum' STRUCTURAL DESIGN DRAWING

TO BE READ IN CONJUNCTION WITH PAGES 1 TO 6

FOR JOB NO. EDMT11661 DATED : 26/8/2015

Specifications:

Computations:

Test Reports:

Other Documentation: STRAMIT CYCLONIC AREAS ROOF & WALL CLADDING (LHL DATA)

#### 5. Building certifier reference number

Building certifier reference number

#### 6. Competent person details

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Name (in full)

Timothy Roy Messer

Company name (if applicable)

Northern Consulting Engineers

Contact person

Timothy Roy Messer

Phone no. business hours

(07) 47 25 55 50

Mobile no.

Fax no.

(07) 47 25 58 50

Email address

design@nceng.com.au

Postal address

50 Punari Street, Currajong, QLD

Postcode 4812

Licence or registration number (if applicable)

RPEQ 9985

#### 7. Signature of competent person

This certificate must be signed by the individual assessed by the building certifier as competent.

Signature

*T. Messer*

Date

26/8/2015





**EARTH TEST**

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**Site Classification**

**And**

**Wastewater Management System**

**For**

**Roni Bancroft**

**At**

**Lot 63 George Road**

**Forest Creek**



## **INTRODUCTION:**

Earth Test has been engaged by Roni Bancroft to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 63 George Road, Forest Creek.

Real Property Description:-

Lot 63, on RP 735857

Local Authority: Douglas Shire Council.

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

A site and soil evaluation was carried out in December 2015.

## **SITE FACTORS:**

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

The Lot has an area of 2 hectares and is covered with rainforest which is to be cleared.

The water supply to the site is rainwater with possibility of a bore for backup.

There is the occasional boulder noted at the site. Intermittent watercourses are shown on the site plan.

Three Dynamic Cone Penetrometer tests were performed at locations DCP1 through to DCP3 and one borehole BH1 as shown on the site plan.

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



**Sampling BH1 at Lot 63 George Road, Forest Creek**



**SITE INVESTIGATION REPORT**

**BOREHOLE LOG**

<b>CLIENT:</b> Roni Bancroft.		<b>DATE SAMPLED:</b> 17/12/2015
<b>PROJECT:</b> Lot 63 George Road, Forest Creek.		<b>Sampled by:</b> L. Quinn & P. Weigand
<b>REPORT DATE:</b> 30/01/2016		
<b>BOREHOLE No:</b> BH1		
<b>DEPTH (m)</b>	<b>DESCRIPTION</b>	<b>COMMENTS</b>
0.0-0.1	Brown Silty Topsoil	Disturbed sample 0.3-0.6m.
0.1-1.5	Orange-Brown Clayey-Silt	Watertable not encountered



**ATTERBERG LIMITS TEST REPORT**

**CLIENT:** Roni Bancroft

**SAMPLE No:** SI 496-15

**PROJECT:** Lot 63 George Road, Forest Creek

**DATE SAMPLED:** 17/12/2015

**SAMPLE DETAILS:** BH1 0.3-0.6m

**Sampled by:** L. Quinn & P. Weigand

**REPORT DATE:** 30/01/2016

**Tested By:** P. Weigand

<b>TEST METHOD</b>	<b>RESULT</b>
<b>Liquid Limit:</b> AS 1289.3.1.2-2009	33%
<b>Plastic Limit:</b> AS 1289.3.2.1-2009	20%
<b>Plasticity Index:</b> AS 1289.3.3.1-2009	13%
<b>Linear Shrinkage:</b> AS 1289.3.4.1-2008	7.0%
<b>Length Of Mould:</b>	250.3mm
<b>Cracking, Crumbling, Curling, Number Of Breaks:</b>	Nil
<b>Sample History:</b>	Air Dried
<b>Preparation Method:</b>	Dry Sieved
<b>Insitu Moisture Content:</b>	18.3%



**DYNAMIC CONE PENETROMETER REPORT**  
**AS 1289.6.3.2**

**CLIENT:** Roni Bancroft

**SAMPLE No:** SI 496-15

**PROJECT:** Lot 63 George Road, Forest Creek.

**DATE SAMPLED:** 17/12/2015

**SAMPLE DETAILS:** Sites "DCP1, DCP2 & DCP3"  
as per site plan.

**Tested By:** L. Quinn & P. Weigand

**REPORT DATE:** 30/01/2016

<b>DEPTH (Metres)</b>	<b>Site: DCP1</b>	<b>Site: DCP2</b>	<b>Site: DCP3</b>
	<b>No Blows</b>	<b>No Blows</b>	<b>No Blows</b>
<b>0.0 – 0.1</b>	2	2	2
<b>0.1 – 0.2</b>	1	1	1
<b>0.2 – 0.3</b>	2	1	2
<b>0.3 – 0.4</b>	2	1	2
<b>0.4 – 0.5</b>	2	1	2
<b>0.5 – 0.6</b>	4	1	3
<b>0.6 – 0.7</b>	6	1	3
<b>0.7 – 0.8</b>	6	1	4
<b>0.8 – 0.9</b>	5	1	3
<b>0.9 – 1.0</b>	8	2	5
<b>1.0 – 1.1</b>	8	4	4
<b>1.1 – 1.2</b>	9	8	5
<b>1.2 – 1.3</b>	7	12	5
<b>1.3 – 1.4</b>	11	8	
<b>1.4 – 1.5</b>			
<b>1.5 – 1.6</b>			
<b>1.6 – 1.7</b>			
<b>1.7 – 1.8</b>			
<b>1.8 – 1.9</b>			
<b>1.9 – 2.0</b>			



## **SITE CLASSIFICATION**

### **Lot 63 George Road, Forest Creek.**

“Abnormal moisture conditions (AS2870-2011 Clause 1.3.3)” exist at the site due to the trees

The Dynamic Cone Penetrometer test results indicate soft conditions to depths up to 1.0m at DCP2. DCP1 and DCP3 results indicate adequate allowable bearing pressure to 1.5m.

The Atterberg Limits test results indicate a slightly reactive soil.

Due to the presence of extremely soft conditions and “Abnormal moisture conditions”, the site must be classified **CLASS-“P”**.

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

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

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

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

Leonard Quinn.  
Earth Test.



**SITE AND SOIL EVALUATION**

**Lot 63 George Road, Forest Creek.**

The site and soil evaluation carried out on 16/12/2015 provided the following results.

**Site Assessment**

<b><u>Site Factor</u></b>	<b><u>Result</u></b>
Slope	7 Degrees
Shape	Linear-Planar
Aspect	South
Exposure	Extremely Limited.
Erosion/land slip	Not noted.
Boulders/rock outcrop	Occasional Boulder
Vegetation	Rainforest to be cleared.
Watercourse/Bores	As shown on site plan.
Water table	Not encountered during investigation.
Fill	Not likely.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist
Other site specific factors	Not noted

**Soil Assessment**

<b><u>Soil Property</u></b>	<b><u>Result</u></b>
Colour	Orange-Brown
Texture	Clay-Loam
Structure	Moderate
Coarse Fragments	10%
Measured Permeability Ksat (m/d)	Not measured
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rate, DLR (mm/day)	30



## **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 rain 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

$$\begin{aligned} L &= 600 / (30 \times 2.35) \\ &= 8.51\text{m.} \end{aligned}$$

**Use one 2.35m wide by 12.6m long Advanced Enviro-Septic bed.**

See site plan and detail cross-section.

### **SYSTEM SAND**

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

<b>AS Sieve Size (mm)</b>	<b>Percent Passing %</b>
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.



**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**

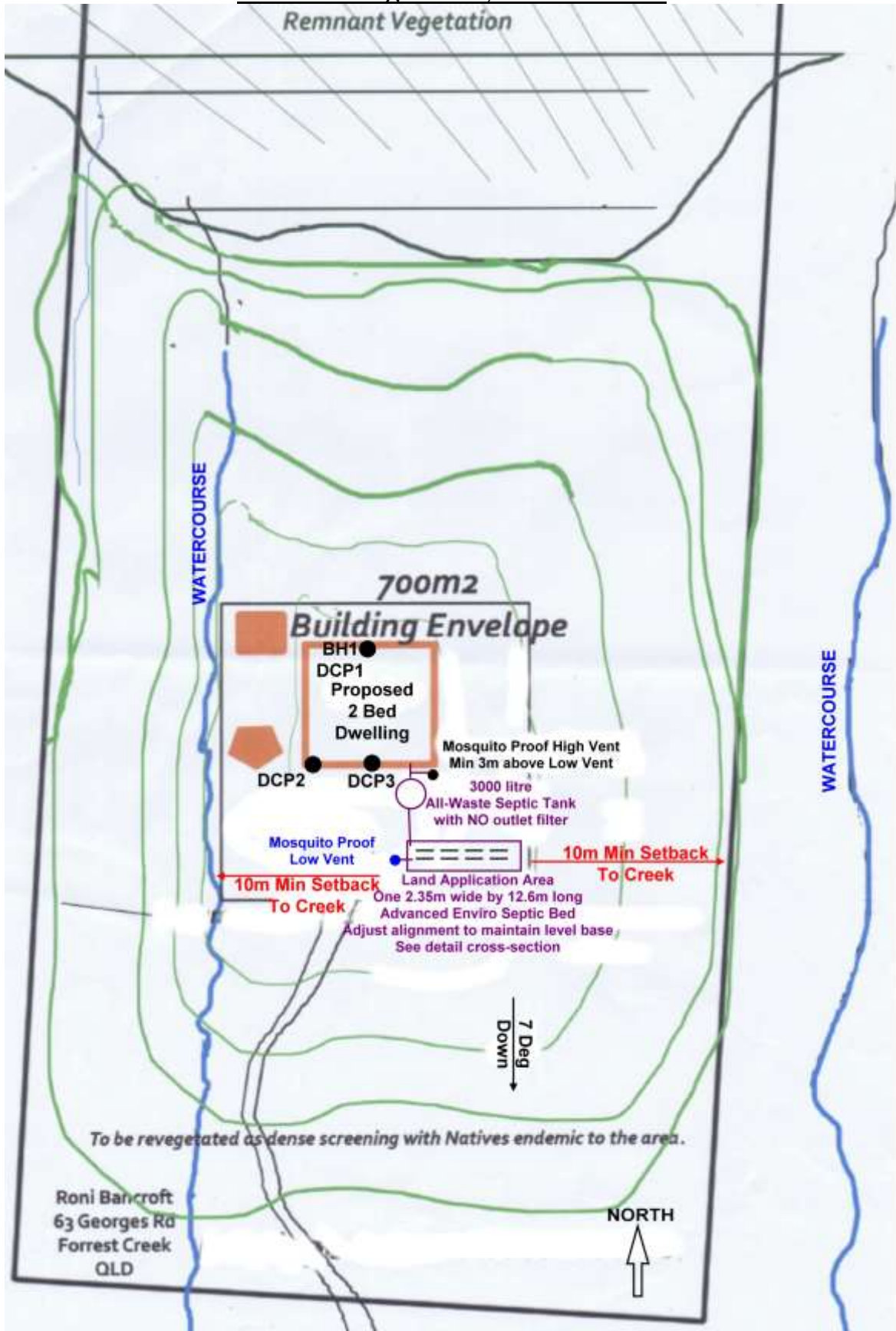
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

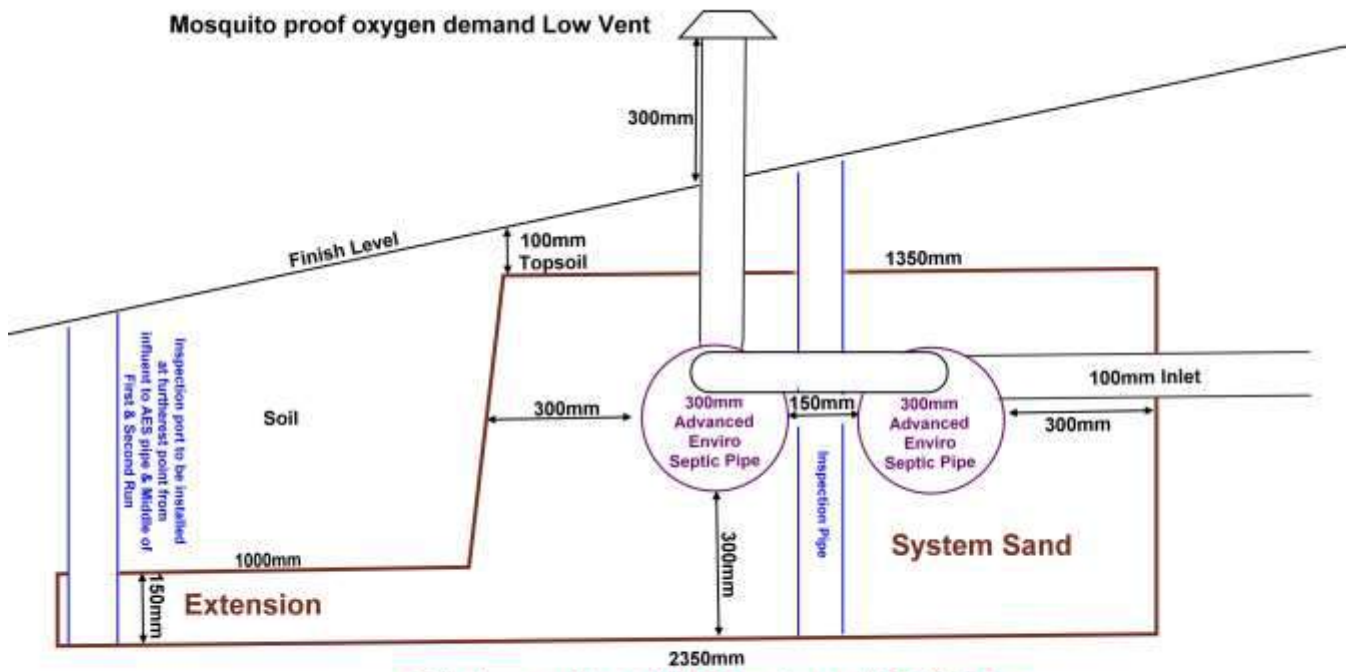
A handwritten signature in black ink, appearing to read 'Leonard Quinn', with a horizontal line extending to the right.

Leonard Quinn  
Earth Test



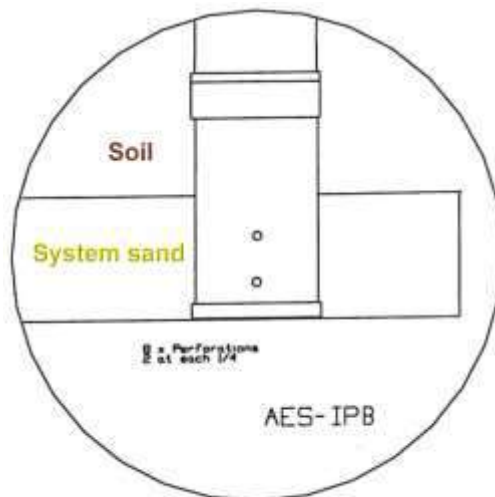
**SITE PLAN NOT TO SCALE**  
**Lot 63 George Road, Forest Creek.**





Entire base must be scarified 200mm deep parallel To AES Pipes

**2350mm Wide Two Pipe  
Advanced Enviro-Septic Cross-Section  
Sloped Ground**

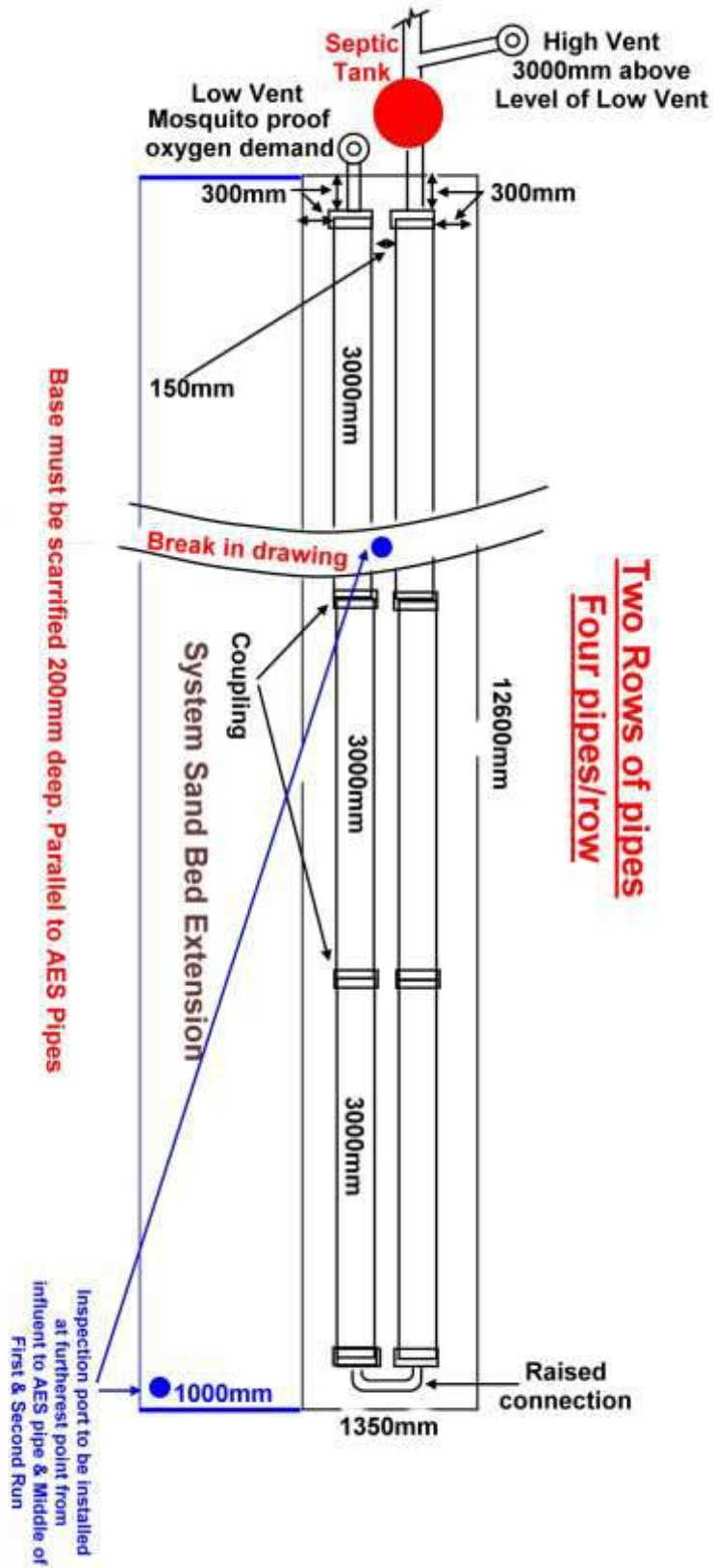


**AES Inspection point detail**



# EARTH TEST

QBSA Lic No. 1017941.





# EARTH TEST

QBSA Lic No. 1017941.



## Advanced Enviro-septic Design Calculator v8.5

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

Site Address	Lot 63 George Road, Forest Creek	State	QLD	Post Code	4873
Client Name	Roni Bancroft				
Designers Name	Earth Test	Designers Ph Number	40954734	Designer Lic Number (eg QBCC)	1017941
Lic Plumber Name		Plumber Ph Number		Plumb / Drainer Lic Number	
Council Area	Douglas Shire Council	Designers AES Cert Number		Date	

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

System Designers site and soil calculation data entry		IMPORTANT NOTES
Enter the AES litre/meter loading rate, "30" for Advanced Secondary or "38" Secondary	30	>> This design is for an ADVANCED SECONDARY system
Is this a new installation Y or N	y	>> Minimum single vent size is 80mm or 2 x 50mm house vents
Number of person	4	a septic tank outlet filter is NOT RECOMMENDED
Daily Design Flow Allowance Litre/Person/Day	150	
Number of rows required to suit site constraints	2	>> The maximum lth of a single AES pipe run is 30 meters
Infiltration surface Soil Category as established by site and soil evaluation. CATEGORY	4	>> Category may require design considerations. Ref AS1547
Design Loading Rate based on site & soil evaluation DLR (mm/day)	30	>> Soil conditioning may be necessary. Ref AS1547 & Comments.
Bore log depth below system Basel area	1600	>> Min depth below basal area is 600 mm to establish water table or restrictive layer
Enter System footprint Slope in % for standard AES systems to calculate extension	12	>> Consideration required for Sloping sites. Ref AS1547. refer comment.
Is this design a gravity system with no outlet filter? Y or N	y	>> A House Vent & LOW VENT required on this system
PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES		

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

- Ripping of receiving surface is required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate and rip parallel to the site slope/AES pipe.

- All Sloping sites require special consideration and management through design of slope percentage, surface water and construction methods as per AS1547.

- Plumbers are reminded to practice good construction techniques as per AS 1547 and as provided on AES installation instructions supplied with components.

AES System Calculator Outcomes			AES dimensions		
Total System load - litres / day (Q).	600	l/d		AES System	System Extension
Min Length of AES pipe rows to treat loading	10.0	lm	Lth m : (L)	12.6	12.6
Number of FULL AES Pipe lengths per row	4	lths	Width m:(W)	1.35	1.00
Total Capacity of AES System pipe in Litres	1696	ltr.	Sand Depth :	0.75	0.15
			Area m2	17.0	12.6
DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)					
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"			Enter Custom Width in metre		
AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \pm W)$			Length	Width	Minimum AES foot print required .
for this Basic Serial design is	12.6	x	2.35	=	29.6 m2 total

Code	AES System Bill of Materials		Chankar Environmental Use Only
AES-PIPE	AES 3 mtr Lths required	8	lths
AESC	AESC Couplings required	6	ea
AESO	AESO Offset adaptors	4	ea
AESODV	AES Oxgen demand vent	1	ea
AES-IPB	AES 100mm Inspection point base	2	ea
AES Equ	AES Speed Flow Equaliser		ea
	TOTAL SYSTEM SAND REQUIRED (Guide Only)	18	m3

PLEASE email your AES CALC and Drawings to

DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU



"Always The First Option"

Digitally signed by Kane Dickson  
 DN: cn=Kane Dickson, o=Chankar Environmental, ou=Design Review, email=designreview@enviro-septic.com.au, c=AU  
 Date: 2016.02.01 10:48:05 +10'00'

Designreview@enviro-septic.com.au

> The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil conditions referencing the AS 1547 standard are calculated and designed by a Qualified Designer.

> Chankar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.

> AES pipes can be cut to length on site. They are supplied in 3 meter lths only.

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

## Settlement Areas North of the Daintree River Locality Code

### General Requirements – All Development in this Locality

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> The Height of Buildings and structures is subservient to the surrounding environment and is 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.	1.1 The maximum height of buildings/structures is 3.996 metres as shown on provided drawing sheet EDMT11661 6/6
<b>P2</b> Development is connected to sustainable on Site infrastructure services.	<p><b>A2.1</b> Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and sited so as to be visually unobtrusive.</p> <p>Water storage tanks are to be fitted with screening at the inlet to prevent the intrusion of leaves and insects.</p> <p><b>A2.2</b> On any roof exceeding 100 m<sup>2</sup>, gutters are installed and the flow diverted to a storage tank.</p> <p><b>A2.3</b> An environmentally acceptable and energy efficient power supply is constructed installed and connected prior to occupation and sited so as to be screened from the road. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>2.1 Proposed water storage tank will have a 30,000 litre capacity, located Nth-Wst of the house accessible to fire trucks via the driveway.</p> <p>The tank will be fitted with a 50mm ball valve with a camlock fitting. The tank will be installed and connected prior to occupation. The tank will be approximately 10 metres from the house and sheilded by landscaping</p> <p>2.2 Gutters will be installed and the flow diverted to a storage tank.</p> <p>2.3 A Konia ‘Water from Air tech. unit will be installed and approx 60 L/p/day will be diverted to the water tank.</p> <p>2.4 Solar panels will be installed and connected prior to occupation. Panels will be screened from the road as the main area of the roof slopes away from the road facing nth</p>
<b>P3</b> Onsite wastewater does not adversely impact on the environmental quality of the water and soil resources or the amenity of residents, through the implementation of best environmental practice.	<p><b>A3.1</b> No Acceptable Solution.</p> <p><i>(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).</i></p>	3.1 Waste Water proposal is attached
<b>P4</b> The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.	<p><b>A4.1</b> If groundwater is to be used development is limited to one bore per site and the bore is:</p> <ul style="list-style-type: none"> <li>• Not located within 100 metres of a septic disposal trench (on the Site or adjoining Sites); and</li> <li>• not located within 100 metres of another bore.</li> </ul> <p><b>A4.2</b> Surface water is to be used for domestic purposes only.</p>	<p>4.1 No groundwater will be used.</p> <p>4.2 It is not proposed that surface water will be used.</p>
<b>P5</b> Development does not adversely impact on areas as of sensitive natural vegetation, foreshore areas, watercourses and areas of tidal inundation which contribute to the Scenic Amenity and the natural values of the Locality <sup>5</sup> .	<p><b>A5.1</b> No Acceptable Solution.</p> <p><i>(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).</i></p>	<p>5.1 Development is on re-growth forest.</p> <p>5.2 In considering the House site I have tried to create minimal impact on existing large trees, while also ensuring any safety aspects. I feel where I want to place the house will be the least detriment to the property as a whole.</p>

<p><b>P6</b> Development is subservient to the surrounding natural environment in scale and intensity and is designed to be energy efficient and functional in a humid tropical rainforest environment.</p>	<p><b>A6.1</b> The exterior finishes and colours of Buildings are non-reflective and complement the colours of the surrounding vegetation and view shed.</p> <p><b>A6.2</b> Buildings must be designed such that natural light is maximized and the need for internal lighting during daylight hours is minimized.</p> <p><b>A6.3</b> The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p> <p><b>A6.4</b> The noise of generators is controlled by design or the generator is enclosed in a sound insulated building with a residential approved muffler. The noise level generated is less than 65 DbA when measured from a distance of 7 metres.</p> <p><b>A6.5</b> Any fuel storage associated with an on site generator and storage of 20 Litres or more of fuel is enclosed in a building and banded.</p>	<p>6.1 The exterior of the buildings will be non-reflective and will complement the colours of the surrounding vegetation. It is proposed that the following will be used  <small>ROOF..... Corrugated TCT 0.47, CB – WINDSPRAY  WALLS.....Horizontal Corrugated TCT 0.47, CB – SHALE GREY  GUTTER.....Square Fascia Gutter - BASALT  DOWN PIPES...100 x 75 SHALE GREY – to ground level only</small></p> <p>6.2 Floor to ceiling louver windows, and glass sliding doors will be installed to provide maximum light.  Plus the will be a shutter skylight following the line of the skillion roof allowing light and ventelation from the south aspect.</p> <p>6.3 <b>Incorporated.</b> Featuring 3 sided patio and roof and wall insulation plus shutters.</p> <p>6.4 It is proposed that sufficient panels and batteries will be used with low energy fittings and appliance to minimise the use of a generator. The generator will be housed in a sea container that has been adequately ventilated &amp; soundproofed.</p> <p>6.5 Will be housed in the sea container</p>
<p><b>P7</b> Landscaping of development Sites ensures the native landscape character of the Locality is dominant.</p>	<p><b>A7.1</b> Landscaping utilises only native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping.</p> <p style="text-align: center;">AND</p> <p>All of the existing Landscaping to be retained and all of the proposed Landscaping is 100% endemic or native species and the details are provided on a Landscape Plan.</p>	<p>7.1 It is proposed only native species will be planted, and as many plants as possible will be replaced that were destroyed during the build. No plants will be removed except where the driveway, house, sea container, septic and rain water tanks is to be installed.</p> <p>The front part of the property has been cleared in the past and now grows uncontrolled and undesirable regrowth and under the guidance of Gaylene at the Douglas Shire Nursery will be replanted with Natives.</p>
<p><b>P8</b> Site Access driveways and Roads within the Locality are retained as safe, slow speed, scenic drives.</p>	<p><b>A8.1</b> Site Access driveways and existing or proposed Roads comply with the relevant requirements of Planning Scheme Policy No 6 – FNQROC Development Manual and are maintained as low speed gravel Roads to maintain the scenic drive experience and to discourage the use of Roads by through-traffic.</p> <p style="text-align: center;">AND</p> <p>Where existing Roads/tracks are 4 wheel drive only, upgrading to facilitate conventional vehicles and an increase in through-traffic does not occur.</p>	<p>8.1 Gravel driveway will be installed as shown in site plan.</p> <p>The drive will follow the contours of the land as far as reasonable, to minimise water run off down the hillside.</p> <p>There are no existing roads/tracks on the property</p>



<p><b>P9</b> The onsite impacts on natural flow regimes and erosion and sedimentation are minimised.</p>	<p><b>A9.1</b> Excavation and Fill is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p> <p><b>A9.2</b> All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation or other permanent stabilization has occurred.</p> <p><b>A9.3</b> There is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p><b>A9.4</b> On Site drainage and stormwater management:</p> <ul style="list-style-type: none"> <li>• maintains natural flow regimes;</li> <li>• minimises impervious surfaces;</li> <li>• avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (eg: rock rip rap, gravel beds, diffusers etc).</li> </ul>	<p>9.1 The house design runs across the property which will reduce excavation work.</p> <p>9.2 Erosion and sediment controls will be in place during construction.</p> <p>9.3 Tree roots will not be disturbed and trenching will not involve any damage to tree roots.</p> <p>9.4 Site drainage and stormwater management will maintain natural flow regimes, minimise impervious surfaces, and concentrations of flows will be controlled through swales and drains, diverting excess run off, back to the 2 streams, each side of the property.</p>
<p><b>P10</b> The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.</p>	<p><b>A10.1</b> Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.</p>	<p>10.1 It is not thought any ILUA is relating to Lot 63 George Rd, Forest Creek.</p>

### General Requirements – House

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P11</b> Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site6.</p>	<p><b>A11.1</b> The elements of development and Access to the site are included in a Designated Development Area (DDA).</p> <p><b>A11.2</b> Development is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.</p> <p><b>A11.3</b> Any new Clearing is limited to a maximum area of 700 m2 and is sited clear of the High Bank of any Watercourse. (The 700m2 area of new Clearing does not include an access driveway).</p>	<p>11.1 Elements of development and access to the site are <b>included</b>.</p> <p>11.2 The development is sited in an area approved for clearing under the Local Law – Vegetation Management, but will not be cleared until a Building Permit is issued.</p> <p>11.3 New clearing will be a maximum of 700 m2. and is sited clear of the high banks of both seasonal watercourse.</p>
<p><b>P12</b> All existing native vegetation on a House Site, other than that required and approved to be cleared to provide for the construction of a House and Access thereto, is protected to ensure the environmental integrity of the Locality.</p>	<p><b>A12.1</b> No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>12.1 It is proposed only native species will be planted, and as many plants as possible will be replaced that were destroyed during the build. No plants will be removed except where the driveway, house, sea container, septic and rain water tanks is to be installed.</p> <p>All care will be taken to replant any vegetation removed as far as is possible.</p>
<p><b>P13</b> Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts minimised.</p>	<p><b>A13.1</b> Fences are limited in extent to the confines of the cleared area around the House and any associated gates are self closing.</p> <p><b>A13.2</b> External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or have timers.</p>	<p>13.1 A 150m high wire fence will surround the 700sqm house site to contain my dogs and will be re-enforced with a electric fence.</p> <p>13.2 External lighting will be used on the verandas. All other external lights will be controlled by motion sensors and low wattage solar lights along the driveway.</p>

<p><b>P14</b> House Sites have efficient and safe vehicle Access and manoeuvring areas on Site and to the Site to an acceptable standard for the Locality.</p>	<p><b>A14.1</b> Vehicle Access is limited to one access per lot and sited in an approved location clear of significant vegetation, any Watercourse or steep slopes.</p> <p><b>A14.2</b> Vehicular Access, with a maximum width of 4 metres, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors and is constructed and maintained to a minimum gravel standard of 75 mm of road base on a compacted soil surface.</p> <p><b>A14.3</b> Vehicular Access is constructed prior to the construction of the House.</p>	<p>14.1 Single driveway only to garage, no watercourse or steep slopes in range.</p> <p>14.2 Driveway will be 4 metres wide, following the contour of the site, avoid large trees, and constructed to a minimum gravel standard of 75 mm of road base on a compacted soil surface.</p> <p>14.3 Vehicular Access will be constructed prior to the construction of the House.</p>
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### General Requirements – Tourist and Commercial/Community Development

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P15</b> Development minimises the loss of vegetation and habitat connectivity on Site and is sited to protect the environmental values of the Site.</p>	<p><b>A15.1</b> The elements of development and Access to the site are included in a Designated Development Area (DDA).</p> <p><b>A15.2</b> Development is sited in an existing cleared area.</p> <p style="text-align: center;">AND</p> <p>Where the existing cleared area is greater than that required for the use, the balance of the clearing is revegetated and rehabilitated.</p> <p style="text-align: center;">OR</p> <p>Where no clearing exists, development is sited in an area approved for clearing under the Local Law – Vegetation Management but which is not cleared until a Building Permit is issued.</p> <p><b>A15.3</b> Any new clearing is limited to a maximum area of 700 m<sup>2</sup> and is sited clear of the High Bank of any Watercourse. (The 700 m<sup>2</sup> of new clearing does not include an access driveway).</p>	<p>n/a – domestic property</p>
<p><b>P16</b> Development is sited so that it is not clearly visible from any public Road or public viewing point.</p>	<p><b>A16.1</b> Any Tourist or other development is effectively screened from view either by existing native vegetation located within the Setback area/s or by the planting of additional native trees identified on an approved Landscape Plan prepared by a suitably qualified professional and lodged at Development Application stage.</p> <p><b>A16.2</b> Any Commercial development, which relies on passing trade, is partially screened from the Road Frontage by filtered views using native vegetation located within the Setback area/s or by the planting of additional native trees identified on an approved Landscape Plan prepared by a suitably qualified professional and lodged at Development Application stage.</p>	<p>n/a – domestic property</p>
<p><b>P17</b> Native fauna, their habitat and corridors are protected from development or the impact of the operations of the development.</p>	<p><b>A17.1</b> No fences or barriers are Erected within 10 metres of an area identified as a fauna habitat or corridor and no perimeter fences or barriers are Erected around the development Site.</p>	<p>n/a – domestic property</p>

<p><b>P18</b> Development Sites have efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.</p>	<p><b>A18.1</b> Vehicular Access with a maximum width of 6 metres is sited in an approved location, follows the contours of the Site, avoids large tree specimens or significant vegetation and habitat corridors, is clear of significant vegetation, any Watercourse or steep slopes and is constructed and maintained to a standard commensurate with the use.</p> <p><b>A18.2</b> Vehicular Access is constructed prior to the construction of the development.</p>	<p>n/a – domestic property</p>
<p><b>P19</b> The establishment of a Caretaker's Residence reduces traffic impacts in the Locality.</p>	<p><b>A19.1</b> A Caretaker's Residence only establishes in association with an operational Commercial / Community activity located on the same Site.</p>	<p>n/a – domestic property</p>

### Specific Provisions for the Settlement Area of Degarra/Bloomfield

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P20</b> For the future economic and social well being of all residents, opportunities are provided for local commercial development and employment opportunities in the Degarra/Bloomfield area.</p>	<p><b>A20.1</b> The development of commercial activities at Degarra/Bloomfield which service the residents of the local area and passing tourists/travellers are to occur in the area designated for that purpose on the Locality Map subject to an assessment of the opportunities and constraints of the Site.</p> <p><b>A20.2</b> Home Industry uses are also supported generally in the Degarra/Bloomfield area, subject to an assessment of the opportunities and constraints of the Site.</p>	<p>n/a</p>
<p><b>P21</b> For the future social well being of residents of the Wujal Wujal Community, alternative-housing options will be supported in the Degarra/Bloomfield area.</p>	<p><b>A21.1</b> Within the area designated for that purpose on the Locality Map the development of Outstations / Seasonal Camps will be supported, provided:</p> <ul style="list-style-type: none"> <li>• the number of Expanded Houses is limited to a maximum of one Expanded House for every 500 m2 of Site area;</li> </ul> <p style="text-align: center;">AND</p> <ul style="list-style-type: none"> <li>• the siting and design of any Expanded Houses takes account of the opportunities and constraints of the Site.</li> </ul> <p><b>A21.2</b> Other community services and facilities may also be supported by Council within this designated area on the Locality Map, subject to an assessment of the opportunities and constraints of the Site.</p>	<p>n/a</p>
<p><b>P22</b> The development of recreational facilities to service the local community at Degarra / Bloomfield is supported and encouraged.</p>	<p><b>A22.1</b> Part of Lot 10 on RP 903517, adjacent to the Bloomfield River, is developed for a multi purpose sporting complex (including clubhouse and ancillary facilities) to service the local community.</p> <p><b>A22.2</b> The design and siting of a multi-purpose sporting complex on part of Lot 10 takes account of the opportunities and constraints of the Site</p>	<p>n/a</p>

### Specific Provisions for the Settlement Area of Daintree Lowlands

#### Northern Management Area – Cape Tribulation to Thornton Beach

#### Rainforest Conservation Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
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	provision of communal recreation areas and car parking areas for the use of tenants.	
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	<ul style="list-style-type: none"> <li>• a maximum of 2 bedrooms (4 Bed Spaces) where a site has a minimum area of 2 hectares; and</li> <li>• a maximum of 1 bedroom (2 Bed Spaces) where a site has a minimum area of 1 hectare.</li> </ul> <p><b>A24.4</b> Development on any site in the Rainforest Residential Precinct with frontage to the Esplanade is setback from the Esplanade 250 metres,</p> <p style="text-align: center;">EXCEPT THAT</p> <p>Lots 2 and 3 on RP 726706 have a minimum development setback from the Esplanade of 100 metres.</p> <p style="text-align: center;">UNLESS</p> <p>An existing clearing exists on site and is confirmed by Council's Environmental Officer as a preferred location for development, in order to protect the integrity of existing vegetation on the site.</p>	
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### Rainforest Tourism Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P25</b> Development on land in the Rainforest Tourism Precinct complements, protects and enhances the environmental and scenic values of the site.</p>	<p><b>A25.1</b> Only one House establishes per lot.</p> <p><b>A25.2</b> Development in the Rainforest Tourism Precinct is limited to existing cleared areas on the site.</p> <p><b>A25.3</b> No development is to occur above the 60m contour line.</p> <p><b>A25.4</b> Any new Primary Industry activity or a change in Primary Industry activity has minimal impact on the existing natural values of the Site and the surrounding area.</p> <p><b>A25.5</b> Rural activities are carried out in accordance with a Property Management Plan.</p> <p><b>A25.6</b> The balance area of the Development Site, including any existing cleared area/s not identified for development, is/are revegetated / rehabilitated in accordance with a Landscaping Plan. <i>(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).</i></p>	n/a
<p><b>P26</b> Large partially cleared sites are revegetated and rehabilitated in association with small scale environmentally sustainable development.</p>	<p><b>A26.1</b> Lots with a maximum area greater than 65 hectares and containing cleared areas are developed for Forest Stay Accommodation or Staff Quarters.</p> <p><b>A26.2</b> Any Forest Stay Accommodation is limited to a maximum of 20 guests (20 Bed Spaces) and provides staff accommodation for a minimum of 6 staff (6 Bed Spaces).</p> <p><b>A26.3</b> Any Staff Quarters accommodates a maximum of 26 staff (26 Bed Spaces).</p> <p style="text-align: center;">AND</p> <p>Contains a mix of accommodation types, in the form of both self contained and non-self contained accommodation.</p> <p style="text-align: center;">AND</p> <p>The Staff Quarters remain on one land title with the</p>	n/a

	provision of communal recreation areas and car parking areas for the use of tenants.	
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## Central Management Area – Upper Cooper Creek to McLean Creek

### Rainforest Conservation Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P27</b> The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation Precinct.</p>	<p><b>A27.1</b> No new development occurs in the Rainforest Conservation Precinct whether on vacant land or already developed land.</p> <p style="text-align: center;">EXCEPT THAT</p> <p>Vacant land which meets one or more of the following criteria and is listed on Council's Register:</p> <ul style="list-style-type: none"> <li>• Land which has previously been lawfully cleared and currently remains cleared; or</li> <li>• Land which is the subject of a current Clearing Permit but has yet to be cleared; or</li> <li>• Land which is the subject of a current Operational Works Permit, can be developed for a House or, where appropriate, a Caretaker's Residence, subject to compliance with all the relevant Codes.</li> </ul> <p style="text-align: center;">IN ADDITION</p> <p>Minor extensions can be undertaken to an existing development.</p> <p style="text-align: center;">PROVIDED</p> <p>The extensions are limited to a maximum area of 30% of the existing gross floor area for a House.</p> <p style="text-align: center;">OR</p> <p>The extent of extensions are determined on a site specific/use specific basis for other land uses.</p> <p style="text-align: center;">AND PROVIDED</p> <p>No further on site clearing is required to accommodate the extensions for either a House or any other land use development.</p>	n/a

### Rainforest Residential Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P28</b> Land included in the Rainforest Residential Precinct is only developed for a House and Bed and Breakfast Accommodation where it can be demonstrated that the scale of the Bed and Breakfast Accommodation can establish on the site and not detrimentally impact on the environmental or scenic values of the Site and the surrounding area.</p>	<p><b>A28.1</b> Development in the Rainforest Residential Precinct is limited to one House per lot.</p> <p><b>A28.2</b> Establishment of Bed and Breakfast Accommodation only occurs on land in the Rainforest Residential Precinct on which a House has been approved and constructed.</p> <p style="text-align: center;">AND</p> <p>Is limited to existing cleared areas on the land confirmed by Council's Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site.</p> <p style="text-align: center;">EXCEPT THAT</p> <p>Bed and Breakfast can establish within an existing House where there is no existing cleared area to facilitate development in separate building/s.</p> <p><b>A28.3</b> Bed and Breakfast Accommodation only</p>	n/a

	<p>establishes in accordance with the following criteria:</p> <ul style="list-style-type: none"> <li>• a maximum of 3 bedrooms (6 Bed Spaces) where a site has a minimum area of 3 hectares.</li> </ul>	
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## Rainforest Tourism Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P29</b> Development on land in the Rainforest Tourism Precinct complements, protects and enhances the environmental and scenic values of the site.</p>	<p><b>A29.1</b> Only one House establishes per lot.</p> <p><b>A29.2</b> Development in the Rainforest Tourism Precinct is limited to existing cleared areas on the Site.</p> <p><b>A29.3</b> Any new Primary Industry activity or a change in Primary Industry activity has minimal impact on the existing natural values of the Site and the surrounding area.</p> <p><b>A29.4</b> Rural activities are carried out in accordance with a Property Management Plan.</p> <p><b>A29.5</b> The balance area of the Development Site, including any existing cleared area/s not identified for development is/are revegetated / rehabilitated in accordance with a Landscaping Plan. <i>(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).</i></p>	n/a
<p><b>P30</b> Large partially cleared sites are revegetated and rehabilitated in association with small scale environmentally sustainable development.</p>	<p><b>A30.1</b> Lots with a maximum area greater than 100 hectares and containing cleared areas are developed for Forest Stay Accommodation.</p> <p><b>A30.2</b> Any Forest Stay Accommodation is limited to a maximum of 20 guests (20 Bed Spaces) and provides staff accommodation for a minimum of 6 staff (6 Bed Spaces).</p>	n/a
<p><b>P31</b> Medium sized partially cleared sites are revegetated and rehabilitated in association with small scale environmentally sustainable development.</p>	<p><b>A31.1</b> Lots with a maximum area greater than 10 hectares and containing cleared areas are developed for Forest Stay Accommodation.</p> <p><b>A31.2</b> Any Forest Stay Accommodation is limited to a maximum of 10 guests (10 Bed Spaces) and provides staff accommodation for a minimum of 4 staff (4 Bed Spaces).</p>	n/a



<p><b>P32</b> Small cleared sites are revegetated and rehabilitated in association with small scale environmentally sustainable development.</p>	<p><b>A32.1</b> Establishment of Bed and Breakfast Accommodation only occurs on land in the Rainforest Tourism Precinct on which a House has been approved and constructed.</p> <p style="text-align: center;">AND</p> <p>Is limited to existing cleared areas on the land confirmed by Council's Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site.</p> <p style="text-align: center;">EXCEPT THAT</p> <p>Bed and Breakfast can establish within an existing House where there is no existing cleared area to facilitate development in separate building/s.</p> <p><b>A32.2</b> Bed and Breakfast Accommodation only establishes in accordance with the following criteria:</p> <ul style="list-style-type: none"> <li>• a maximum of 3 bedrooms (6 Bed Spaces) where a site has a minimum area of 3 hectares.</li> </ul>	<p>n/a</p>
<p><b>P33</b> A range of suitable options for access and transportation are provided for residents and tourists.</p>	<p><b>A33.1</b> Any limited commercial airport facility to service the local area is only established on the existing Cow Bay Airstrip located on Lot 551 on RP 748411.</p> <p><b>A33.2</b> Any proposed upgrading of the Cow Bay Airstrip for small scale commercial purposes must only occur if the residential and general amenity of the area is protected.</p>	<p>n/a</p>

### Rainforest Commercial/Community Precinct

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

## Eastern Management Area – Cow Bay

### Rainforest Conservation Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P36</b> The biodiversity value of the area and the habitat of endemic species is protected on land included in the Rainforest Conservation Precinct<sup>12</sup>.</p>	<p><b>A36.1</b> No new development occurs in the Rainforest Conservation Precinct whether on vacant land or already developed land.</p> <p style="text-align: center;">EXCEPT THAT</p> <p>Vacant land which meets one or more of the following criteria and is listed on Council's Register:</p> <ul style="list-style-type: none"> <li>• Land which has previously been lawfully cleared and currently remains cleared; or</li> <li>• Land which is the subject of a current Clearing Permit but has yet to be cleared; or</li> <li>• Land which is the subject of a current Operational Works Permit, can be developed for a House or, where appropriate, a Caretaker's Residence, subject to compliance with all the relevant Codes.</li> </ul> <p style="text-align: center;">IN ADDITION</p> <p>Minor extensions can be undertaken to an existing development.</p> <p style="text-align: center;">PROVIDED</p> <p>The extensions are limited to a maximum area of 30% of the existing gross floor area for a House.</p> <p style="text-align: center;">OR</p> <p>The extent of extensions are determined on a site specific/use specific basis for other land uses.</p> <p style="text-align: center;">AND PROVIDED</p> <p>No further on site clearing is required to accommodate the extensions for either a House or any other land use development.</p>	<p>n/a</p>

### Rainforest Residential Precinct

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P37</b> Land included in the Rainforest Residential Precinct is only developed for a House.</p>	<p><b>A37.1</b> Development in the Rainforest Residential Precinct is limited to one House per lot.</p>	<p>n/a</p>

<p><b>P38</b> Development on land in the Rainforest Tourism Precinct complements, protects and enhances the environmental and scenic values of the site.</p>	<p><b>A38.1</b> Only one House establishes per lot.</p> <p><b>A38.2</b> No development is to occur above the 60 metre contour line.</p> <p><b>A38.3</b> Any new Primary Industry activity or a change in Primary Industry activity has minimal impact on the existing natural values of the site and on the surrounding area.</p> <p><b>A38.4</b> Rural activities are carried out in accordance with a Property Management Plan.</p> <p><b>A38.5</b> The balance area of the Development Site, including any existing cleared area/s not identified for development is/are revegetated / rehabilitated in accordance with a Landscaping Plan. <i>(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).</i></p>	<p>n/a</p>
<p><b>P39</b> Medium partially cleared sites are revegetated and rehabilitated in association with small scale environmentally sustainable development.</p>	<p><b>A39.1</b> Lots with a maximum area greater than 30 hectares and containing cleared areas are developed for Forest Stay Accommodation.</p> <p><b>A39.2</b> Any Forest Stay Accommodation is limited to a maximum of 10 guests (10 Bed Spaces) and provides staff accommodation for a minimum of 4 staff (4 Bed Spaces).</p>	<p>n/a</p>
<p><b>P40</b> Community facilities are protected and established for use by local residents, in convenient locations and have no detrimental impact on the environment.</p>	<p><b>A40.1</b> The Waster Transfer Station located within the Commercial /Community Precinct on Cedar Road is operated under stringent environmental controls to protect the environmental integrity of the area.</p>	<p>n/a</p>

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P41</b> Development in the Rural Settlement Planning Area consolidates and protects the values of the area and provides for Houses and where appropriate, Bed and Breakfast Accommodation.</p>	<p><b>A41.1</b> Only one House per lot is allowed in the Rural Settlement Planning Area.</p> <p><b>A41.2</b> Establishment of Bed and Breakfast Accommodation only occurs on land in the Rural Settlement Planning Area on which a House has been approved and constructed.</p> <p style="text-align: center;">AND</p> <p>Is limited to existing cleared areas on the land confirmed by Council’s Environmental Officer as a preferred location/s for development, in order to protect the integrity of existing vegetation on the site.</p>	<p>41.1 There will be only 1 house on the property plus a seacontainer for energy storage.</p> <p>41.2 n/a</p> <p>The site for the house has been considered to minimise the removal of all older trees. and to set the house back as far as is reasonably possible from the road. Any cleared areas by past owners will be replanted using natives</p>
<p><b>P42</b> Land included in the Rural Planning Area is only developed for rural and/or tourism accommodation purposes which complement the values of the area.</p>	<p><b>A42.1</b> Only one House establishes per lot.</p> <p><b>A42.2</b> Any new Primary Industry activity or a change in the Primary Industry activity has minimal impact on the existing natural values of the Site and the surrounding area.</p> <p><b>A42.3</b> Rural activities are carried out in accordance with a Property Management Plan.</p>	<p>42.1 There will be only 1 house on the property plus a seacontainer for energy storage.</p> <p>42.2 n/a</p> <p>42.3 a Property Management plan will be constucted and adhered to</p>

<p><b>A42.4</b> The balance area of the Development Site, including any existing cleared area/s not identified for development is/are revegetated / rehabilitated in accordance with a Landscaping Plan. <i>(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).</i></p>	<p>42.4 Revegetation of all degraded area will be strictly adhered to according to the landscape plan. The main purpose of the landscape plan will be to return the property back to the original rainforest environment.</p>
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## House Code

### General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> Buildings on a lot have the appearance and bulk of a single House with ancillary Outbuildings.	<b>A1.1</b> A lot contains no more than one House. <b>A1.2</b> Ancillary Outbuildings have a maximum Site Coverage of 10% of the balance area of the Site not otherwise taken up by the House.	1.1 Only one house is proposed 1.2 Sea Container [outbuilding] is only 10m <sup>2</sup>
<b>P2</b> The House is used for residential purposes.	<b>A2.1</b> The House is used by one Household.	House is used by one household.
<b>P3</b> Resident's vehicles are accommodated on Site and are sited to minimise the dominance of car accommodation on the streetscape.	<b>A3.1</b> A minimum of 2 vehicle spaces are provided on Site and may be provided in tandem. <b>A3.2</b> At least one garage, carport or designated car space must be located at least 6 metres from the Main Street Frontage.	3.1 Designated spaces for 3 vehicles with sufficient turn around will be allocated to the South - West side of the building 3.2. Designated spaces will be a minimum of 30 metres from the road frontage .

# Landscaping Code

## Landscape Design

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> Landscape design satisfies the purpose and the detailed requirements of this Code.	<p><b>A1.1</b> Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.</p> <p style="text-align: center;">AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>	<p>1.1 All Landscaping will be undertaken in accordance with a Landscape Plan. Every endeavour will be made to return the parts of the property that have been degraded, back into a canopied layed forrest.</p> <p>Landscaping will be maintance as per the Landscaping plan.</p>

## Landscape Character and Planting

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P2</b> Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	<p><b>A2.1</b> A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p><b>A2.2</b> The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</p> <p style="text-align: center;">OR</p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.</p> <p><b>A2.3</b> Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.</p>	<p>2.1. On the 700m<sup>2</sup> of the building and house site, all planting will be middle storey, screening and groundcover and will have minimal lawn areas.</p> <p>2.2 Only native or edemic species will be used in the revegetation project and there will be a emphasis on re-planting any endangered species throughout the property. Also taken into account, will be species that are attractive to local wildlife..</p> <p>2.3 All other planting will be done in planting layers.</p>
<b>P3</b> Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	<p><b>A3.1</b> Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.</p> <p><b>A3.2</b> Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.</p> <p><b>A3.3</b> Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.</p> <p><b>A3.4</b> Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	<p>Any mature vegetation removed or damaged during development will be replaced with advance native species.</p> <p>Similar species existing on the property will be planted.</p>
<b>P4</b> Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	<b>A4.1</b> Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	As above
<b>P5</b> Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	<b>A5.1</b> Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.	5.1 Sufficient shade trees will be retained or planted in the designated parking area.

	<p><b>A5.2</b> A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.</p> <p><b>A5.3</b> Landscape beds and trees are protected by garden edging, bollards or wheel stops.</p> <p><b>A5.4</b> Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.</p>	<p>5.2 Shade trees already exist along the proposed driveway</p> <p>5.3 Landscaping will be protected appropriately</p> <p>5.4 Parking area is surrounded by existing trees</p>
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## Screening

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P6</b> Fences along street Frontages are articulated with appropriate Landscaping.	<p><b>A6.1</b> Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.</p> <p><b>A6.2</b> Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.</p>	No perimeter fencing proposed.
<b>P7</b> Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	<p><b>A7.1</b> One shade tree is provided for each private open space or private Recreation Area.</p> <p><b>A7.2</b> Tree species provide 30% shade over the area within 5 years.</p> <p><b>A7.3</b> A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.</p> <p><b>A7.4</b> Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.</p>	<p>n/a – private open space not proposed</p> <p>n/a – re-growth forest to be maintained.</p> <p>7.3 Minimal Lawn area &amp; hardscapes will be incorporated in the landscape plan.</p> <p>7..4 Plants will be located to shade and shelter the building and outbuildings.</p>
<b>P8</b> Undesirable features are screened with Landscaping.	<b>A8.1</b> Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	Dense planting will be for a minimum of 20 metres from the road and property boundaries.
<b>P9</b> The environmental values of the Site and adjacent land are enhanced.	<b>A9.1</b> Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	9.1 All plants will be natives listed in the landscaping code Plant List

## Streetscape and Site Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P10</b> Landscaping for residential development enhances the streetscape and the visual appearance of the development.	<p><b>A10.1</b> Dense Planting along the front of the Site incorporates:</p> <ul style="list-style-type: none"> <li>• shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting;</li> <li>• landscape screening of blank walls;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p><b>A10.2</b> Dense Planting to the rear of the Site incorporates:</p> <ul style="list-style-type: none"> <li>• 1 shade tree for an average of every 75 m2, growing to the Building eave Height within 5 years of planting;</li> <li>• screening shrubs to grow to 3 metres in Height within 2 years of planting;</li> </ul>	<p>Dense planting will be for a minimum of 20 metres from the road and property boundaries.</p> <p>n/a as there is existing Dense Planting</p> <p>Landscape screening will be carried out</p> <p>There will not be any unsealed ground.</p> <p>Re-growth forest will be maintained which provides dense planting to all sides of the site, including the rear..</p>

## Streetscape and Site Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
	<ul style="list-style-type: none"> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p><b>A10.3</b> Dense Planting to the side boundaries incorporates:</p> <ul style="list-style-type: none"> <li>• trees planted for an average of every 10 metres where adjacent to a Building;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	<p>10.2 There will be no unsealed ground</p> <p>10.3 Existing dense planting will be retain and improved upon on the side boundaries</p> <p>No unsealed ground.</p>
<p><b>P11</b> Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.</p>	<p><b>A11.1</b> Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> <li>• shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate;</li> <li>• landscape screening of blank walls;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p><b>A11.2</b> Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> <li>• 1 shade tree for an average of every 75 m<sup>2</sup> growing to the Building eave Height within 5 years of planting;</li> <li>• screening shrubs to grow to 3 metres in Height within 2 years of planting;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p><b>A11.3</b> Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> <li>• trees planted for an average of every 10 metres where adjacent to a Building;</li> <li>• screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p><b>A11.4</b> A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p>	<p>11.1 P10 applies here, if Forest Creek is considered non-residential.</p>

## Maintenance and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P12</b> Landscaped areas are designed in order to be maintained in an efficient manner.</p>	<p><b>A12.1</b> A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.</p> <p><b>A12.2</b> A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.</p> <p><b>A12.3</b> Turf areas are accessible by standard lawn maintenance equipment.</p>	<p>12.1 The Landscape plan will be incorporate a maintance schedule.</p> <p>12.2 A reticulated irrigation system will be provided.</p> <p>12.3 Turf areas will be accessible.</p>



## Maintenance and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
	<p><b>A12.4</b> Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.</p> <p><b>A12.5</b> Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.</p>	<p>12.4 Suitable plant species will be provided for the environment</p> <p>12.5 Mulching for landscaped areas will be provided and replenished annually.</p>
<p><b>P13</b> Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.</p>	<p><b>A13.1</b> Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.</p> <p><b>A13.2</b> Overland flow paths are not to be restricted by Landscaping works.</p> <p><b>A13.3</b> Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.</p>	<p>13.1 Using a variety of different methods drainage will be diverted to the appropriate place. Using these methods will divert water away from the house and with mulching will regenerate areas that are at present washed away in areas out the building e</p>

## Safety

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P14</b> Tree species and their location accommodate vehicle and pedestrian sight lines.</p>	<p><b>A14.1</b> Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.</p>	<p>There will be a minimum of 3 metre clear trunk for trees located near driveway.</p>
<p><b>P15</b> The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p>	<p><b>A15.1</b> Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.</p> <p><b>A15.2</b> Hard surfaces are stable, non-slippery and useable in all weathers.</p> <p><b>A15.3</b> Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).</p> <p><b>A15.4</b> Lighting for bicycle paths is provided in accordance with the relevant Australian Standards</p>	<p>15.1 Solar lights will line the driveway.</p> <p>15.2 Veranda will be non-slippery.</p> <p>15.3 Not a bushfire prone area.</p> <p>15.4 n/a</p>

## Utilities and Services

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P16</b> The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p><b>A16.1</b> Plant species are selected and sited with consideration to the location of overhead and underground services.</p> <p><b>A16.2</b> All underground services are to be located under pathways and below the eaves of the Building.</p> <p><b>A16.3</b> Irrigation control devices are located in the common Landscaping and Recreation Area.</p> <p><b>A16.4</b> Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.</p> <p><b>A16.5</b> Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.</p> <p><b>A16.6</b> Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land:</p> <ul style="list-style-type: none"> <li>• in an electric line shadow; or</li> <li>• within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary.</li> </ul> <p><b>A16.7</b> Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p> <p><b>A16.8</b> On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary.</p> <p>However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	<p>16.1 Plants in the area of underground services for Solar power, watertank and waste water will be appropriate and will be closely monitored.</p> <p>16.2 Power lines form Solar system and pipes from the water tank will be in accordance with the code.</p> <p>16.3 Control devices will be housed for easy access within the recreation areas.</p> <p>16.4 All service areas will not be obstructed by landscaping</p> <p>16.5 All service areas will not be obstructed by landscaping.</p> <p>16.6 - 16.8 n/a</p>

# Landscape Plan

Areas of landscape plan showing remnant forest will have re-planting done where necessary to keep the canopy secure. Any trees identified as be scarce in this section will be re-vegetated where ever possible.

Area showing cleared disturbed areas where the forest has been fragmented will be heavily planted with trees and shrubs from the species list in the Landscape Code; Policy 7. Presently this area is overgrown with bracken fern and larger trees. All undergrowth, apart from the bracken fern has disappeared and will need to be re-vegetated.

In the DDA, only smaller trees and shrubs for shade and privacy will be planted with minimal grass areas.

All new planting will have adequate water, mulch and fertilizer to ensure growth and will be maintained annually until no longer necessary.

Where ever possible the seasonal waterways on both sides of the property will be cleared of debris to maintain flow through the property.

## Filling and Excavation Code

### Filling and Excavation – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P1</b> All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area.</p>	<p><b>A1.1</b> The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p style="text-align: center;">AND</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p> <p><b>A1.2</b> Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p><b>A1.3</b> Cuts are screened from view by the siting of the Building/structure, wherever possible.</p> <p><b>A1.4</b> Topsoil from the Site is retained from cuttings and reused on benches/terraces.</p> <p><b>A1.5</b> No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600 mm to any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained.</p> <p><b>A1.6</b> Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.</p>	<p>1.1 No major cut and fill is expected as the house runs along the property and the landscape plan will allow for the slope and contours of the property..</p> <p>1.2 - 1.6 Any cut and fill will be done in accordance to acceptable solutions.</p>

### Visual Impact and Site Stability

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P2</b> Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.</p>	<p><b>A2.1</b> The extent of filling or excavation does not exceed 40% of the Site area or 500 m<sup>2</sup> whichever is the lesser.</p> <p style="text-align: center;">EXCEPT THAT</p> <p><b>A2.1</b> does not apply to reconfiguration of 5 lots or more.</p> <p><b>A2.2</b> Filling and excavation does not occur within 2 metres of the Site boundary.</p>	<p>As above.</p>

## Flooding and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P3</b> Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves.</p>	<p><b>A3.1</b> Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.</p> <p><b>A3.2</b> Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.</p> <p><b>A3.3</b> Filling and excavation does not result in an increase in the volume of water or concentration of water in a Watercourse and overland flow paths.</p> <p><b>A3.4</b> Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	<p>3.1 Swales and Drains will be used to send excess flow to unseasonal creeks bordering both sides of the property.</p> <p>3.2 Driveway will be constructed to follow the natural contours of the property to allow adequate Dainage and to stop washing away</p> <p>3.3 32.2 will also apply.</p>

## Water Quality

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P4</b> Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p><b>A4.1</b> Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No. 6 – FNQROC Development Manual.</p>	<p>4.1 Water Tank &amp; Konia “Air to Water” Unit Filtered at House inlet.</p>

## Natural Areas and Scenic Amenity Code

### Development in Areas of Natural and Scenic Amenity Value

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P1</b> Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.</p>	<p><b>A1.1</b> Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p><b>A1.2</b> Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>1.1 As per site plan</p> <p>1.2 As per site plan</p>
<p><b>P2</b> Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.</p>	<p><b>A2.1</b> Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> <li>• adjacent to existing development;</li> <li>• within an existing cleared area;</li> <li>• within a disturbed area with little potential for rehabilitation;</li> <li>• within an area close to an Access Road;</li> <li>• removed from an identified area of important habitat.</li> </ul> <p><b>A2.2</b> Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p> <p><b>A2.3</b> No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p> <p><b>A2.4</b> Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p><b>A2.5</b> Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> <p><b>A2.6</b> Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p><b>A2.7</b> Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p> <p style="text-align: center;">AND</p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p>	<p>2.1 The only cleared area still has large trees and will be revegetated with canopy layering plants. DDA is chosen as it has the least amount of large trees to remove. and still allows me to build back from the road verge for my own privacy, Any disturbed areas will be revegetated regardless of house situation. As close to the road as feasible for my lifestyle and privacy No areas are identified.</p> <p>2.2 Building plan allows for minimal visual intrusion and will be also heavily screen from all aspects.</p> <p>2.3 Only fencing will be around the building site.</p> <p>2.4 All pipes and lines will run underground and under pathways.</p> <p>2.5 Will follow contours of the land and have a gravel surface.</p> <p>2.6 Any such areas when identified will be allowed for with any roads or infrastructure.</p> <p>2.7 Not yet identified but when they are, allowances will be made.</p>

	<p>A2.4 Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p>A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> <p>A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p>A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p> <p style="text-align: center;">AND</p> <p>The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p> <p>A2.8 There is no fragmentation or alienation of any Remnant Vegetation.</p> <p>A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.</p>	<p>2.4 Incorporated</p> <p>2.5 Gravel road winding to follow contours oof the property</p> <p>2.6 Incorporaored</p> <p>2.7 Provided for on and will be protected.</p> <p>2.8 DDA is in previously cleared area.</p> <p>2.9 Landscaping and Development will be done to protect all areas of the property.</p>
<p>P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.</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 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	

	A2.8 There is no fragmentation or alienation of any Remnant Vegetation.	2.8 DDA is in previously cleared area.
	A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.	2.9 Landscaping and Development will be done to protect all areas of the property.
P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.	No Acceptable Solution.  (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	

**Setback Areas/Riparian Corridors**

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	
P4 Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.	<p>A4.1 For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.</p> <p>A4.2 Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>A4.3 The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> <li>• Category 1 – Major Perennial Watercourse – 30 metres</li> <li>• Category 2 – Perennial Watercourse – 20 metres</li> <li>• Category 3 – Minor Perennial – 10 metres,</li> </ul> <p style="text-align: center;">AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p>	<p>4.1 n/a</p> <p>4.2 All revegetation will be carried out according to the Landscape Plan</p> <p>4.3 The 2 watercourses on both sides of the property are both seasonal and approx 30m from building.</p>



	<p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p> <p><b>A4.4</b> Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>	<p>4.4 Large areas of environmental weeds have been identified and will be revegetated with natives endemic to the area.</p>
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### Use of Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P5</b> Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.</p>	<p><b>A5.1</b> Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p> <p><b>A5.2</b> The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.</p>	<p>5.1 Only low impact use is anticipated in areas outside of DDA.</p> <p>5.2 as above.</p>

### Retaining and Protecting Highly Visible Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P6</b> Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.</p>	<p><b>A6.1</b> Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.</p> <p><b>A6.2</b> Any development remains unobtrusive and sited below the tree line and ridge line.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>6.1 Land identified on the blue overlay showing areas of remnant vegetation will be left undisturbed.</p> <p>6.2 Planting will be done to Screen DDA.</p>

# Vehicle Parking and Access Code

## Vehicle Parking Numbers

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P1</b> Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to:</p> <ul style="list-style-type: none"> <li>• the desired character of the area in which the Site is located;</li> <li>• the nature of the particular use and its specific characteristics and scale;</li> <li>• the number of employees and the likely number of visitors to the Site;</li> <li>• the level of local accessibility;</li> <li>• the nature and frequency of any public transport serving the area;</li> <li>• whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building;</li> <li>• whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and</li> <li>• whether or not the use involves the retention of significant vegetation.</li> </ul>	<p><b>A1.1</b> The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>1.1 Three Vehicle parking spaces will be allocated with in the DDA</p>

## Parking for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P2</b> Parking spaces are provided to meet the needs of vehicle occupants with disabilities.</p>	<p><b>A2.1</b> For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> <li>• Medical, higher education, entertainment facilities and shopping centres – 2 spaces;</li> <li>• All other uses – 1 space.</li> </ul> <p><b>A2.2</b> For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> <li>• Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required;</li> <li>• All other uses – 2% (to the closest whole number) of the total number of spaces required.</li> </ul>	<p>n/a</p>

## Motor Cycles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P3</b> In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> <li>• ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and,</li> <li>• it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and,</li> <li>• it is not a reflection of the lower cost of providing motorcycle parking.</li> </ul>	<p><b>A3.1</b> Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.</p> <p style="text-align: center;">AND</p> <p>The motorcycle parking complies with other elements of this Code.</p>	<p>n/a</p>

## Compact Vehicles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P4</b> A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> <li>• compact vehicles spaces are not available to non-compact vehicles; and,</li> <li>• it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and,</li> <li>• compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and,</li> <li>• the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces</li> </ul>	<p><b>A4.1</b> For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> <li>• compact vehicle parking does not exceed 10% of total vehicle parking required; and,</li> <li>• the parking location is proximate to the entry locations for parking users; and,</li> <li>• the parking provided complies with other elements of this Code.</li> </ul>	<p>n/a</p>

## Bicycles Parking

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

## Vehicular Access to the Site

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P6</b> The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account: <ul style="list-style-type: none"> <li>• the amount and type of vehicular traffic;</li> <li>• the type of use (eg long-stay, short-stay, regular, casual);</li> <li>• Frontage Road traffic conditions;</li> <li>• the nature and extent of future street or intersection improvements;</li> <li>• current and future on-street parking arrangements;</li> <li>• the capacity of the adjacent street system; and</li> <li>• the available sight distance.</li> </ul>	<p><b>A6.1</b> The location of the Access points is in accordance with the provisions of the relevant Australian Standards.</p> <p style="text-align: center;">AND</p> <p>Where the Site has Frontage to more than one street, the Access is from the lowest order street.</p> <p><b>A6.2</b> All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p> <p><b>A6.3</b> Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	<p>6.1 The location of access points will be in accordance with Australian Standards.</p> <p>6.2 There are no redundant accesses.</p> <p>6.3 Only one access point is proposed.</p>

## Accessibility and Amenity for Users

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P7</b> On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.	<p><b>A7.1</b> Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p style="text-align: center;">AND</p> <p>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.</p>	7.1 Visitor parking will be available in the driveway over 20 metres away from the road.
<b>P8</b> The layout of parking areas provides a high degree of amenity and accessibility for different users.	<p><b>A8.1</b> The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> <li>• People with Disabilities</li> <li>• Cyclists</li> <li>• Motorcyclists</li> <li>• Compact Vehicles</li> </ul>	8.1 Accessibility and amenity provides for access to all listed.

- Ordinary Vehicles
- Service Delivery Vehicles.

**A8.2** Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.

### Access Driveways

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P9</b> The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	<b>A9.1</b> Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	9.1 Driveway will be designed in accordance with the provisions of the relevant Australian Standards.
<b>P10</b> The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	<b>A10.1</b> Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	10.1 Driveway will be constructed to a minimum gravel standard of 75 mm of road base on a compacted soil surface.

### Access for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P11</b> Access for people with disabilities is provided to the Building from the parking area and from the street.	<b>A11.1</b> Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	11.1 House is at ground level and will have sloping area for access from driveway and outdoor spaces.

### Access for Pedestrians

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P12</b> Access for pedestrians is provided to the Building from the parking area and from the street.	<b>A12.1</b> Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	12.1 Wide driveway allows safe pedestrian access.

### Access for Cyclists

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P13</b> Access for cyclists is provided to the Building or to bicycle parking area from the street.	<b>A13.1</b> Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards.  AND  Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	13.1 Wide driveway allows safe cyclist access.

## Dimensions of Parking Spaces

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P14</b> Parking spaces must have adequate areas and dimensions to meet user requirements.</p>	<p><b>A14.1</b> Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.</p> <p style="text-align: center;">AND</p> <p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p style="text-align: center;">AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> <li>• width: 4 metres</li> <li>• length: 20 metres</li> <li>• clear Height: 4 metres.</li> </ul> <p style="text-align: center;">AND</p> <p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> <li>• 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and,</li> <li>• 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle.</li> </ul> <p style="text-align: center;">AND</p> <p>Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p> <p><b>A14.2</b> Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>	<p>All parking spaces will meet the Australian Standard</p>

## On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P15</b> On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> <li>• are at gradients suitable for intended vehicle use;</li> <li>• consider the shared movements of pedestrians and cyclists;</li> <li>• are effectively drained and surfaced; and</li> <li>• are available at all times they are required.</li> </ul>	<p><b>A15.1</b> On-Site driveways, vehicle manoeuvring and loading/unloading areas:</p> <ul style="list-style-type: none"> <li>• are sealed in urban areas:</li> </ul> <p style="text-align: center;">AND</p> <p>upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code;</p> <ul style="list-style-type: none"> <li>• have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and</li> <li>• drain adequately and in such a way that adjoining and downstream land is not adversely affected.</li> </ul> <p><b>A15.2</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.</p>	<p>15.1 Driveway will be 4 metres wide, following the contour of the site, avoid large trees, and constructed to a minimum gravel standard of 75 mm of road base on a compacted soil surface.</p>

## Vehicle Circulation, Queuing and Set Down Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P16</b> Sufficient area or appropriate circulation arrangements are provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.</p>	<p><b>A16.1</b> Circulation and turning areas comply with the provisions of the relevant Australian Standards.</p>	<p>16.1 Circulation and turning areas will comply with Australian Standard.</p>
<p><b>P17</b> An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.</p>	<p><b>A17.1</b> Circulation driveways comply with the provisions of the relevant Australian Standards.</p>	
<p><b>P18</b> Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.</p>	<p><b>A18.1</b> Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.</p>	