

# IDAS form 1—Application details

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

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

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

For all development applications, you must:

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

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

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

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

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

## Mandatory requirements

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

Name/s (Individual or company name in full)

Bradley Grahame and Glenda Evelyn Evans

For companies, contact name

Postal address

12 Ribbon Avenue

Suburb Port Douglas

State QLD

Postcode 4877

Country Australia

Contact phone number

0403 408 553

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)



Email address (non-mandatory requirement)

reefpark1@bigpond.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.)

Build a house on a rural lot and need to change the distance from boundry we are allowed to build

and attached garage

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)		R48	Lower Cassowary Road Lower Cassowary	9079	1	RP	Douglas
ii)						909144	
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)**

1.5 ACRES

**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)**

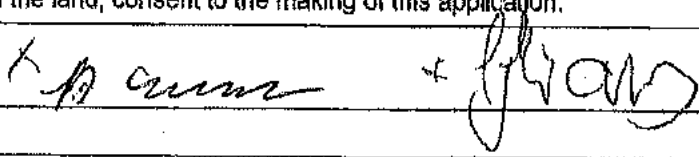
☒ No ☐ Yes—provide details below

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	Bradley Grahame and Glenda Evelyn Evans
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 01/03/16	

**Table G**

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

**Table H**

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

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

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

**Table I**

Name of water body, watercourse or aquifer
creek

**Table J**

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

<b>Table K</b>	
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

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

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

☒ No  
☐ Yes—please provide details below

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

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

Description of attachment or title of attachment	Method of lodgement to assessment manager
Plan	
Form	

**14. Applicant's declaration**

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

**Notes for completing this form**

☒ Section 281 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

**Applicant details**

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

**Question 1**

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

**Question 6**

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

**Question 7**

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

**Question 11**

☒ The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.

☒ The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

**Question 12**

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

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

**OFFICE USE ONLY**

Date received

Reference numbers

**NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER**

To

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

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

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

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

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

# IDAS form 6—Building or operational work assessable against a planning scheme

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

This form must be used for development applications for building work or operational work assessable against a planning scheme.

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

For all development applications, you must:

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

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

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

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

## Mandatory requirements

1. What is the nature of the work that requires assessment against a planning scheme? (Tick all applicable boxes.)



Building work—complete Table A



Operational work—complete Table B

### Table A

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

NEW DWELLING

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



No



Yes—provide details below

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



Table B

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

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

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

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

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

- ☐ No      ☐ Yes—provide details below

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

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

\$ 300,000

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

\$

#### Mandatory supporting information

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
<b>All applications involving building work or operational work</b>		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application relates (<i>relevant land</i>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots)</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>any access limitation strips</li> <li>all existing and proposed roads and access points on the relevant land.</li> </ul>	<input checked="" type="checkbox"/> Confirmed	

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

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

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

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

#### OFFICE USE ONLY

Date received

Reference numbers

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

# GMA Certification Group Pty Ltd

## BUILDING SURVEYORS

*Queensland's leaders in Building Certification Services*



PORT DOUGLAS OFFICE

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8 March 2016

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

Attention: Development Assessment

Dear Sir/Madam,

**Re: Material Change of Use  
Lot 1 RP909144 [R48] Lower Cassowary Road, Lower Cassowary**

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

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

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

The owners have engaged a waste water consultant to undertake a waste water report, which will be submitted under separate cover.

### Proposal

The development of the subject property includes the construction of a single storey, 3 bedroom dwelling in the location illustrated on the attached site plan. The proposed dwelling is to be located up to 6m measured from the outermost projection to the road boundary.

The Rural Planning Area Code prescribes a road boundary setback of 20m. However, the allotment is 35m deep and it is therefore difficult to achieve the prescribed setback with an average sized dwelling. The land is level towards the street frontage and grades away towards a creek to the rear. Accordingly,

BUILDING APPROVALS & INSPECTIONS		BUILDING CERTIFICATION		FIRE SAFETY AUDITS	
Gold Coast	Sunshine Coast	Cloncurry	Chinchilla	Albion	Childers
(07) 5578 1622	(07) 5449 0383	(07) 4742 2022	(07) 4669 1166	(07) 4091 4196	(07) 4126 3059

the owners wish to locate the dwelling towards the street frontage to eliminate the need for excavation and filling.

Further, the adjacent property has a dwelling which is sited in a similar position to the of the proposed with respect to the road boundary. Therefore, the proposed will not be out of character with other buildings in the vicinity.

#### Assessment

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

Rural Planning Area Code		
Performance Criteria	Acceptable Solutions	Comment
<b>Building/Structure Setbacks and Screening</b>		
P4 Buildings/structures are Setback to: <ul style="list-style-type: none"><li>• maintain the rural character of the area; and</li><li>• achieve separation from neighbouring Buildings and from Road Frontages.</li></ul>	A4.1 Buildings/structures are Setback not less than: <ul style="list-style-type: none"><li>• 40 metres from the property boundary adjoining a State Controlled Road; or</li><li>• 25 metres from the property boundary adjoining the Cape Tribulation Road; or</li><li>• 20 metres from the property boundary fronting any other Road; and</li><li>• 6 metres from the side and rear property boundaries of the Site.</li></ul>	<p>The property is situated on Lower Cassowary Road, Lower Cassowary. The land is currently vacant.</p> <p>The proposed building is a single storey residence to be located up to 6m from the road boundary. The dwelling is to be sited greater than 6m from any side or rear boundary.</p> <p>The rural character of the area will not be affected as the dwelling will be located adequately from side and rear boundaries so as not to impact on neighbouring properties. Further, the dwelling on the adjacent allotment is located in a similar position to that of the proposed with respect to the road boundary.</p>

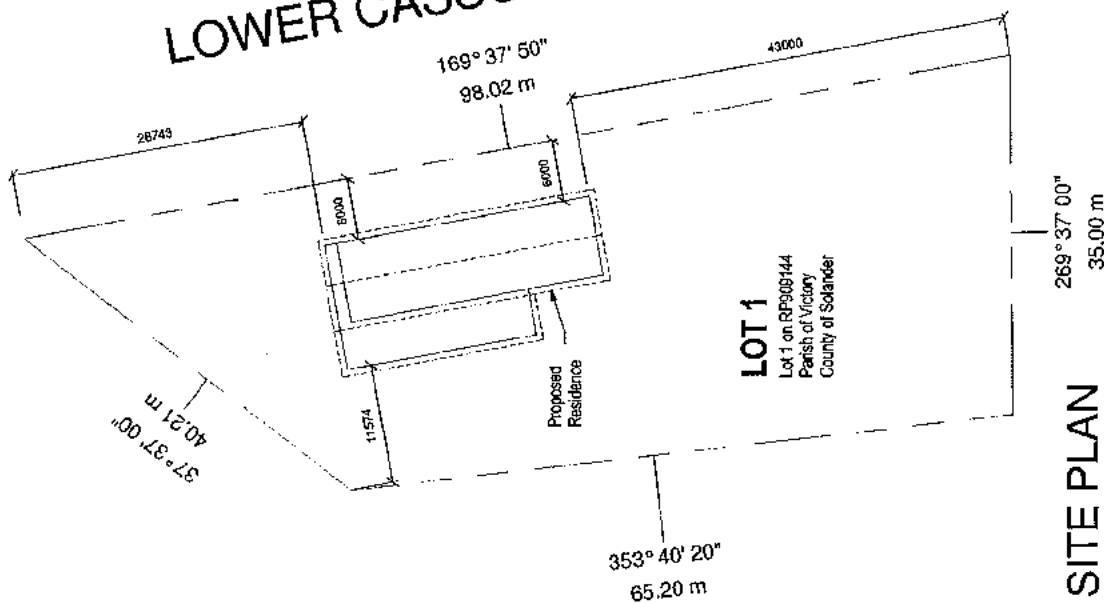
Should you require any further information or wish to discuss the application, please contact me on 4098 5150 or by email [jevans@gmacer.com.au](mailto:jevans@gmacer.com.au)

Kind Regards,



Jeff Evans  
GMA Certification Group

# LOWER CASSOWARY ROAD



**SITE PLAN**

1 : 500

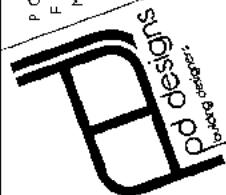


**HOME-FAB STEEL TRUSS AND FRAME**  
8 State Street - PO Box 885 Mareeba  
Queensland 4800 Australia  
ABN: 21 603 460 355. Phone: 07 4082 2389  
Website: [www.homefab.com.au](http://www.homefab.com.au)  
Email: [sales@homefab.com.au](mailto:sales@homefab.com.au)

WE HEREBY CERTIFY THE STRUCTURAL DETAILS  
AS SHOWN ON THESE DRAWINGS FOR  
CONSTRUCTION IN WIND CLASSIFICATION

C2

**C.M.G. ENGINEERS**  
CONSULTING  
200 BUCHAN ST.  
DARWIN NT 08  
NT 08  
TEL: 08 251 1275  
FAX: 08 251 1276



**MEMBER**  
P 07 4056 5505  
F 07 4056 5506  
M 0427 355 003  
E [info@pd designs.com.au](mailto:info@pd designs.com.au)  
100A Gordon Street, Gordonvale  
QLD 4865  
In. under QCCC Act 1994 - No 101843  
APR 73 53 12 573  
ACN 13 302 699

Use figured dimensions in preference to scale. Check all dimensions on site before fabrication or building work.

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Home-Fab Job Number: EVANS

MARCH 2016

**A.100**

1:100 ON A3 SHEET

WIND CLASSIFICATION: C2

**PROPOSED RESIDENCE FOR:**  
**BRAD & GLENDA EVANS ON LOT**  
**1 LOWER CASSOWARY ROAD**

BRAD & GLENDA EVANS

NQ Carpet Services

Ph: 0403 408 553

reefpark1@bigpond.com

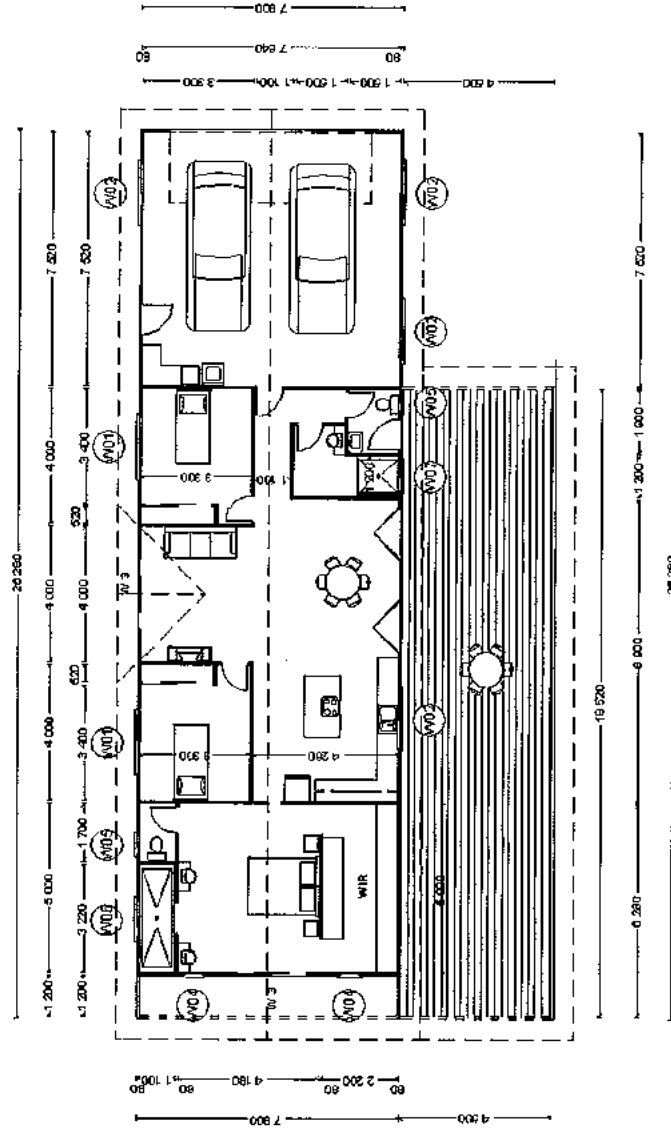
# OPTION 4

LIVING AREA

230.5 sq m

N ←

NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
W01	2	1800	1200	LEFT SLIDING
W02	4	1800	900	LEFT SLIDING
W03	2	2100	2100	EXT. SLIDER GLASS
W04	2	1800	1200	LOTTIERE
W05	2	1800	900	LEFT SLIDING
W06	1	1200	1800	LEFT SLIDING
W07	1	900	1800	LEFT SLIDING





# GMA Certification Pty Ltd

A.B.N. 53 150 435 617

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

POSTAL ADDRESS:  
PO Box 2760  
NERANG QLD 4211

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



## PURCHASE ORDER

Purchase No: 00022091

Date: 8/03/2016

BA NUMBER: 20160816

TO:

Douglas Shire Council  
PO Box 723  
Mossman QLD 4873

SITE ADDRESS: Lot 1 Lower Cassowary Road, Lower  
Cassowary

DESCRIPTION	AMOUNT	CODE
Planning Application Fees	\$297.35	FRE

Your Invoice No.:		Vendor ABN: 71 241 237 800		GST:	\$0.00
				Total inc GST:	\$297.35
				Amount Applied:	\$0.00
				<b>Balance Due:</b>	<b>\$297.35</b>

Code	Rate	GST	Sale Amount
FRE	0%	\$0.00	\$297.35
GST	10%	\$0.00	\$0.00

Please find attached our payment to the value of **\$297.35** for the above listed items.

PLEASE QUOTE our Purchase Order Number on the Receipt.

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

