

DA Form 2 – Building work details

Approved form (version 1.0 effective 3 July 2017) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application involving building work.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated with any other type of assessable development**, use DA Form 1 – Development application details and parts 4 to 6 of this form (DA Form 2).

Unless stated otherwise, all parts of this form must be completed in full and all required supporting information must accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application 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*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	STEPHEN MALONE
Contact name (only applicable for companies)	
Postal address (PO Box or street address)	152 RYKERS RD
Suburb	CAPE TRIBULATION
State	Q
Postcode	4873
Country	
Contact number	40980115
Email address (non-mandatory)	capetribhouseide@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and/or 2.2 if applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

2.1) Street address and lot on plan

- Street address AND lot on plan (all lots must be listed), Or
- Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).



Unit No.	Street No.	Street Name and Type	Suburb
	3871	CAPE TRIB RD	CAPE TRIB
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4877	2	RP741072	DOUGLAS

2.2) Additional premises

Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

3) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see the DA Forms Guide

Yes – All easement locations, types and dimensions are included in plans submitted with this development application
 No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

Yes – proceed to 8)
 No

5) Identify the assessment manager(s) who will be assessing this development application

GMA CERTIFICATION GROUP

6) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes – a copy of the decision notice is attached to this development application
 The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
 No

7) Information request under Part 3 of the DA Rules

I agree to receive an information request if determined necessary for this development application
 I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties.
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the DA Forms Guide.

8) Are there any associated development applications or current approvals?

Yes – provide details below or include details in a schedule to this development application
 No

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

9) Has the portable long service leave levy been paid?

- Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application
- No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- Not applicable

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached
- No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- The proposed development is on a place entered in the **Queensland heritage register** or in a local government's **Local Heritage Register**. See the guidance provided at www.ehp.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- Yes – the *Referral checklist for building work* is attached to this development application
- No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

- Yes – referral response(s) received and listed below are attached to this development application
- No

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable)

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	ANNE MASON
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	MASON'S SHOP - CAPE TRIB RD
Suburb	CAPE TRIBULATION

State	Q
Postcode	4873
Contact number	
Email address (non-mandatory)	lawrence@masonstours.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) (individual or company full name)	Anne Mason
Contact name (applicable for companies)	
QBCC licence or owner – builder number	
Postal address (P.O. Box or street address)	Mason's shop Cape Trib Rd
Suburb	Cape Trib
State	Qld
Postcode	4873
Contact number	
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

16) Provide details about the proposed building work

a) What type of approval is being sought?

- Development permit
 Preliminary approval

b) What is the level of assessment?

- Code assessment
 Impact assessment (requires public notification)

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|--------------------------------------------------------------------------------------|------------------------------------------------------------|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification (involving building work) | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

New dwelling

e) Proposed construction materials

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

f) Existing building use/classification? (if applicable)
N/A
g) New building use/classification? (if applicable)
HOUSE (CLASS) (a) 64m ²
h) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work? \$10,500

18) Has Queensland Home Warranty Scheme Insurance been paid?

Yes – provide details below

No

Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist

The relevant parts of Form 2 – Building work details have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed Form 1 – Development application details	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 7 – FOR OFFICE USE ONLY - FOR COMPLETION BY THE ASSESSMENT MANAGER

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)		—	
New building use/classification?		HOUSE (CASSIA)	
Site area (m ²)	2200sqm	Floor area (m ²)	64sqm

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	<input type="checkbox"/> Double brick	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

Date received: 3/10/17 Reference numbers: 20174486

For completion by the building certifier		
Classification(s) of approved building work	QBCC Insurance receipt number	QBCC Certification Licence number
Dwelling	NA	NA

Notification of engagement of alternate chosen assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application involving **code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application 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*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (Individual or company full name)	STEPHEN MALONEY
Contact name (only applicable for companies)	STEPHEN MALONEY
Postal address (P.O. Box or street address)	152 RYKERS ROAD
Suburb	CAPE TRIBULATION
State	QLD
Postcode	4873
Country	Australia
Contact number	0840 980 115
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application
<input type="checkbox"/> No – proceed to 3)

I AM GIVING CONSENT AS OWNER FOR THE STRUCTURE TO BE BUILT

UNIFREDO ANNA MASON



PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see *DA Forms Guide: Relevant plans*.

3.1) Street address and lot on plan

Street address AND lot on plan (all lots must be listed), **OR**

Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		3031	CAPE TRIBULATION RD	CAPE TRIBULATION
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	2	RP 741072	DOUGLAS
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (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)

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

Additional premises are relevant to this development application and their details have been attached in a schedule to this application

Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

Material change of use

Reconfiguring a lot

Operational work

Building work

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

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

PROPOSED DWELLING

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

Material change of use

Reconfiguring a lot

Operational work

Building work

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

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

- | | |
|------------------------|------------------------------------------------------------------------------------------------------|
| Material change of use | <input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete DA Form 2 – Building work details |

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
DWELLING	HOUSE	1	64m ²

8.2) Does the proposed use involve the use of existing buildings on the premises?

- Yes
 No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

- | | |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Subdivision (complete 10)) | <input type="checkbox"/> Dividing land into parts by agreement (complete 11)) |
| <input type="checkbox"/> Boundary realignment (complete 12)) | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13)) |

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- Yes – provide additional details below
 No

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment
12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: <input style="width: 300px;" type="text"/>		

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

Yes – specify number of new lots:

No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

DOUGLAS SHIRE COUNCIL

16) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes – a copy of the decision notice is attached to this development application

Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the chief executive of the Planning Regulation 2017:

Clearing native vegetation

Contaminated land (unexploded ordnance)

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land <i>(below high-water mark and within port limits)</i>
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
<i>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. <i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – the yellow local government/private certifier’s copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below
 No

Note: Application for an environmental authority can be found by searching "EM941" at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
 No

Note: See www.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
 No

Note: See www.qld.gov.au for further information.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter.
 No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the *Planning Regulation 2017*?

- Yes
 No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
 No

Note: DA templates are available from www.dilap.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

- Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development

No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

Note: See guidance materials at www.dews.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district?**

Yes – the following is included with this development application:

Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

A certificate of title

No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel?**

Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration

<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where: <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
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 *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

PORT DOUGLAS

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Unit 5, Craiglie Business Park, Owen Street, Craiglie

P.O. Box 831, Port Douglas Qld 4877



16 April 2018

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

Attention: Development Assessment

Dear Sir/Madam,

**Re: Material Change of Use
Lot 2 RP741072, 3831 Cape Tribulation Road, Cape Tribulation**

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 zoned Conservation under the Douglas Shire Planning Scheme.

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

1. DA Form 1 & 2
2. Planning Assessment
3. Waste Water Report, and
4. 1 x copy of plans

Should you require any further information or wish to discuss the application, please contact me on 4098 5150 or by email admincns@gmacert.com.au

Kind Regards,

Rebekah Mulligan

GMA Certification Group
Encl.

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Planning Report

**Application for a Development Permit for a Material Change of
Use for the purpose of a Dwelling on land described as
Lot 2 on RP741072, 3831 Cape Tribulation Road, Cape
Tribulation**

April 2018

1.0 Application Details

Table 1. Summary of relevant details of the application.

Applicant	Stephen Maloney
Registered Owner of Land	Winifred Ann Mason
Contact	Rebekah Mulligan GMA Certification Group Pty Ltd PO Box 831 PORT DOUGLAS Q 4877 Ph 07 4098 5150
Real Property Description	Lot 2 on RP741072
Location	3831 Cape Tribulation Road, Cape Tribulation
Tenure	Free Hold
Total Area	77.39ha
Present Use	Existing Shed
Contaminated Lands or Environmental Management Registers	Nil
Easements and Encumbrances	Road Reservation
Proposal	Development Permit for a Material Change of Use for a Dwelling
Local Government Authority	Douglas Shire Council
Planning Scheme	Douglas Shire Planning Scheme 2018
Planning Area	Conservation Zone Cape Tribulation/Daintree Coast Local Plan Precinct 5 – Low Impact Rural Production and Tourism Enterprise
Overlays	Natural Areas Overlay – Regulated Vegetation (Of Concern Regional Ecosystem), Regulated Vegetation (Intersecting a Watercourse) and Wildlife Habitat Transport Network (Road Hierarchy Overlay – Sub Arterial Road

2.0 Proposed Development

The application seeks a Development Permit for a Material Change of Use for the purpose of a dwelling on the subject allotment.

The attached plans illustrate:

- Site plan, indicating the location of the proposed dwelling; and,
- Architectural plans including floor plans and elevations.

3.0 Level of Assessment

The proposed development is 'assessable development' under the Douglas Shire Planning Scheme and as defined in the Planning Act 2016.

Under the provisions of the Planning Act and the Douglas Shire Planning Scheme, the following level of assessment is applicable, in accordance with the IDAS process:

- 'Code Assessable' – Material Change of Use for the purpose of a house within the Conservation Zone

4.0 Planning Considerations

The Planning Act 2016, provides a legislative framework within Queensland for local and state authorities to assess development applications. Relevant matters within the Planning Act with respect to the application are considered below.

4.1 Douglas Shire Planning Scheme Code Assessment

Table 2 provides an assessment of the proposal with regard to the Douglas Shire Planning Scheme's associated Codes. The proposal generally complies with the Acceptable Solutions of the Scheme.

Table 2. Assessment Against the Douglas Shire Planning Scheme Codes

Conservation Zone Code

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P01 The establishment of uses is consistent with the outcomes sought for the Conservation zone and protects the zone from the intrusion of inconsistent uses</p>	<p>A01 Uses identified in table 6.2.3.3.b are not established in the Conservation zone.</p>	<p>The proposed development is consistent with Table 6.2.3.3.b</p>
<p>P02 The height of buildings is compatible with the character of the area and does not adversely affect the amenity of the area.</p>	<p>A02 Buildings and structures are not more than 8.5 metres in height and two storeys</p>	<p>The proposed development is single storey and will not be more than 8.5m in height or two storeys</p>
<p>P03 Development is setback from site boundaries so they are screened from view from the boundaries of adjoining properties and adjoining roads to maintain the scenic values of the area.</p>	<p>A03 Buildings and structures are setback not less than:</p> <p>(a) 40 metres from the frontage of a State controlled road, existing or proposed arterial road, existing or proposed sub-arterial road, as identified on the Transport network overlay maps contained in Schedule 2;</p> <p>(b) 25 metres from Cape Tribulation Road frontage;</p> <p>(c) 20 metres from any other road frontage</p> <p>(d) 10 metres from side and rear boundaries</p>	<p>The development is over;</p> <p>a) 40m to the existing sub-arterial road</p> <p>b) 25m from Cape Tribulation Road</p> <p>c) NA</p> <p>d) 10m from side and rear boundaries</p>
<p>P04 The site coverage of all buildings and structures does not have an adverse effect on the conservation or scenic amenity values of the site and surrounding</p>	<p>A04 Development is sited in an existing cleared area or an area approved for clearing, but which is not yet cleared until a development permit to carry out Building Works is</p>	<p>The development is proposed in an existing cleared area</p>

<p>area and buildings are subservient to the natural environment.</p>	<p>issued. Any clearing is limited to a maximum area of 700m² and is sited clear of the high bank of any watercourse.</p>	
<p>P05 Development is consistent with the overall outcomes sought for the Conservation zone.</p>	<p>A05 No acceptable outcomes are prescribed.</p>	<p>The proposed development does not negatively affect the overall outcome sought for the Conservation zone</p>
<p>P06 Development complements, and is subservient to the surrounding environment and is in keeping with the ecological, landscape and scenic values of the area.</p>	<p>A06 The exterior finishes and colours of all development are non-reflective and consist of colours that blend easily with surrounding native vegetation and view-shed.</p>	<p>Exterior colours of the proposed building will consist of dark hues.</p>
<p>P07 Development is screened from view from adjoining roads and properties with a dense screen of endemic/native landscape which:</p> <p>(a) is informal in character and complementary to the existing natural environment;</p> <p>(b) provides screening;</p> <p>(c) enhances the visual appearance of the development.</p>	<p>A07.1 For any development, the balance area of the site not built upon, including all setback areas must be landscaped/revegetated with dense three tier, endemic planting which is maintained to ensure successful screening is achieved.</p> <p>A07.2 Endemic palm species, where used, are planted as informal accent features and not as avenues and not in a regular pattern.</p>	<p>Existing natural vegetation will not be removed and provides screening from Cape Tribulation Road</p>
<p>P08 Development is complementary to the surrounding environment.</p>	<p>A08.1 Development harmonises with the surrounding environment, for example, through suspended, light-weight construction on sloping sites, which requires minimal excavation or fill.</p>	<p>The proposed development is small and has been designed to blend in, with as little conflict as possible, with the environment and existing buildings</p>

	<p>A08.2A driveway or parking areas are constructed and maintained to:</p> <ul style="list-style-type: none"> (a) minimise erosion, particularly in the wet season; (b) minimise cut and fill; (c) follow the natural contours of the site; (d) minimise vegetation clearing. <p>A08.3 Buildings and structures are erected on land not exceeding a maximum gradient of 1 in 6 (16.6%)</p> <p>or</p> <p>On land steeper than 1 in 6 (16.6%) gradient:</p> <ul style="list-style-type: none"> (a) A split level building form is utilised; (b) A single plane concrete slab is not utilised; (c) Any voids between building and ground level, or between outdoor decks and ground level are screened from view using lattice/battens and/or landscaping. <p>and</p> <ul style="list-style-type: none"> (d) is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage which includes certification that the site can be stabilised, followed by a certificate upon completion of works. 	<p>Driveways and parking are existing</p> <p>The land to be development on does not exceed a gradient of 1 in 6.</p>
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	<p>A08.4 Buildings and structures are sited below any ridgelines and are sited to avoid protrusion above the surrounding tree-level canopy.</p>	<p>The development will not protrude above surrounding tree-level canopies</p>
<p>P09 Development is located to:</p> <ul style="list-style-type: none"> (a) protect the ecological values of the site and surrounding land; (b) maintain the scenic values of the area; (c) maintain appropriate setbacks to waterways, watercourses, wetlands, tidal areas and overland flow paths; (d) avoid areas that are vulnerable to natural hazards; (e) minimise to the greatest extent possible on site excavation and filling; (f) provide buffers to cultural, historical or ecological features; (g) minimise visibility from external sites or public viewing points; (h) minimises to the greatest extent possible the loss of native vegetation and fauna habitat 	<p>A09 No acceptable outcomes are prescribed</p>	<ul style="list-style-type: none"> a) Ecological values of the site are protected as development is small and proposed within already cleared and developed land b) Scenic values will be maintained as development is small and proposed within already cleared and developed land c) Existing setbacks of approximately 200m to the waterway will be maintained d) The development is proposed in the existing cleared area that is not affected by natural hazards such as bushfire, flood or landslide in accordance with the Douglas Shire Council Overlay Maps e) Development is proposed in an existing cleared, developed area minimising the need for excavation and filling f) The existing distances to the natural vegetation will not be adversely affected g) The site is circled with thick, natural vegetation screening it from external sites and public viewing points

		h) No loss of native vegetation and fauna is proposed
<p>P010 Development does not result in adverse impacts on:</p> <p>(a) ecological function or features;</p> <p>(b) on-site or surrounding waterways and wetlands.</p>	<p>A010 No acceptable outcomes are prescribed</p>	<p>The development is proposed on an existing cleared area that is approximately 200m from an existing waterway. Existing ecological functions, featured and waterways will not be adversely affected</p>
<p>P011 Rehabilitation of natural processes on disturbed sites is undertaken to improve the environmental integrity of the area</p>	<p>A011 No acceptable outcomes are prescribed</p>	<p>No disturbance to existing vegetation or waterways is required for the development to be undertaken</p>
<p>P012 Fencing is designed to not impede the free movement of native fauna through the site.</p>	<p>A012 No acceptable outcomes are prescribed.</p>	<p>No fencing is proposed</p>
<p>P013 New lots contain a minimum lot size of 200 hectares, unless:</p> <p>(a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments);</p> <p>(b) the reconfiguration is limited to one additional lot to accommodate an existing or approved:</p> <p>(i) Telecommunications facility;</p> <p>(ii) Utility installation;</p> <p>(c) the lot reconfiguration facilitates and outcome consistent with the Return to Country local plan.</p>	<p>A013 No acceptable outcomes are prescribed.</p>	<p>NA</p>

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Cape Tribulation & Daintree Coast Local Plan Code

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P01 Development does not result in a demand which exceeds the capacity of:</p> <p>(a) the Daintree River ferry crossing;</p> <p>(b) Alexandra Range Road;</p> <p>(c) the local road network.</p>	<p>A01 No acceptable outcomes are prescribed.</p>	<p>The development does not increase the existing use of the premises</p>
<p>P02 Development provides a suitable standard of self-sufficient service for:</p> <p>(a) potable water;</p> <p>(b) water for fire fighting purposes;</p> <p>(c) electricity supply.</p>	<p>AO2.1 Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be:</p> <p>(a) fitted with a 50mm ball valve and camlock fitting;</p> <p>(b) installed and connected prior to occupation;</p> <p>(c) sited so as to be visually unobtrusive.</p> <p>AO2.2 Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.</p> <p>AO2.3 An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation</p>	<p>Tanks with associated fittings will be provided.</p>
<p>P03 On-site waste water does not adversely impact on the environmental quality of the water and soil</p>	<p>A03 No acceptable outcomes are prescribed.</p>	<p>Refer to attached report WC20844 by Wastewater Consultants for waste water treatment proposal and disposal details</p>

<p>resources or amenity of residents, through the implementation of best environmental practice.</p>		
<p>PO4 The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes.</p>	<p>AO4.1 If groundwater is to be used, development is limited to one bore per site and the bore is: not located within 100 metres of a septic disposal trench (on the site or adjoining sites); not located within 100 metres of another bore.</p> <p>AO4.2 Surface water is to be used for domestic purposes only.</p>	<p>Bore not proposed.</p>
<p>PO5 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal inundation.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>	<p>Development not no advisedly impact on the existing vegetation or waterways as its location is within an existing cleared and developed area</p>
<p>PO6 Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment.</p>	<p>AO6.1 The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed.</p> <p>AO6.2 The noise of generators is controlled by design, or the generator is enclosed within 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>Exterior colours will consist of dark hues.</p> <p>Proposal will comply.</p>

	<p>AO6.3 Any fuel storage associated with an on-site generator, with storage of 20 litres or more of fuel, is enclosed with a building and provided with a bund.</p>	
<p>PO7 Landscaping of the development ensures that the endemic character of the local area is dominant.</p>	<p>AO7.1 Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping;</p> <p>AO7.2 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>The vast majority of the land is landscaped with natural vegetation hiding the development from view from the road and neighbouring allotments</p> <p>All existing landscaping is to be retained. No additional landscaping is proposed</p>
<p>PO8 Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.</p>	<p>AO8.1 Site access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy 5 – 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>AO8.2 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>The site access driveway is existing</p> <p>No upgrades to the existing driveway is proposed</p>
<p>PO9 The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.</p>	<p>AO9.1 Filling and excavation is kept to a minimum and involves not more than 5% of the cleared area of the lot.</p>	<p>Filling and excavation is kept to a minimum by utilising existing cleared land. The proposed 47m² dwelling is less than 5% of the cleared area</p>

	<p>AO9.2 All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred.</p> <p>AO9.3 This is no disturbance to tree roots and trenching does not involve any damage to tree roots.</p> <p>AO9.4 On-site drainage and stormwater management:</p> <p>(a) maintains natural flow regimes;</p> <p>(b) minimises impervious surfaces;</p> <p>(c) 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 (e.g. rock rip rap, gravel beds, diffusers etc.)</p>	<p>Erosion and Sediment control measured will be utilised during and after construction</p> <p>No disturbance to tree roots is proposed as the site is a cleared grass area</p> <p>The additional stormwater load created by the proposed dwelling is small and will not adversely affect natural on-site drainage, ground surfaces or stormwater management</p>
<p>PO10 Development minimises the loss of vegetation and habitat connectivity on site and is sited to protect the environmental values of the site.</p>	<p>AO10.1 The elements of development and access to the site are included in a Designated Development Area (DDA).</p> <p>AO10.2 Development is sited in an existing cleared area or in an area approved for vegetation clearing.</p> <p>AO10.3 Any new clearing is limited to a maximum area of</p>	<p>The development is sited on an area of open space with an approximate separation distance of 200m to the waterway.</p> <p>No vegetation will be cleared</p>

	700m2 and is sited to be clear of the high bank of any watercourse	
PO11 All existing native vegetation on a house site, other than that required and approved to be cleared for the construction of a house and access thereto, is protected to ensure the environmental integrity of the local plan area	AO11 No acceptable solutions are prescribed.	The development is proposed on an existing cleared and developed/used site. The environmental integrity of the site will not be adversely affected.
PO12 Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts are minimised.	<p>AO12.1 Fences are limited in extent to the confines of the cleared area around the house and any associated gates are self-closing.</p> <p>AO12.2 External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up, and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or timers.</p>	<p>No fences are proposed</p> <p>External lighting is proposed to illuminate the outdoor living spaces only and will not illuminate vegetation areas or be pointed up.</p>
PO13 House sites have efficient and safe vehicle access and maneuvering areas on site, and to the site, to an acceptable standard for the local plan area.	<p>AO13.1 Vehicle access is limited to one access per lot and sited in an approved location, clear of any watercourses.</p> <p>AO13.2 Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant vegetation and habitat corridors and is</p>	No accesses additional to the existing is proposed

	<p>constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.</p> <p>AO13.3 Vehicular access is constructed prior to house construction.</p>	
<p>PO25 Development complements, protects and enhances the environmental and scenic values of the site.</p>	<p>AO25.1 One dwelling house establishes per lot.</p> <p>AO25.2 Any other development is limited to existing cleared areas on the site.</p> <p>AO25.3 No development is to occur above the 60 metre contour line.</p> <p>AO25.4 Any new primary production activity or a change to a primary production activity has minimal impact on the existing natural values of the site and surrounding area.</p>	<p>No dwelling exists on the site at present</p> <p>No other development is currently proposed</p> <p>Development is not proposed above the 60m contour line</p> <p>No new or change to a primary production activity is proposed</p>
<p>PO26 Large cleared or partially cleared sites are revegetated and rehabilitated in association with suitably small scale environmentally sustainable development.</p>	<p>AO26 The balance area of the development, including any existing area/s not identified for development is/are revegetated / rehabilitated in accordance with a landscape plan.</p>	<p>No vegetation will be cleared from the site. Natural vegetation exists over the majority of the lot with no additional vegetation proposed</p>
<p>PO27 Development is carried out in accordance with a site specific and development specific Environmental</p>	<p>PO27 Development is carried out in accordance with a site specific and development specific Environmental Management Plan.</p>	<p>NA</p>

Management Plan.		
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Natural Areas Overlay Code

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>PO1 Development protects matters of environmental significance.</p>	<p>AO1.1 Development avoids significant impact on the relevant environmental values.</p> <p>or</p> <p>AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.</p> <p>or</p> <p>AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</p>	<p>The development is proposed on an existing cleared and developed/used site. The environmental integrity of the site will not be adversely affected.</p>

<p>PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.</p>	<p>AO2 The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <p>(a) focusing development in cleared areas to protect existing habitat;</p> <p>(b) utilising design to consolidate density and preserve existing habitat and native vegetation;</p> <p>(c) aligning new property boundaries to maintain ecologically important areas;</p> <p>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</p> <p>(e) ensuring that significant fauna habitats are protected in their environmental context; and</p> <p>(f) incorporating measures that allow for the safe movement of fauna through the site.</p>	<p>The design and layout of the development minimises impacts on ecological important areas by:</p> <ul style="list-style-type: none"> a) Developing on an existing cleared area b) Minimising the overall size of the development to 47m² c) NA d) Developing on an existing clear/used area so as not to effect landforms, require more than minor filling/excavation, significantly alter drainage patterns e) Developing on an existing cleared and used area f) Developing on an existing cleared area and does not incorporate design features that would intercede with the safe movement of fauna
<p>PO3 An adequate buffer to areas of state environmental significance is provided and maintained.</p>	<p>AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of:</p> <p>(a) 100 metres where the area is located outside Urban areas; or</p> <p>(b) 50 metres where the area is located within a Urban areas.</p> <p>Or</p>	<p>Proposal complies.</p>

	<p>AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.</p>	
<p>PO4 Wetland and wetland buffer areas are maintained, protected and restored.</p>	<p>AO4.1 Native vegetation within wetlands and wetland buffer areas is retained.</p> <p>AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem</p>	NA
<p>PO5 Development avoids the introduction of nonnative pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO5.1 Development avoids the introduction of non-native pest species.</p> <p>AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.</p>	Proposal will comply.
<p>PO6 Development protects and enhances ecological connectivity and/or habitat extent.</p>	<p>AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes.</p> <p>and</p> <p>AO6.2 Development within an ecological corridor rehabilitates native vegetation.</p> <p>and</p> <p>AO6.3 Development within a</p>	Development will retain all existing natural vegetation.

	<p>conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements</p> <p>.</p>	
<p>PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p>A07.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation.</p> <p>and</p> <p>A07.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses</p>	<p>Proposal complies with setback requirements.</p>
<p>PO8 Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration. 	<p>A08.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve;</p> <p>or</p> <p>A08.2 Development does not occur on the part of the site affected by the waterway corridor.</p>	<p>No easement or reserve exists on the property for the purpose of protecting the existing waterway. However, development is proposed approximately 200m from the existing waterway</p>
<p>PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.</p>	<p>A09 Development does not occur on that part of the site affected by a waterway corridor.</p>	<p>Development is proposed approximately 200m from the existing waterway</p>

Transport Network Overlay Code

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>PO1 Development supports the road hierarchy for the region.</p>	<p>AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</p> <p>AO1.2 Development does not compromise the safety and efficiency of the transport network.</p> <p>AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road</p>	<p>The development is proposed on an allotment fronting a sub-arterial road. The development of a dwelling supports, and does not adversely affect, the road hierarchy.</p> <p>The safety and efficiency of the transport network will not be adversely affected by the addition of a dwelling on the existing developed site</p>
<p>PO2 Transport infrastructure is provided in an integrated and timely manner.</p>	<p>AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p> <p>(e) the Transport network overlay maps contained in Schedule 2;</p> <p>a) any relevant Local Plan.</p>	<p>NA</p>
<p>PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.</p>	<p>AO3 No acceptable outcomes are prescribed.</p>	<p>NA</p>
<p>PO4 Development does not compromise the intended</p>	<p>AO4.1 Development is compatible with the role and</p>	<p>NA</p>

<p>role and function or safety and efficiency of major transport corridors. Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>function (including the future role and function) of major transport corridors.</p> <p>AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p> <p>AO4.3 Intersection and access points associated with major transport corridors are located in accordance with:</p> <ul style="list-style-type: none"> (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan. <p>AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	
<p>PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>	<p>NA</p>
<p>PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific</p>	<p>NA</p>

	<p>location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.</p> <p>AO6.2 The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>	
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Dwelling House Code

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>PO1 Secondary dwellings:</p> <p>(a) are subordinate, small-scaled dwellings;</p> <p>(b) contribute to a safe and pleasant living environment;</p> <p>(c) are established on appropriate sized lots;</p> <p>(d) do not cause adverse impacts on adjoining properties.</p>	<p>AO1 The secondary dwelling:</p> <p>(a) has a total gross floor area of not more than 80m², excluding a single carport or garage;</p> <p>(b) is occupied by 1 or more members of the same household as the dwelling house</p>	NA
<p>PO2 Resident's vehicles are accommodated on-site.</p>	<p>AO2 Development provides a minimum number of onsite car parking spaces comprising:</p> <p>(a) 2 car parking spaces which may be in tandem for the dwelling house;</p> <p>(b) 1 car parking space for any secondary dwelling on the same site.</p>	There is adequate area on-site for parking of 2 vehicles
<p>PO3 Development is of a bulk and scale that:</p> <p>(a) is consistent with and complements the built form and front boundary setbacks</p>	<p>AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.</p>	The development is single storey and less than 8.5m or 2 storey. It therefore complies with the conservation zone code height requirements

<p>prevailing in the street and local area;</p> <p>(b) does not create an overbearing development for adjoining dwelling houses and their private open space;</p> <p>(c) does not impact on the amenity and privacy of residents in adjoining dwelling houses;</p> <p>(d) ensures that garages do not dominate the appearance of the street.</p>		
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Access, Parking and Servicing Code

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <p>(a) the desired character of the area;</p> <p>(b) the nature of the particular use and its specific characteristics and scale;</p> <p>(c) the number of employees and the likely number of visitors to the site;</p> <p>(d) the level of local accessibility;</p> <p>(e) the nature and frequency of any public transport serving the area;</p> <p>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</p> <p>(g) whether or not the use involves a heritage building or place of local significance;</p>	<p>AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses.</p> <p>AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p> <p>AO1.3 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p>AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p>	<p>There is adequate area on-site for vehicle parking in accordance with Table 9.4.1.3.b</p> <p>NA</p> <p>NA</p> <p>NA</p>

<p>(h) whether or not the proposed use involves the retention of significant vegetation.</p>		
<p>PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.</p>	<p>AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6</p>	<p>NA</p>
<p>PO3 Access points are designed and constructed:</p> <ul style="list-style-type: none"> (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel). 	<p>AO3.1 Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. <p>AO3.2 Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. b) bare designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. <p>AO3.3 Driveways are:</p> <ul style="list-style-type: none"> (a) designed to follow as 	<p>No additional access points in addition to the one existing, are proposed.</p>

	<p>closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p> <p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system</p> <p>AO3.4 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.</p>	
<p>PO4 Sufficient on-site wheel chair accessible car parking spaces are</p>	<p>AO4 The number of on-site wheel chair accessible car parking spaces complies with</p>	<p>NA</p>

provided and are identified and reserved for such purposes.	the rates specified in AS2890 Parking Facilities.	
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	AO5 Access for people with disabilities is provided in accordance with the relevant Australian Standard.	NA
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	AO6 The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	NA
<p>PO7 Development provides secure and convenient bicycle parking which:</p> <p>(a) for visitors is obvious and located close to the building's main entrance;</p> <p>(b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</p> <p>(c) is easily and safely accessible from outside the site.</p>	<p>AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);</p> <p>AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p>AO7.3 Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	NA
<p>PO8 Development provides walking and cycle routes through the site which:</p> <p>(a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport</p>	<p>AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <p>(a) create a walking or cycle route along the full frontage of the site;</p> <p>(b) connect to public transport</p>	NA

<p>stations, shops and local activity centres along the safest, most direct and convenient routes;</p> <p>(b) encourage walking and cycling;</p> <p>(c) ensure pedestrian and cyclist safety.</p>	<p>and existing cycle and walking routes at the frontage or boundary of the site.</p>	
<p>PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.1 Access driveways, vehicle manoeuvring and onsite parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2</p> <p>AO9.2 Service and loading areas are contained fully within the site.</p> <p>AO9.3 The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>	<p>NA</p>
<p>PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1 Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <p>(a) car wash;</p> <p>(b) child care centre;</p> <p>(c) educational establishment where for a school;</p> <p>(d) food and drink outlet, where including a drive-</p>	<p>NA</p>

	<p>through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.</p> <p>AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.</p>	
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Filling and Excavation Code

<p>PO1 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>AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and 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>No filling or excavation proposed on-site exceeds a height of 2m</p>
	<p>AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p>	<p>No cuts requiring retaining will be made</p>
	<p>AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible</p>	<p>All development work is screened from view in all directions</p>
	<p>AO1.4 Topsoil from the site is retained from cuttings and reused on benches/terraces.</p>	
	<p>AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure</p>	<p>Development is over 200m from any boundary therefore no earthworks will be within 600mm</p>

	<p>is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p> <p>AO1.6 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>of a boundary</p> <p>Any cuts that do not require retaining will be grassed over</p>
<p>PO2 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>AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m² whichever is the lesser, except that</p> <p>AO2.1 does not apply to reconfiguration of 5 lots or more.</p> <p>AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.</p>	<p>Filling/excavation does not exceed 40% of the site.</p> <p>NA</p> <p>No earthworks will be within 600mm of a boundary</p>
<p>PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.</p>	<p>AO3.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.</p> <p>AO3.2 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>AO3.3 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>AO3.4 Filling and excavation</p>	<p>Filling and excavation to comply with Planning Scheme Policy No SC5 – FNQROC Development Manual and will not result in;</p> <ul style="list-style-type: none"> a) ponding of water, b) an increase in the flow of water across the site or any other land or road reserve c) increase in volume of water or concentration of water in watercourse or overland flow paths

	complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters	AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Water quality to be maintained as per the FNQROC Development Manual
PO5 Excavation and filling does not impact on Public Utilities.	AO5 Excavation and filling is clear of the zone of influence of public utilities.	No public utilities are available

Landscaping Code

<p>PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the Shire by:</p> <p>(a) promoting the Shire’s character as a tropical environment;</p> <p>(b) softening the built form of development;</p> <p>(c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape;</p> <p>(d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public</p>	<p>AO1 Development provides landscaping:</p> <p>(a) in accordance with the minimum area, dimensions and other requirements of applicable development codes;</p> <p>(b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping;</p> <p>(c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy SC6.7 – Landscaping. Note - Planning scheme policy SC6.7 – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for</p>	Existing natural landscaping to be retained. No removal of vegetation is proposed
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<p>places, residences and other sensitive development;</p> <p>(e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas;</p> <p>(f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces;</p> <p>(g) ensuring private outdoor recreation space is useable;</p> <p>(h) providing long term soil erosion protection;</p> <p>(i) providing a safe environment;</p> <p>(j) integrating existing vegetation and other natural features of the premises into the development;</p> <p>(k) not adversely affecting vehicular and pedestrian sightlines and road safety</p>	<p>approval in accordance with the Planning policy is one way to achieve this outcome.</p>	
<p>PO2 Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p>AO2.1 No acceptable outcomes are specified..</p> <p>AO2.2 Tropical urbanism is incorporated into building design.</p>	<p>Existing natural landscaping to be retained. No removal of vegetation is proposed</p>
<p>PO3 Development provides landscaping that is , as far as practical,</p>	<p>AO3.1 Existing vegetation on site is retained and incorporated into the site</p>	<p>Existing natural landscaping to be retained. No removal of vegetation is proposed</p>

<p>consistent with the existing desirable landscape character of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value</p>	<p>design, wherever possible, utilising the methodologies and principles outline in AS4970-2009 Protection of Trees on Development Sites.</p> <p>AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.</p> <p>AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p> <p>AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy SC6.7 – Landscaping.</p>	<p>Damaged vegetation will be replaced</p> <p>NA</p> <p>NA</p>
<p>PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p>	<p>AO4 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>NA</p>
<p>PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.</p>	<p>AO5 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	<p>NA</p>
<p>PO6 Landscaped areas are designed in order to allow for efficient maintenance.</p>	<p>AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy SC6.7 –</p>	<p>Existing natural landscaping to be retained. No removal of vegetation is proposed</p>

	<p>Landscaping.</p> <p>AO6.2 Tree maintenance is to have regard to the 'Safe Useful Life Expectancy of Trees (SULE).</p>	
<p>PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p>	<p>AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.</p> <p>AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.</p>	NA
<p>PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.</p>	<p>AO8 Weed and invasive species detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person.</p>	Detected weeds etc will be removed.
<p>PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p>	<p>AO9 No acceptable outcomes are specified.</p>	NA
<p>PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>AO10 Species are selected in accordance with Planning scheme policy SC6.7 – Landscaping.</p>	NA

Vegetation Management Code

<p>PO1 Vegetation is protected to ensure that:</p> <ul style="list-style-type: none"> (a) the character and amenity of the local area is maintained; (b) vegetation damage does not result in fragmentation of habitats; (c) vegetation damage is undertaken in a sustainable manner; (d) the Shire’s biodiversity and ecological values are maintained and protected; (e) vegetation of historical, cultural and / or visual significance is retained; (f) vegetation is retained for erosion prevention and slope stabilisation. 	<p>AO1.1 Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over; or</p> <p>AO1.2 Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government; or</p> <p>AO1.3 Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of:</p> <ul style="list-style-type: none"> (a) vegetation declared as a pest pursuant to the Land Protection (Pest and Stock Route Management) Act 2002; or (b) vegetation identified within the local government’s register of declared plants pursuant to the local government’s local laws; or (c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or (d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within three metres of an existing or approved structure, not including a boundary fence; or 	<p>Building to be constructed within an existing cleared area.</p>
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	<p>AO1.4 Vegetation damage that is reasonably necessary for carrying out work that is:</p> <p>(a) authorised or required under legislation or a local law;</p> <p>(b) specified in a notice served by the local government or another regulatory authority;</p> <p>or</p> <p>AO1.5 Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval; or</p> <p>AO1.6 Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the Vegetation Management Act 1999; or</p> <p>AO1.7 Vegetation damage is essential to the maintenance of an existing fire break; or</p> <p>AO1.8 Vegetation damage is essential to prevent interference to overhead service cabling; or</p> <p>AO1.9 Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the Vegetation Management Act 1999; or</p> <p>AO1.10 Vegetation damage is undertaken in accordance</p>	
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	<p>with section 584 of the Sustainable Planning Act 2009.</p> <p>AO1.11 Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another).</p> <p>AO1.12 Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.</p>	
<p>PO2 Vegetation damaged on a lot does not result in a nuisance</p>	<p>AO2.1 Damaged vegetation is removed and disposed of at an approved site; or</p> <p>AO2.2 Damaged vegetation is mulched or chipped if used onsite.</p>	Complies
<p>PO3 Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values</p>	<p>AO3 No acceptable outcomes are prescribed.</p>	NA

5.0 Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of a dwelling on land describes as Lot2 RP741072, 3831 Cape Tribulation Road, Cape Tribulation.

The proposed development is considered consistent with the relevant Planning Scheme Codes and the surrounding locality.

In summary the report concludes:

- The proposal complies with the requirements for making a Development Application under the Planning Act 2016; &
- The proposal is consistent with the existing and future use of the property.

Wastewater Consultants

QBCC Licence # 1312947

Email: sales@wastewaterconsultants.com.au

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Tolga. Qld. 4882
P.O. Box 747,
Tolga. Qld. 4882
Ph. 07 40955211
Fax. 07 40955349

WASTEWATER DISPOSAL ASSESSMENT REPORT AND GENERAL SITE OVERLAY FOR PROPOSED 1-BEDROOM DWELLING AND SHED WITH AMENITIES LOCATED AT:

3831 CAPE TRIBULATION RD, CAPE TRIBULATION



▣ Providing Approved
Sewage, Wastewater & Water Services

▣ Site & Soil Assessment Reports ~
Land Application Designs ~
Subdivisional & Development
Assessment Reports ~
Pre Purchase Reports ~

▣ Domestic & Commercial Septic
Disposal Systems.
Domestic Wastewater Aerated
Treatment Systems.
Commercial Wastewater Aerated
Treatment Systems.
Domestic & Commercial Advanced
Secondary Systems.
Secondary Systems.

▣ Trench Systems or Trench Beds.
Evapo-Transpiration Trench Beds.
Recycling (CNL) Irrigation Networks.

▣ Domestic & Commercial Servicing &
Reporting.
Replacement New & Reconditioned
Compressors & Pumps.
Concrete & Polymer Septic Tanks &
Grease Traps.
Rain Water or Storage Water Tanks.
Chemical Storage or Dosing Tanks.

▣ Submersible Borehole Pumps.
Domestic or Commercial Pressure
Pumps.
Submersible Cutter / Macerator
Pumps.

▣ Water Analysis Services &
Testing.
Filtration Systems & Replacement
Filters.
Chlorinator, RO and UV Filter
Systems.

Report No. WC20844

SITE ASSESSMENT DATE: 18th November 2017

Prepared For: Stephen Maloney
152 Rykers Road
Cape Tribulation

23rd November 2017

ON-SITE SEWAGE DISPOSAL SITE AND SOIL EVALUATION REPORT # WC20844

Douglas Shire Council
Mossman Qld 4873

Attn: Douglas Shire Council (DSC)
Re: Proposed wastewater disposal system.

This report is to determine and satisfy disposal of all on-site sewage & sullage waste at 3831 Cape Tribulation Rd, Cape Tribulation.

On visiting and inspection of this property it was noted there is an existing shed with amenities situated towards the west boundary of the lot that is currently serviced by a failed septic system and trenches. It was advised that a proposed one (1) bedroom dwelling is to be constructed approximately 40m west of the existing shed. At the time of the assessment there was no ground water encountered to the depths of the test holes, although it should be noted the level of groundwater is affected by other various factors including seasons, climate conditions and soil permeability and therefore may vary at different times.

With assessing the property there were no boreholes, seasonal creeks or intermittent watercourses on this or the neighbouring properties identified that would influence the proposed selected disposal location. All setback and separation distances can be achieved for disposal on site by maintaining the 50 metre setback from any site features.

It's proposed, so as to satisfy the current regulations with on-site domestic wastewater and previous discussions with "DSC", wastewater systems that can achieve suitable setback and separation distances as per the regulations and AS1547-2012 may be selected. Therefore, with our on site assessment and soil tests at this property, primary treatment has been further investigated which can achieve the required setback and separation distances by adopting this report and proposed design.

Based on the soil permeability and associated health risks, it is recommended if selecting primary treatment, the damaged septic tank be replaced with a new 3000L all-purpose septic tank and connected into the minimum required 37.5m² evapo-transpiration absorption "ETA" trench bed. Large shrubs or trees with considerate root mass should not be planted or established within 10 metres from the land application area "LAA".

A: SITE EVALUATOR

Author: Danny Raines

B: DESK TOP EVALUATION

Location Details:

Locality Address: **3831 Cape Tribulation Rd, Cape Tribulation**

Owner's Details: **Stephen Maloney**

Plan Details: **RP741072** Lot No: **2**

Local Govt: **"DSC"** Parish: **Unknown** County: **Unknown**

Site Plan Details: **Proposed Wastewater Disposal System**

Soil Type from Soil Maps, etc: **N/A.**

Climate (BOM * ESTIMATED CAPE TRIBULATION)

Annual Rainfall: ***3000mm**

This site may experience heavier seasonal rainfall during December-March

Intended Water Supply Source:

- Reticulated Town Water Supply
- Reticulated Bore/Well/River
- On-Site Rainwater**
- Dam

Local Experience with Existing On-Site Disposal Systems in Area:

Type:

- Primary**
- Secondary**
- Advanced Secondary

If known number of systems in locality: **5 +**

- Satisfactory**
- Failed
- Problems evident

C: SITE ASSESSMENT

Topography

Slope: **LAA to be constructed basically level < 5%**

Ground Cover: **Grassed**

Geology: **N/A**

Drainage Patterns Contours: **Flow Over Land**

Available Clearances:

Boundaries: **> 2 Metres**

Non-Potable Bores, Wells and Watercourses: **> 50 Metres**

Buildings: **> 2 Metres**

Embankments: **N/A**

Stand of Trees, Shrubs: **Existing**

Other _____

Site History (Previous Land Use) **Rural Subdivision**

Environmental Issues: **N/A**

Site Stability: **Good**

Drainage Control

Depth of seasonal water table: (assumed greater than)

Winter: > **3.0M**

Summer: > **3.0M**

Need for surface water collection / cut-off drains?

No

Availability of Reserve / Setback Areas

Reserve area available for disposal:

100%

Assessment Photographs attached:

Yes

D: SOIL INVESTIGATION

Method Of Tests:

- Test Hole / Pit**
- Soil Texture**
- Ribbon Test**
- Falling Water
- Site Exposure**
- Other (Soil Test Report)

Soil Category:

Description (TICK ONE ONLY)

- 1. Gravels and Sands
- 2. Sandy Loams
- 3. Loams
- 4. Clay Loams**
- 5. Light Clays
- 6. Medium to Heavy Clays

Reason for placing in Stated Soil Category: **On-Site Soil Test, Texture & Ribbon Test.**

Site consists uniformly of brownish red loams with typical clay content of 30-35%. For the design purposes of this report the soil has been modelled on Category 4 Clay Loams indicating the soils are imperfectly drained.

Reason for Design Load Rate (DLR) recommendation: **Based on minimum of primary treatment and ETA trench beds, on-site soil tests and tactile ribbon tests, we have assumed a DLR for primary treatment of 12mm/day with a K-sat rating of 0.5m/day – 1.5m/day as to AS1547-2012.**

Need for groundwater protection: **No**

Type of disposal system best suited to site for Land Application:

- PRIMARY**
- SECONDARY**
- ADVANCED SECONDARY OR EQUIVALENT**

Evaluator's preliminary assessment of Land Application Area and best suited disposal option for site: **Primary treatment requiring min. 37.5m² of ETA trenches.**

Estimated Daily Flow: **Based on proposed 1-bedroom dwelling = maximum 2 people x 150L/P/Day = 300L + 150L allowance for shed with amenities = 450L max. daily flow**

Design Consideration: **Proposed 1-bedroom dwelling to be fitted with convenience fittings. Allowance for shed with amenities considered with this design.**

Any specific environmental constraints? **No**

Any specific public health constraints? **No**

If Yes see attached or reason: _____

Results of consultation or observations with any other interested parties: Neighbours, Local Council, Environmental agencies and or groups, etc:

- Neighbours
- Local Council
- Environmental Agencies and Groups
- Not Applicable**
- Report Attached

DISPOSAL SYSTEM for EFFLUENT from DOMESTIC PREMISES AS/NZS 1547-2012 SIZING of DISPOSAL AREA

REDUCTION FIXTURES REQUIRED:

Yes

TYPE OF FLOW FIXTURES

	RETICULATED SUPPLY	ON-SITE RAIN WATER
<input type="checkbox"/> Normal Fixtures	180L/P/Day	140L/P/Day
<input type="checkbox"/> Standard Reduction	150L/P/Day	115L/P/Day
<input type="checkbox"/> Full Reduction	110L/P/Day	80L/P/Day
<input type="checkbox"/> Other / Type and Reason	_____	

Notes: These above flows are minimum rates unless actual flows from past experience can be demonstrated.

Standard water-reduction fixtures included the combined use of reduced flush 6/3 litre water closets, shower-flow restrictors, aerator faucets (taps) and water-conserving automatic washing machines.

Full water-reduction fixtures include the combined use of 6/3 litre water closets, shower-flow restrictors, aerator faucets, front load washing machines and flow /pressure control valves on all water-use outlets

ADOPTED DISPOSAL CONCLUSIONS:

1) ABSORPTION TRENCH BED: N/A

2) EVAPO-TRANSPARATION: AREA m2 REQUIRED: **37.5m2**

3) IRRIGATION AREA: AREA m2 REQUIRED: N/A

EVALUATORS CONCLUSION:

As with the suitable setback and separation distances, the loamy clays at this property and selection of primary treatment disposal, we have provided a suitable option for the owners and local government to further consider.

A primary septic system and ETA bed will prove satisfactory for this site; there is sufficient area available for disposal of all treated effluent including a 100% reserve land application area if required.

Thus it is our recommendation for this primary treatment system that a new minimum *3000 litre septic tank c/w an installed and approved solids outlet filter be installed and connected into the proposed 37.5m2 ETA trench bed area as to our designs.*

This provided option is able to treat and dispose of all effluent and sillage waste generated on site in accordance with the requirements of the On-Site Sewerage Code, Plumbing and Drainage Act 2002 (Division 4), Standard Plumbing and Drainage Regulation 2003 (Part 2 -8B), (QPW) Queensland Plumbing and Wastewater Code, AS/NZS 1547:2000, On-Site Facilities Guidelines - Effluent Quality (Jan 2004), Vertical and Horizontal Separation Distance (June 2002) and (DLGPS) Department of Local Government, Planning, Sport & Recreation.

RECOMMENDED DISPOSAL TYPE CALCULATIONS:

2a) PRIMARY EVAPO-TRANSPIRATION ABSORPTION AREA

B) ETA Absorption Trench Bed

$$A_w = q / \text{LTAR}$$

A_w = Wetted area in square metres
 q = Daily flow in litres
DLR = Design loading rate (mm/day)

$$A_w = 450 \text{ litres per day} / 12$$

$$A_w = 37.5 \text{ minimum of trench area required}$$

$$A_w = \text{Adopt } 38\text{m}^2 \text{ ETA trench}$$

b) LENGTH OF TRENCH

$$L = A_w / b$$

L = Trench length in metres
 A_w = Wetted area in square metres
 B = trench width in metres

$$L = 38/4$$

$$L = \text{Adopt } 9.5 \text{ metres long} \times 4 \text{ metres wide} \times 600\text{mm deep ETA trench bed as to our designs}$$

NOTE: Bed must be constructed level, inspection ports required on all 230mm trench arches as to AS/NZS1547-2012.

Preferred Wastewater Treatment Unit Options:

Three levels of effluent quality are identified and defined based on the level of treatment, primary, secondary and advanced secondary. The following highlighted parameters are the minimum required for this proposal and are as per the guidelines for effluent.

Parameter	Primary Effluent (g/m ³)	Secondary Effluent (g/m ³)	Advanced Secondary Effluent (g/m ³)
Biological Oxygen Demand	120 – 240	20	10
Total Suspended Solids	65 – 180	30	10
Thermo – Tolerant Organisms (org/100mg)	N/A	200	10
Suitable Treatment System	Septic Tank + Outlet Filter	Aerated Treatment System (AWTS)	Aerated Treatment System and or Nutrient Removal

Pollution Exclusion and Disclaimer:

Wastewater Consultants and its employees shall not be liable or responsible in respect of any claims for damage or damages to property or personal injury including costs and expenses incurred in preventing, removing, nullifying or clean up caused by arising directly or indirectly out of actual alleged or threatened discharge, dispersal, release or escape of waste materials, toxic chemicals, liquids or gases, smoke, fumes, soot, vapour's, acids, alkalis, or any other irritants, contaminants or pollutants into or upon any property, land, atmosphere or any water course or body of water including groundwater. Raines Industries T/AS Wastewater Consultants carries all required insurances but is exempt from private indemnity insurance, as by the QBCC.

On-Site Sewage Code Requirements:

Table 1 from the NRM code recommends the following horizontal separation distances for land application areas. Where indicated the table may also represent actual separation distances assumed and or measured on-site.

Feature	Recommended Horizontal Separation Distance	Measured Distance
Footings of Buildings	Boundaries of land application areas should be positioned at least 2.0M down slope, 4.0M upslope from the footing or where the site is flat, 2.0M from any point of the building footing.	> 2 M
Property Boundaries, Pedestrian Paths and Walkways, Recreation Areas.	Boundaries of land application areas should be positioned at least 2.0M down slope, 4.0M upslope from the feature in column one or where the site is flat, 2.0M from any point of the feature.	> 2 M
Retaining Wall Footings	Boundaries of land application areas should be positioned at least 2.0M down slope, 4.0M upslope from the retaining wall footings or where the site is flat, 2.0M from any point of retaining wall footings.	N/A
Inground Swimming Pools	Boundaries of land application areas should be positioned at least 6.0M down slope, 6.0M upslope from the swimming pool or where the site is flat, 6.0M from any point of the pool	N/A
Inground Potable Water tanks	Primary effluent – 15M from the boundary of the land application area. Secondary effluent – 6M from the boundary of the land application area.	N/A
<p>Note: The separation distances are recommended only. The local government may upon considering the public health and environmental risks reduce or increase the distances given in table 1.</p>		

Table 3 from NRM Code recommends the following horizontal separation distances for sub-surface land application areas.

Feature	Recommended Separation Distances	Measured Distance
Top of bank of permanent water course; Top of bank of intermittent water course; Top of bank of a lake, top water level of a surface water source used for agriculture, aquaculture or stock purposes; Easement boundary of unlined open stormwater drainage channel or drain.	Primary effluent: 50M (Horizontal) Secondary effluent: 30M (Horizontal) Advanced secondary effluent: 10M (Horizontal)	>50 M
Bore or a dam used or likely to be used for human and or domestic consumption	Primary effluent: 50M (Horizontal) Secondary effluent: 30M (Horizontal) Advanced secondary effluent: 10M (Horizontal)	> 50M
Unsaturated soil depth to a permanent water table	Primary effluent: 1.2M (Vertical) Secondary effluent: 0.6M (Vertical) Advanced secondary effluent: 0.3M (Vertical)	>1.2 M
<p>Note: The separation distances are recommended and the local government may upon considering the public health and environmental risks reduce or increase the given in table 3</p>		

In accordance with table 3 of the On-site sewage facilities – guidelines for Vertical and Horizontal separation distance, the Vertical separation requirement for the minimum selection of primary treated effluent is 1.2M. The groundwater is not expected to rise within approximately 3.0 metres of natural ground surface on the proposed allotments.

Therefore by adopting the selected disposal methods all horizontal and vertical separation distances as recommended in the NRM guidelines can be achieved for on these proposed allotments.

ON-SITE ASSESSMENT PHOTOS



LOOKING OVER PROPERTY AND AVAILABLE LAND APPLICATION AREA

NOTICE TO LAND OWNER

Your sanitary drainage installation consists of a septic tank and or an on-site aerated wastewater treatment system and land application disposal system. To ensure the operational effectiveness of this installation the following advice should be adhered to.

OPERATION AND MAINTENANCE:

On-site sewerage systems and the associated land application facilities are complex systems that are prone to failure if operated and maintained incorrectly. All on-site sewerage facilities require a high degree of user dedication in terms of operation and maintenance to ensure that the design performance of the facility is achieved for the expected life of the facility.

All on-site sewerage facilities or components of the facility have an infinite life. For instance, septic tanks may have an expected life of 25 years, whilst the associated land application facility may have an expected life of 5 to 15 years depending on the nature of the specific site.

OPERATION & MAINTENANCE PROCEDURES

Operation and maintenance procedures are undertaken to a regular schedule appropriate to the nature and type of treatment and land application facility and in accordance with any manufacturer's instructions and continuity of operation and maintenance is achieved throughout changes of ownership and /or changes in use or development of the site.

Practice water conservation and avoid exceeding the hydraulic capacity of the facility.

Minimise the input of cleaning agents, detergents, disinfectants, bleaches, alkalis, oil petrol, acids, degreasers, Photography chemicals, cosmetics, lotions, pesticides and herbicides into the facility.

Do not place materials such as disposal nappies, female sanitary products, paper towels, cigarette butts, bones and coffee grounds into the facility.

Be observant regarding signs of unsatisfactory performance, including unusual odours, leaks from the facility or choking.

Be familiar with safety procedures and any supplied maintenance and operation manuals.

Establish a time pattern of desludging – pump-outs.

SEPTIC TANKS

It is recommended that septic tanks be inspected at two yearly intervals. The inspection should include an assessment of the sludge and scum levels and checking of the outlet and inlet square junctions for blockages.

Septic tanks should be desludged when:

- The scum layer is within 100mm of the bottom of the inlet square junction or the sludge layer is within 200mm from the bottom of the inlet.
- The sludge occupies the basic allowance of the septic tank; or
- The sludge scum occupy two-thirds the volume of the tank (or first stage of a two stage system)

The desludging procedure should ensure that 400-500mm of liquid is retained in the tank and that the tank is immediately refilled with water to the outlet level.

ON-SITE WASTEWATER TREATMENT SYSTEMS

It is recommended and mandatory that most common secondary wastewater systems be serviced and maintained regularly at 3 monthly intervals by a licenced and approved service provider or agent.

Contact the service agent following observation of unsatisfactory performance or breakdown.

Keep the area in the vicinity of the on-site sewerage facility tidy to facilitate ease of operation and maintenance.

Protect facility components from structural damage, such as from vehicles.

Where appropriate, or required by a condition of approval, enter into an annual service contract with an approved service provider or agent. The owner and any subsequent owners of all activities undertaken on the secondary wastewater system and disposal facility should keep all the records of the services and maintenance records.

LAND APPLICATION SYSTEMS

Regular visual checking of correct system operation by households, and an annual inspection by service contractors should be undertaken. Signs of system failure include:

- Surface ponding and run-off of treated effluent;
- Degrading of soil structure (Sheet or Rill erosion, surface crusts, hard surface);
- Poor vegetation growth; and
- Unusual odours

SUITABLE VEGETATION FOR WET SOILS
(Informative)

C1 SCOPE This Appendix sets out suitable vegetation for growing in wet soils e.g. through covered-surface disposal LAA, note: evapotranspiration beds require a finer selection and shallow rooted plants should only be selected, sub-surface irrigation networks shall only have turf or grass as listed check with local authorities prior selecting plants and grasses and for regional growing conditions.

C2 TYPES OF VEGETATION

(a) CLIMBERS

Bignonias	Kennedia
Clerodendrons	Lonicera Japonica
Hardengeria	Pandorea Jasminoides
Hibbertia Scandens	Passiflora Coccinea
Jasmin	Pyrostegia Ignea
	Tecomanthe Venusta
	Thunbergia Mysorensis

(b) GRASSES

Buffalo

(c) GROUND COVER

Acanthus Mollis	Hemigraphis
Acorus Grass	Liriope Muscari
Alternantheras	Mini Bamboos
Coleus	Ophiopogon
Cuphea	Russellia
	Torenia

(d) PERENNIALS

Canna X Generalis	Heliconia
Chrysanthemum Maximum	Salvia X Superba
Gingers	Viola Hederace

(e) SHRUBS

Abelia X Grandiflora	Golden Myrtle
Auriculate	Golden Penda cutting
Barlerias	Hebe Speciosa
Beacke	Japonicu
Brunsfelsia	Jasminum Mesnyi
Calliandras	Jasminum Officinale ‘
Citrinus	Jaminum Polyanthum
Callistemo	Justica
Caphea Ignea	Leptospermum Flavescens
Compact Lillypilly	Melalouca
Clerodendron	PhyllanthusJustica
Correa Alba	Plumbago Auriculate
Crotons	Pyracantha Fortuneana
Callistemon	
Euonymus	Thunbergia Alata
False Crotons	Westringia Fruticosa
Gardenias	
‘Grandiflorum	

(f) TREES

Angophora Costata	Leptospermum Laevigatum
Ashoka	Lillypilly
Banksia Integrifolia	Leptospermum Petersonii
Callistemon Salignus	Melaleuca Armillaris – Sandy Soil
Callistemon Viminalis	Melaluca Linariifolia – Clay Soil
Casuarina Glauca	Melaleuca Quinquenervia – Sandy Soil
Casuarina Stricta	Melaleuca Styphelioides – Clay Soil
Eucalyptus Botryoides	Michelia Champaca
Eucalyptus Robusta	Native Gardenia
Eucalyptus Robusta	Nyssa Sylvatica
Golden Penda seedling	Photinea X Frasieri ‘Robusta’
Gustavia	Saraca
Hakea Salicifolia	Tristaniopsis Laurina

This report is based on the on-site assessment and conditions assessed and encountered on this site. The owners provided the proposed positioning and all site location details including number of bedrooms for the proposed dwelling. Should any aspect of this report change or differ from these indicated including soil types, Wastewater Consultants shall be contacted prior any proceedings as amendments to this design may be required. An allowance for shed amenities has been considered but no allowances for additional bedrooms or numbers of permanent people have been made for expansion with this design and report.

In the event of any proceedings with the installation of the proposed treatment system where Wastewater Consultants is not nominated as the responsible person for compliance assessable work, the company and its employees shall not be liable for any system failures or issues that may arise.

SITE INVESTIGATORS:

Wastewater Consultants
Danny Raines

Signature:



Date: 23/11/2017

**WASTEWATER CONSULTANTS
WASTEWATER MANAGEMENT SPECIALISTS**

NOTE:
No livestock or vehicular traffic allowed on Land Application Area

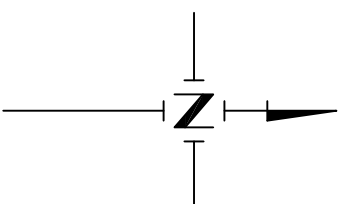
NOTE:
Refer to report WC20844 for disposal details

"As Constructed" drawings are to be supplied to DSC on completion of any variations

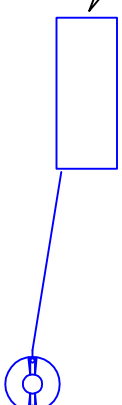
NOTE:
Tank invert levels to be confirmed by builders plumber prior to installation of system

Adjust the bed alignment to maintain a level base

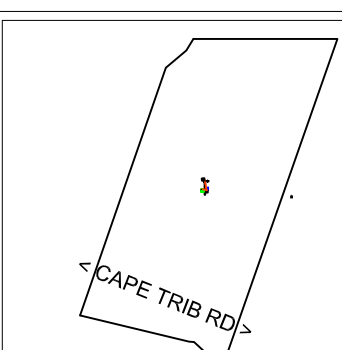
Bolted trap screw to surface required



Existing failed septic tank and trenches



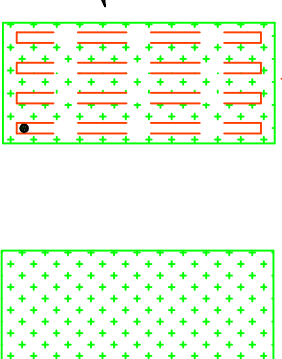
EXISTING SHED WITH AMENITIES



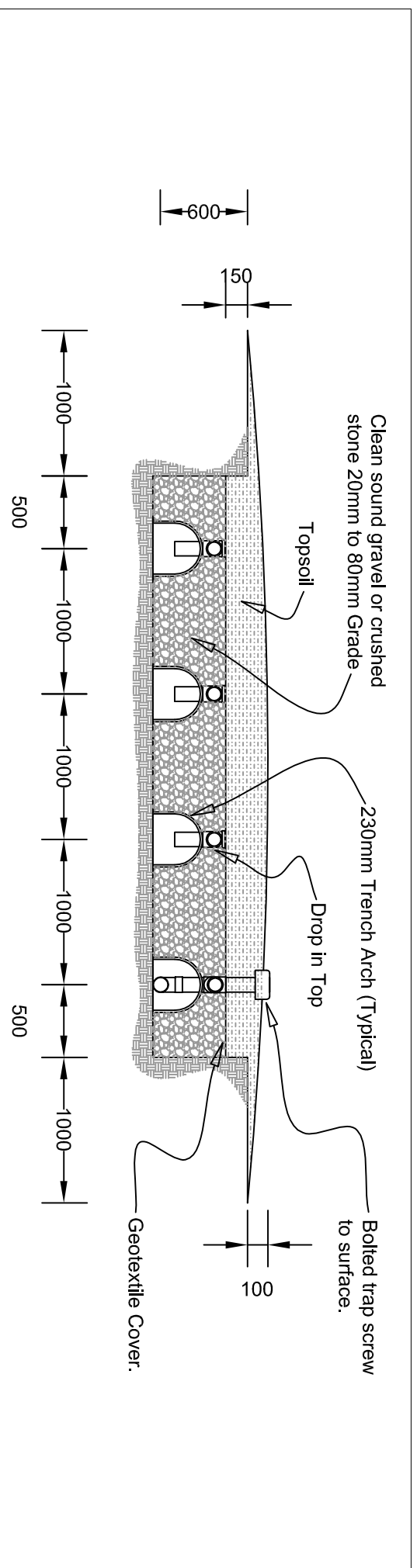
PROPOSED 1 BEDROOM DWELLING

REQUIRED:
3000L Everhard (or equivalent) primary septic tank complete with an approved solids outlet filter.

Install min. required 37.5m² of ETA trench beds, adopting 4m wide x 9.5m long.



100% Reserve LAA Available



All Plumbing and Draining to comply with AS3500

Real Property Description
Lot 2 on RP741072
Parish of XXXX
County of XXXX
Site Area: XXX Ha m²

WASTEWATER DISPOSAL ASSESSMENT
3831 CAPE TRIBULATION RD
STEPHEN MALONEY

DATE: 24/11/2017
SCALE: To Fit Page

DRAWN: JR
STAGE: 1
REPORT No: WC 20844
SHEET No: 01
REV: Sht. 1 of 1.

Raines Industries Pty Ltd
ABN 46 299 473 685

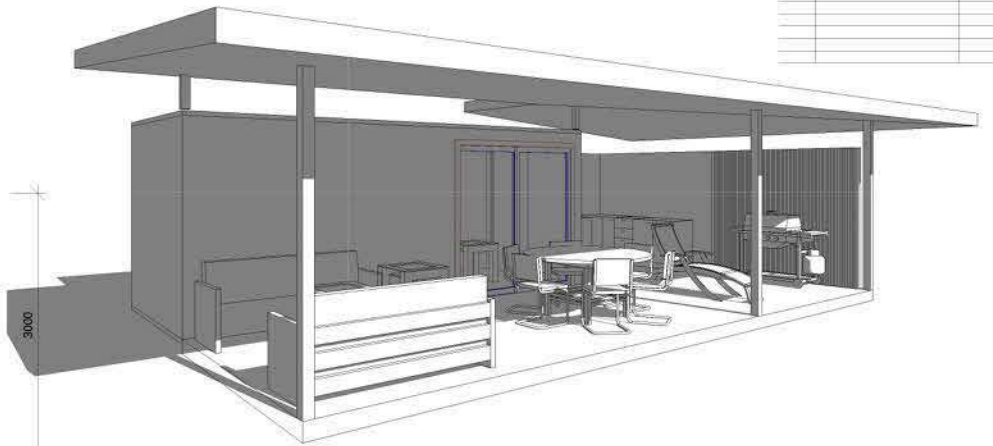
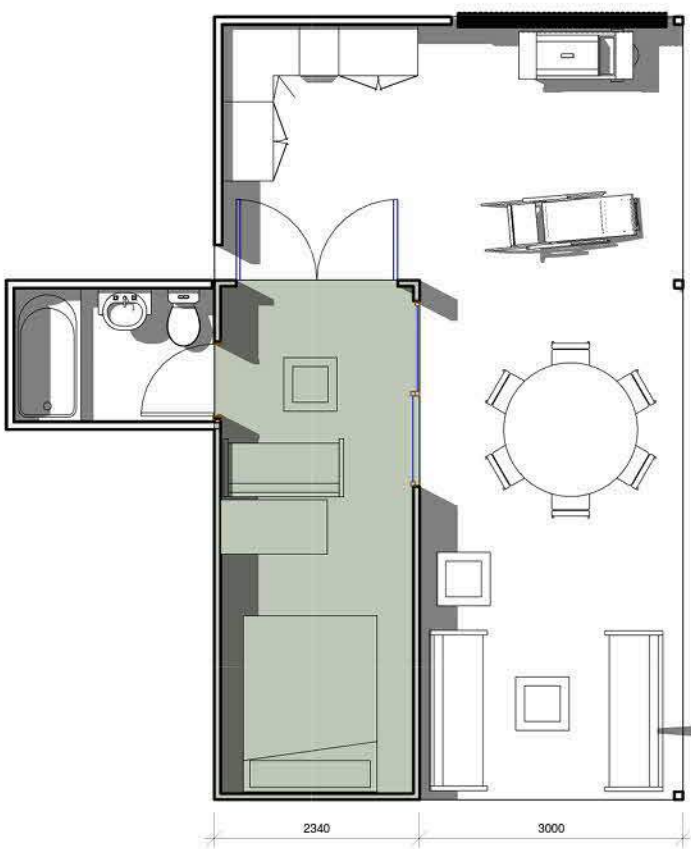
Wastewater Consultants

QBCC Licence No. 1312947

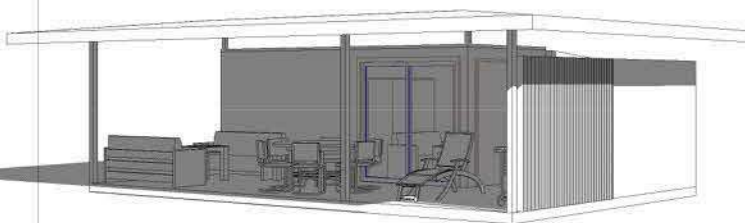
46 Kennedy Highway,
TOLGA, Qld. 4882
(PO Box 747, TOLGA, Qld. 4882)
Phone: (07) 40955211
Fax: (07) 40955349

Rev.	Date	Amendment	By

Amendments		
No.	Description	Date



2 3D View 1



3 3D View 2

Client: _____

Project: CASA CONTAINER

Location: CAPE YORK

Sheet Name: CASA CONTAINER

Project No: _____

Scale @ A3: 1 : 50

Date: _____

Drawn by: jd Checked by: jd

Drawing No: SD01 Issue

Level 7, 10 Market Street, BRISBANE, QLD, 4001
P: 61 7 3034 0700 www.blades.net.au



8/20/2017 8:14:41 PM

NOTE:
No livestock or vehicular traffic allowed on Land Application Area

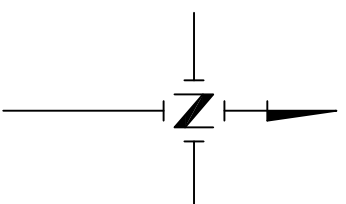
NOTE:
Refer to report WC20844 for disposal details

"As Constructed" drawings are to be supplied to DSC on completion of any variations

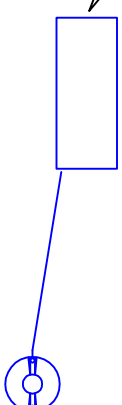
NOTE:
Tank invert levels to be confirmed by builders plumber prior to installation of system

Adjust the bed alignment to maintain a level base

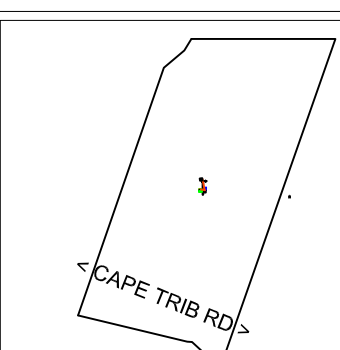
Bolted trap screw to surface required



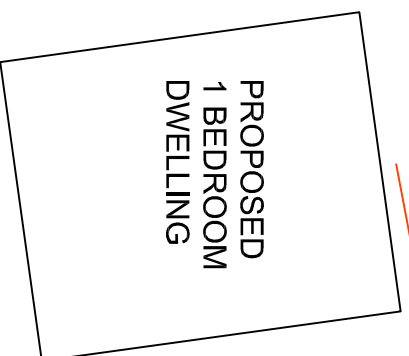
Existing failed septic tank and trenches



EXISTING SHED WITH AMENITIES

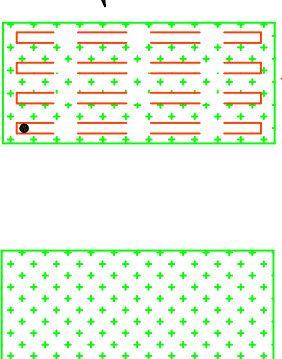


PROPOSED 1 BEDROOM DWELLING

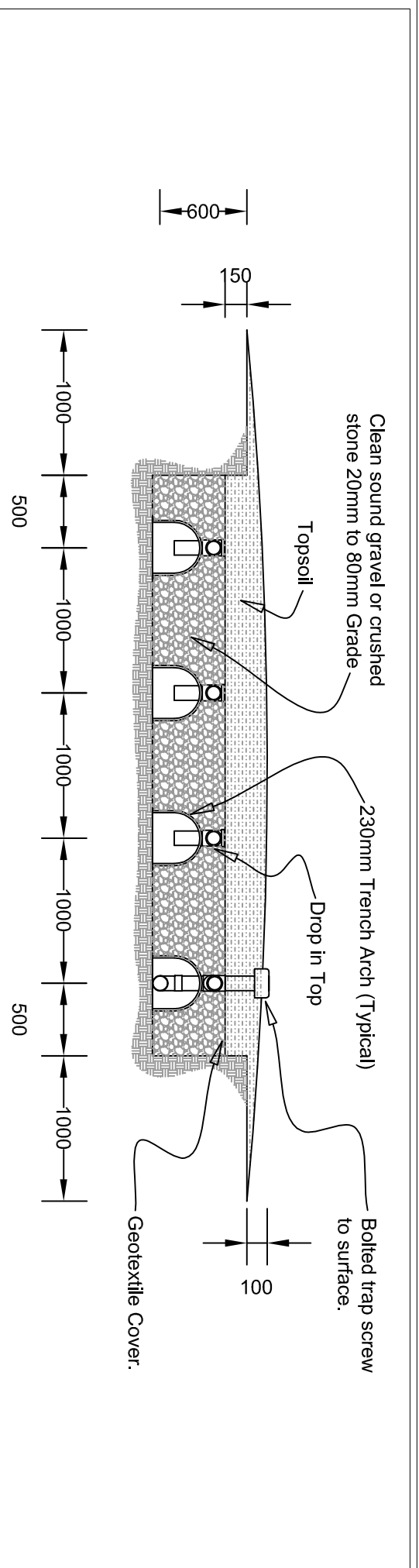


REQUIRED:
3000L Everhard (or equivalent) primary septic tank complete with an approved solids outlet filter.

Install min. required 37.5m² of ETA trench beds, adopting 4m wide x 9.5m long.



100% Reserve LAA Available



All Plumbing and Draining to comply with AS3500

Real Property Description
Lot 2 on RP741072
Parish of XXXX
County of XXXX
Site Area: XXX Ha m²

WASTEWATER DISPOSAL ASSESSMENT
3831 CAPE TRIBULATION RD
STEPHEN MALONEY

DATE: 24/11/2017
SCALE: To Fit Page

DRAWN: JR
STAGE: 1
REPORT No: WC 20844
SHEET No: 01
REV: Sht. 1 of 1.

Everything Water
Raines Industries Pty Ltd
ABN 46 299 473 685

Wastewater Consultants
QBCC Licence No. 1312947

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Rev.	Date	Amendment	By